REGULATION 19 – PLACEMAKING SOUNDNESS MATRIX

PP37 & PP38 – Placemaking

Core Issue: whether the Local Plan produced by Colchester City Council provides a sufficiently clear, evidence-based and deliverable placemaking framework for development at a fundamentally different scale from Langham's established settlement form.

Soundness Test	Status	Why the Evidence does not demonstrate soundness	What is required
1. Positively prepared	**Unsound**	The allocation does not demonstrate sufficiently that the proposed growth has been planned as the creation of a successful, integrated and sustainable place rather than principally as a housing allocation.	See modification sought, below
2. Justified	**Unsound**	The evidence does not adequately demonstrate why approximately 850 homes can be accommodated in a form compatible with Langham's established character, identity and settlement structure, or demonstrate that reasonable alternatives would not provide better placemaking outcomes.	See modification sought, below
3. Effective	**Unsound**	Critical placemaking matters are deferred to a future comprehensive masterplan/design process. The evidence currently available does not demonstrate that the necessary design, community integration, public realm and stewardship arrangements are deliverable.	See modification sought, below
4. Consistent with NPPF	**Unsound**	The allocation does not yet provide the clear, site-specific placemaking framework expected by national policy for significant allocations, particularly concerning context, identity, built form, movement, public space, nature and liveability. Particular NPPF tensions around paras 100, 109 a c & f, 115 a &d, 129 c & d, 130 and 135 a & c.	See modification sought, below

Modification Sought	If the Council wishes to retain PP37, the policy should be supported by an agreed spatial framework/masterplan/design code establishing, before allocation is confirmed: development densities and transition to existing settlement; community and local-service provision; location and hierarchy of public spaces and green infrastructure; principal movement and pedestrian/cycle networks; heritage and landscape relationships; phasing and infrastructure dependencies; long-term management and stewardship arrangements.