
From: Natalie Greig [REDACTED]
Sent: 06 February 2019 10:43
To: Simon Cairns
Cc: Alistair Day; 'Catriona Fraser'; Ben Wrighton; 'Russell Clayton'
Subject: RE: RE 182120
Attachments: St Botolph's site, Colchester, responses to Cabe letter

Hello Simon,

I have drawn together what I can with the team to aid you in drafting a robust response to [REDACTED]

We see no need to have a further CABE review, this is usually a pre app process and we have taken on board all comments in our design responses.

MJP responded fully at the time to the CABE letter – see attached for detail. We have also responded in our resubmission documents – further design responses should also be within the planning statement.

I think it is important to set out that we have evolved the scheme significantly since the CABE Review and have taken on board their responses where security, safety and viability have allowed us.

In terms of looking for ways in which the scheme can contribute to Colchester's social, economic and environmental sustainability we have done this and it has been documented throughout our submission as follows:

Economic Benefits

- Redevelopment of an underused/underutilised town centre site that has been vacant for a considerable amount of time;
- Section 106 payments including contributions towards the NHS, local highway network, travel plan, and CCTV provision.
- Significant investment into the town centre contributing towards the areas regeneration and improved vibrancy;
- Spending in the local area by 336 students is estimated to be more than £1.9 million per year. Daytime spending of the guests of the hotel is estimated to exceed £3.5 million per year;
- Commercial space is provided at ground floor level;
- Provision of new hotel in sustainable town centre location;

Social Benefits

- Provision of student accommodation that contributes towards the Council's housing targets;
- Provision of student accommodation helps to 'free up' local rented housing that would be better suited for families;
- Delivery of high quality public realm and improved permeability across the site;
- The proposal utilises the historic context of the site by connecting into Colchester's heritage trail along with the provision of publically accessible amenity space along the top of the town wall;
- Presentation of any significant archaeological finds found on site;

Environmental Benefits

- Provision of an electric charging point located in the Priory Street Car Park;
- Energy efficient measures includes insulation better than limiting standards, low energy lighting, and CHP for the provision of domestic hot water to help reduce emissions;
- Redevelopment of brownfield site in line with the aspirations of the NPPF and local planning policy;
- Blue roofs are proposed to minimise the amount of surface water run-off as a result of the development.
- Green roofs on top of blue roofs to increase biodiversity

We also carried out further historic and townscape analysis of the town – included in DAS pages 6-19. And we have also further developed the landscaping strategy and the architecture as advised to. These elements have now been

deemed acceptable by Historic England and CBC Landscape officer as well as planning officers and there is no reason why this scheme should be taken back to design review.

I hope this helps but I trust you can respond robustly.

Best wishes,
Natalie

Natalie Greig
Development Manager



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From: Simon Cairns [REDACTED]

Sent: 06 February 2019 09:43

To: Natalie Greig <[REDACTED]>

Cc: Alistair Day [REDACTED]

Subject: FW: RE 182120

Natalie

We have received a suggestion that you recommission Design Council Cade to undertake a further Design Review. Please see below.

Regards

Simon

Simon Cairns ~ Development Manager ~ Policy & Corporate Services ~ Colchester Borough Council

Tel. [REDACTED] ~ Textphone users dial 18001 followed by the full number.

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From: Simon Cairns
Sent: 06 February 2019 09:42
To: [REDACTED]
Cc: Alistair Day [REDACTED]
Subject: RE: RE 182120

Dear [REDACTED]

Thank you for your email. I will pass on your suggestion to Alumno. The points you raise are noted and your correspondence will be added to the case file.

Regards

Simon

Simon Cairns ~ Development Manager ~ Policy & Corporate Services ~ Colchester Borough Council

Tel. [REDACTED] ~ Textphone users dial 18001 followed by the full number.

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From: [REDACTED]
Sent: 05 February 2019 18:35
To: Simon Cairns [REDACTED]; Alistair Day [REDACTED]
Subject: RE 182120

Ders Simon Cairns.,
cc Alistair Day

Thank you for posting the Design Council / CABA report of May 2018 on the case file - however belatedly. It certainly puts the assertions, oft repeated by Tim Young and others that CABA was 100% behind this plan in perspective.

However it is a very much a pre-app design review: what is now submitted is somewhat different and takes none of their comments - which would constitute an objection if it was post application - on board. In the light of their disquiet on matters which have still not been addressed, I suggest that the Design Council should be recommissioned as a matter of urgency.

[REDACTED]

[REDACTED]

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