

DR/074/06

committee DEVELOPMENT & REGULATION

date 29 September 2006

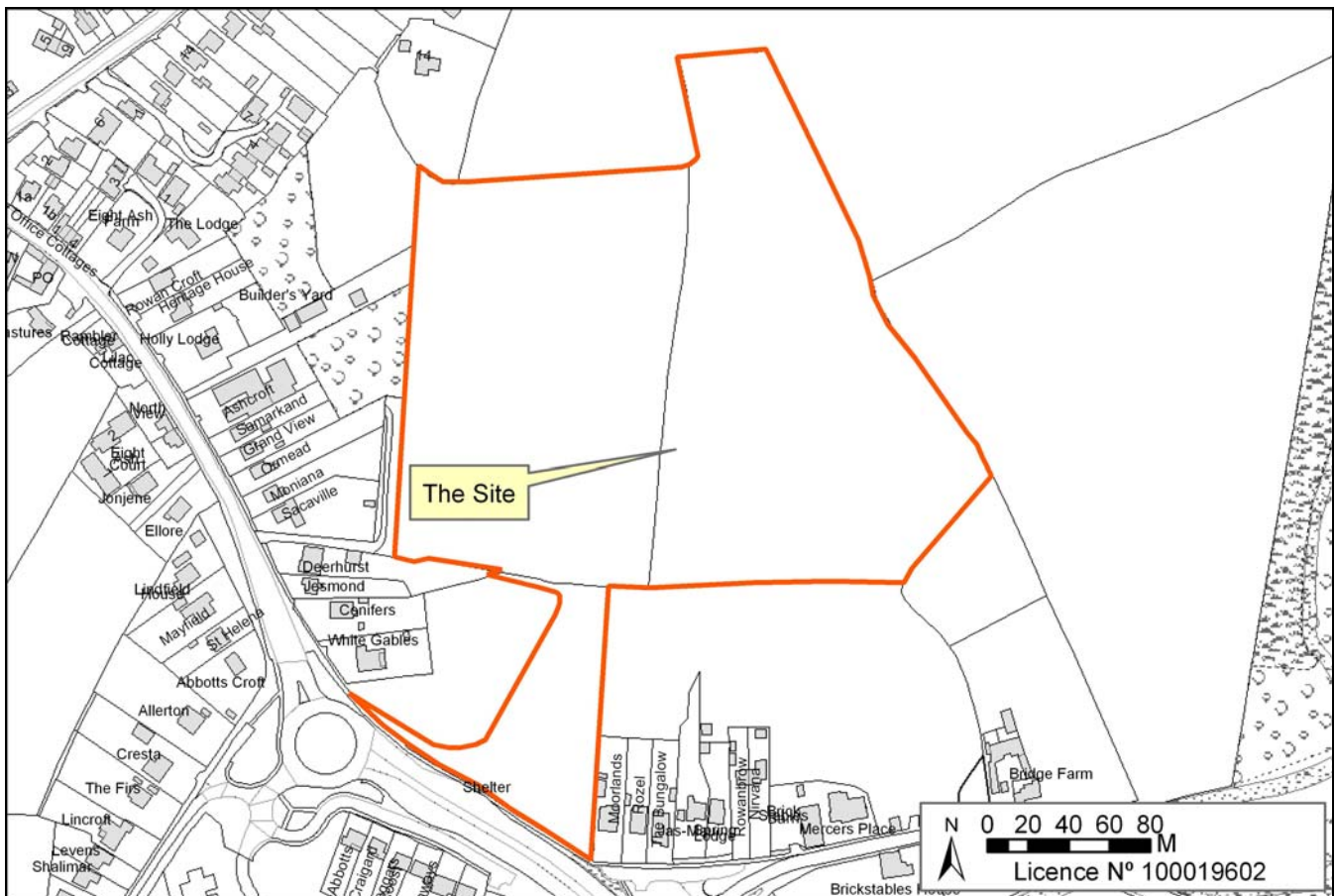
COUNTY COUNCIL DEVELOPMENT

Construction of a 660 space Park & Ride car park and transport interchange with associated access road and siting of a bus terminal building. Land north east side of A1124 Halstead Road, Eight Ash Green, Colchester CO3 0JU & CO6 3QP.

Ref: CC/COL/101/06

Report by Head of Development Control

Enquiries to Roy Leavitt – Tel: 01245 437522



1. **BACKGROUND**

The potential for Park and Ride as part of an integrated public transport network for Colchester was put forward in feasibility reports prepared for the Borough Council by consultants in 2000 and further considered in Colchester Borough Council's Transport Strategy 2001 and the adopted Colchester Borough Local Plan 2004. Facilities to the north and west of the town were recommended as a first phase and it was recognised that any potential Park and Ride site would need a location close to the strategic road network. The County Council (Highways & Transportation) became responsible for the project in 2005.

2. **SITE**

The site comprises 5.68 hectares of land to the north-east of the A1124 Halstead Road approximately 250 metres from its junction with the A12(T). Most of the land is agricultural land but a smaller area adjacent to Halstead Road is vacant with a number of trees and shrubs. To the west and south-west of the site is the village of Eight Ash Green and to the east of the vacant land is a ribbon of dwellings fronting Halstead Road in the parish of Stanway. To the north and east of the site is countryside.

3. **PROPOSAL**

The application proposes a 660 space Park and Ride car park and bus terminal, including land which would provide for an extension to increase capacity to 1,000 parking spaces if required.

The application includes details of proposed surfaces, landscaping and planting, drainage, lighting and access to the public highway. A site for a bus terminal building is identified but details of the design and appearance of the building would need to be the subject of a further planning application should the present application receive planning permission. The application is supported by the following documents:

- Proposals, Planning Statement and Public Consultation Response Report
- Transport Assessment Report
- Preliminary Wildlife Assessment
- Landscape Report
- Noise Assessment Report
- Archaeological Desk-Based Assessment and Site Inspection.

4. **DISCUSSION**

Because of the need to complete an archaeological field evaluation of the site and to receive further essential information to inform Members' consideration of the proposals, it will not be possible to present a full report on this application until the 27 October meeting at the earliest.

From consultation replies and representations received to date, it would appear that the principle of Park and Ride provision in the Colchester area is broadly

supported but there is considerable local opposition to the site proposed. The key issues will therefore be specific to the site and will include:

- Impact on the landscape and natural resources.
- Traffic impact on the local road network.
- Impact on the amenities enjoyed by local residents.
- Impact on the historic environment.

As the proposals are regarded as highly contentious it is considered that, prior to determination, Members would be usefully informed by a Site Visit prior to formal consideration of the application.

RECOMMENDED

That a Committee Site Visit be arranged prior to the October meeting of the Committee.

BACKGROUND PAPERS

None.

Ref: P/DC/John Davenport/CC/COL/101/06

5. LOCAL MEMBER NOTIFICATION

COLCHESTER - Constable