



## **Colchester Preferred Options Local Plan - Regulation 18 Representation**

### **Policy GN1: Open Space and Green Network and Waterways Principles**

As drafted, the policy is overly prescriptive and lacks sufficient flexibility, particularly for smaller and non-strategic residential developments.

The requirement is for major residential development to provide a Green Network and Waterways Plan and a minimum of 10% of the gross site, however, the policy should be amended so that these requirements apply primarily to schemes of 100 dwellings or more, with a more proportionate approach for smaller developments.

The 10% open space requirement should be treated as an indicative benchmark rather than a fixed minimum, with clear flexibility for off-site provision or financial contributions where on-site provision is not feasible or appropriate.

The requirement to demonstrate management, maintenance and monitoring of green space for a minimum of 30 years is unnecessarily onerous and introduces long-term uncertainty, particularly with an unknown planning policy framework over that period. This should be replaced with a more flexible, proportionate requirement.

Finally, requirements for “enhanced open space” on allocated sites should be clearly defined and justified within site-specific allocation policies, rather than through a blanket strategic policy. These changes would improve clarity, flexibility and deliverability while still supporting the policy’s intended outcomes.