



* With thanks to Ingleton Wood



Instruction

Planning Strategy Advice for Professional & Community Sports Training Facilities & Urban Extension for Housing

Client

Colchester United Football Club Ltd (CUFC)

Project Details

CUFC owns around 15 hectares (37 acres) of former agricultural land on the edge of Tiptree earmarked by the Club for the development of a training facility for professional & community sports use. This was supplemented by a small urban extension for new homes and public open space. Following extensive planning work, planning permission was granted for the sports facility and the Planning Inspectorate allocated the land for residential and open space purposes in the Council's LDF. Since then, planning permission has been secured for the development of 103 new homes, with reduced provision for affordable housing.

LPP's Role

- Planning strategy & masterplanning advice
- Project management of planning processes
- Representations on LDF to secure mixed use sport & housing allocation
- Provision of evidence at Examination in Public
- Negotiations with LPA & provision of enforcement advice to Client
- Securing planning permission for sports & training facilities which are now completed
- Securing a variation to the hours of use for the sports ground following a planning appeal hearing
- Securing outline planning permission for the development of 103 houses and public open space, with reduced affordable housing provision of 10% instead of policy requirement of 35%