

King Edward Quay - Mixed Use Redevelopment & Land Remediation

LPP

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Instruction

Planning Strategy advice & Project Management in support of Major Quayside redevelopment

Client

Woadguard & Newdex Ltd

Project Details

In 2011 the Client assembled an 1.39 ha (3.42 acre) site within the East Colchester Regeneration Area close to the University of Essex. The site was previously used as a scrap yard and travelers complex and included contaminated land within a flood zone. Although the site was earmarked for redevelopment in the LDF, the Local Planning Authority sought to allocate the majority of the area as strategic public open space, which did not fit with the Client's redevelopment plans for a 750 unit student residential complex with retail floorspace at ground floor. LPP was instructed to negotiate a suitable scheme with the planners including Section 106 contributions and project manage a multidisciplinary team in support of the related planning applications. Planning permission for both the remediation and satisfactory redevelopment of the site was secured in 2012 and 2013 respectively.

LPP's Role

- Planning Strategy and feasibility advice
- Project management of Consultancy Team dealing with remediation, design & landscaping, flood risk, ecology and transportation
- Obtaining an EIA Direction from the Secretary of State confirming that Environmental Assessment was not required
- Coordinated related community consultation exercise
- Negotiations with the Local Planning Authority, Highways Authority and Environment Agency
- Preparation of planning applications negotiating S106 Heads of Terms and securing planning approvals



RTPI

mediation of space · making of place

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