

Planning Services
Colchester Borough Council
Rowan House
33 Sheepen Road
Colchester
CO3 3WG

Comments made online at:
www.colchester.gov.uk/planning or
Email at:
planning.services@colchester.gov.uk

NOTIFICATION OF A NEW PLANNING APPLICATION

Application Ref: 173127

Proposal: Outline planning application for the erection of up to 97 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Colchester Road. All matters reserved except for means of access.

Location: Land adj, Hill House Farm Colchester Road West Bergholt Colchester CO6 3JX

The Council has received an application for planning permission to carry out the proposed works as detailed above. The application may be viewed on the Council's website at www.colchester.gov.uk/planning. Simply choose 'View a Planning Application' and then enter either the reference number or the site address (both are quoted above). If you do not have access to the internet there are public computers available at all local libraries to access this information.

Any comments you wish to make should be submitted via the website, using our application comments service (which is an instant response method), or by using the above contact details. Please ensure you include the planning application number (as above) in your communication with us. Your comments must arrive with us within 28 days from the date of this letter.

All comments received will be published online and available for viewing. Please note that if the application is a resubmission of a previous application then the previous comments will not be carried over to the new application as the details or opinions may have changed.

Due to the volume of correspondence we receive we will **not** acknowledge representations made on planning applications. However, they will be displayed on the website so you will be able to check that they have been received online. All of the comments we receive will be analysed by the Planning Officer when they write a report on the planning application and make a recommendation as to whether or not permission should be granted.

Please be reassured that all material planning considerations have to be taken into account whether or not we receive representations from the local community. However, if there are any particular issues you wish to provide an opinion on, or any specific local knowledge that you feel is relevant for Planning Officers, then please include this within your representation.

Once the consultation period expires the majority of applications will be decided by Officers within the planning service. The Planning Committee will not decide matters unless a Ward Councillor specifically requests the application is referred (or called-in) to the Committee within 25 days of them

having been notified of this application (their notification is usually the same day as this letter). You can ask your Councillor to request this call-in on your behalf but should do so as early as possible.

The development is in the Lexden & Braiswick ward and the names of the Councillors serving this Ward can be found via <http://colchester.cmis.uk.com/colchester/Councillors.aspx>.

Requests made by Councillors after 25 days will usually only be accepted at the discretion of the Planning Committee Chairman and their review panel. All requests must be made on acknowledged material planning grounds (a list of these can be found online).

You can follow the progress of the application online at any time; when a decision is taken it will be published online the same day. You do not need to contact us for updates.

Unless there is a need to reconsult you following changes to the proposal you will not usually be contacted by us again. Further advice on planning, the planning applications drawings and details of how to comment on planning applications is provided online.

Once a decision has been made the decision notice will remain viewable online in perpetuity (as will the approved drawings, although some of the other supporting information will not, due to national publication rules). If the application is approved it will usually contain planning conditions that have to be met before, during or after the development takes places. These will also be stated on the decision notice. If the application is refused then the notice will state the reasons why the permission has not been granted. The applicant may then decide to make another application if they believe that they can resolve the issues that the Council has identified.

If approved, planning conditions may require further information on matters of detail (exact bricks, types of planting, details of tree protection fencing etc) or they may require that certain things happen at certain times within the development phases, or they may simply require that some things do not happen at a later date that might otherwise be possible without further planning permissions. More information about planning conditions is available online.

If at any time in future you believe that a planning condition has been breached then this should be reported immediately to our planning enforcement team via our website www.colchester.gov.uk/planning by selecting the option to make a planning enforcement complaint. This will ensure that we receive the complaint and can investigate the breach that may have taken place as quickly as possible. Local residents will often be the first to observe breaches and the sooner we are made aware of them the sooner we can cease the work and resolve the issues that might arise. Some breaches cannot be rectified once they have happened (e.g. trees being removed without permission), which is why your earliest reporting of any breaches is important to the effectiveness of our enforcement of planning controls.

For more information on planning we recommend that you visit our own website, or the national 'planning portal' website www.planningportal.gov.uk where you can find out about the planning process, details on the different use classes, what can and cannot be taken into account when we make decisions, planning conditions and enforcement.

Date: 5 December 2017

Signed



Matthew Sterling

Assistant Director Policy and Corporate