



Tollgate
Village



Tollgate Village

STANWAY, COLCHESTER

STATEMENT OF COMMUNITY INVOLVEMENT
PREPARED ON BEHALF OF THE TOLLGATE PARTNERSHIP

JANUARY 2015

**BARTON
WILLMORE**



OMNIBUS Cinema

Birchams

Tollgate Village

Tollgate Village

Birchams

Tollgate Village

Tollgate Village

Responding to Feedback

Following receipt of the completed feedback forms and online questionnaires, the comments received were carefully considered by TPL and its project team.

As you would expect, along with the positive comments, people raised a number of questions, comments and concerns over aspects of the proposed scheme. The majority of the negative comments focussed on traffic/highway matters, including the impact on the local road network and whether sufficient car parking was provided as part of the scheme.

A detailed response to these technical queries is set out in the Transport Assessment that is submitted in support of this application.

On other matters, the team has worked to consider the comments for the future design and planning stages.

The table below summarises the main themes of the feedback received during consultation, and TPL's responses. A summary of all comments received is also attached at Appendix 8.

| Feedback raised during consultation | Response |
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| Transport & Access | |
| Can the scheme incorporate a Park & Ride facility? | The site is well served by public transport and is a highly accessible location. The car park will be managed to allow short term car parking. Shoppers would be informally allowed to combine a trip to the town centre using the existing bus network. There are no plans to incorporate a Park & Ride facility in this location. |
| Is enough car parking provided? | We have discussed the level of car parking with Essex County Council highways and our own car park accumulation analysis demonstrates that sufficient car parking is provided to serve the scheme. This is set out in detail in the Transport Assessment. |
| How will construction traffic be managed? | At the detailed design stage it is likely that CBC will require a construction management plan to cover how the scheme will be constructed and how the impact of construction traffic will be minimised. |
| How will the roads cope? | We have discussed our proposals with Essex County Council and the Highways Agency. We are proposing a number of highway improvement works that will ameliorate the increase in traffic as a result of the scheme. Full details are set out in the Transport Assessment. |
| Improvement to public transport/bus stops | The existing bus network serving the site is considered to be good. Improvements to bus stops, waiting areas and the general public realm will be provided as part of the scheme. |
| Will parking be charged? | It is not proposed to charge for car parking. The car park will however been managed to encourage short term use and preclude long stay/commuter parking. |

| Feedback raised during consultation | Response |
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| Improvements to A12 junction? | We have been in discussion with the Highways Agency and their consultants AECOM. We are proposing to contribute towards the partial signalisation of the A12 junction (in conjunction with other developments). |
| Links to wider area | The proposal seeks to improve the links to the wider Stanway area through the provision of additional pedestrian routes and cycleways. This will improve the permeability of the site and access to the wider area, reducing the reliance on the car. |
| Will cycle facilities be improved? | Yes, we are proposing to provide shared pedestrian/cycle routes through the scheme, linking into the wider network in the area. |
| Retail and Leisure | |
| Will the scheme include IKEA, John Lewis, House of Fraser, Primark? | The tenant line up has not yet been finalised. TPL is discussing the site with a number of interested parties and will progress matters once planning permission is granted. |
| Could the scheme include an Ice Rink and/or swimming pool? | The current plans do not incorporate these uses. They are not considered viable for this location. |
| Could the scheme include a Health club/leisure centre? | The scheme seeks permission for a number of leisure uses (Use class D2) although particular tenants have not yet been finalised. Interested parties will be signed up once planning permission is granted (and could include these uses). |
| Does the scheme incorporate small units for local businesses not just chain stores? | The proposals include a number of units aimed at local/small scale occupiers for occupation by local businesses as well as larger facilities for regional and national occupiers. |
| Need to attract an evening economy to the area. | The proposals seek to create a day and evening economy. The leisure and restaurant uses in particular will encourage and support an evening economy. |
| Won't the scheme 'kill' the town centre? | The application is supported by a Retail & Leisure Assessment which considers the impact of the proposal on the town centre. We do not believe the scheme will have a 'significant adverse impact' on the town centre – which is the national planning policy test. Whilst some trade will be diverted, the proposals will also retain more expenditure in the town that is currently being spent elsewhere such as Braintree, Ipswich and Chelmsford. |
| Community Facilities | |
| Does the scheme include a community hall including a meeting place for the community/local groups? | This is not envisaged at the current time. |
| Does it include Children play areas? | The proposals will include significant areas of public realm and landscaping which has the ability to be used as informal play areas. The uses proposed will also include leisure uses. |
| Could the scheme incorporate outside plaza area/outside events? | The scheme incorporates significant areas of public realm which could be used for outside events. |
| Does the proposal include public art? | It is envisaged that public art will be incorporated into the detailed design of the scheme (primarily through the public realm works) rather than as standalone installations. |
| Are public toilets proposed? | No, but facilities will be provided with the restaurant, retail and leisure facilities as part of the scheme. |



Appendix 8

Summary Consultation Responses

Summary Consultation Responses

| # | Response |
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| 1. | Park and Ride Scheme to enable travel into the town centre. Tourist Information Centre detailing the jewels of Colchester Town. |
| 2. | A community hall incorporating sports facilities, or badminton, squash etc. |
| 3. | A key name such as House of Fraser would be very appealing for we have nothing of that calibre locally. |
| 4. | Although I have looked at the scheme, I would like more car parking. Coming from out of Colchester I would not be able to use public transport. |
| 5. | An Ikea store would be of benefit to the whole region, Colchester & beyond. Having this store at this proposed development would encourage even more people to the Colchester area. |
| 6. | An ice-skating facility would enhance the leisure facilities. |
| 7. | Any leisure activities. |
| 8. | As a local vicar I am concerned that the development of commercial facilities is completely side lining the community needs. I serve the local community of Eight Ash Green, and housing has been developed here without community provision, i.e. no upgrade of village halls or provision for the added population. It would be a grave mistake for the council not to insist that there are facilities for community events, community groups like mums and toddlers, ways of gathering and helping the elderly. In Fordham provision has meant that events which promote community cohesion and a caring approach to be easily organised. Where there is not this provision via the community at an affordable level, the young, the old and the poor cannot access it. So I would urge strongly the provision of a village hall, on public land which enables groups to meet. We are committed to trying to provide this in Eight Ash Green, but when so many houses are being built, one should surely think of cost in terms of finance to setting side land for this purpose compared to the cost to the community of not having this provision. |
| 9. | As an Events Management Graduate I would like to see a program of Events for the Tollgate Village, I think that is the only thing missing from the proposed plan. Having an events program will not only boost the local economy, it will also unite the local community and bring culture to the Tollgate Village. Developing an Events Programme is something I feel is a necessity when building such a large complex, it opens so many possibilities including business to business relationships etc. |
| 10. | As well as Retail stores. Development should include, as well as a cinema, other entertainment facilities that would make Tollgate an enjoyable evening destination such as bars, restaurants, bowling alley etc. |
| 11. | Bowling alley/John Lewis/Primark/KFC. |
| 12. | Cineworld cinema/Outlet stores/Outdoor seating/Better parking. |
| 13. | Cineworld/House of Fraser/Food Outlets - seating areas outside/Activity Centre. |
| 14. | Construction traffic will be a nightmare for the residents of Stanway. The traffic at the moment is really heavy. |
| 15. | Evening facilities for community events (e.g. fundraising charity events/lecture or shared learning events/information centre for community support). |
| 16. | Games/comics/playing cards shop. |
| 17. | Gym/Pizzeria/KFC/Duck pond feeding area/Essex wildlife trust information centre. |

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| 18. | Having recently moved from Chelmsford, I would like to see a health club at the new Tollgate Village. Either Virgin Active or David Lloyd. I cannot believe for a town as large as Colchester there is nothing like this offering family membership with children's club and children's activities. We really enjoyed this recreational facility and there is a gap in the Colchester area. Tollgate would be perfect for a Virgin Active. |
| 19. | I am broadly in favour of the scheme. The great worry is the increase in traffic. The infrastructure will need to be improved. |
| 20. | I feel the proposed developed encapsulates everything an out of town development needs. Providing there are additional provisions in place for new access roads and existing roads to be improved, this is the development Colchester needs. It's about time as most other towns have these already. Colchester has fallen behind and this is needed just to catch back up. |
| 21. | I have 2 young children so I would very much be interested in seeing a play centre or place of activity for young children not just more leisure facilities and shops catering more for adults. |
| 22. | I like the blend of uses and the pedestrian friendly design. Wish you luck. |
| 23. | I support the scheme but the access roads and parking needs to be fully looked into. |
| 24. | I think the indoor adventure area is misguided. There is already an indoor play in Stanway - Jungle Adventure. What is missing a proper leisure centre facilities - pool/gym etc as at Leisure World. The facilities there are difficult to travel to from the west of Colchester. The only similar facilities this side are hotels with small facilities and private gyms with no pools. Speaking of others there is a lot if demand for such good recreational facility and it is popular at e.g. Freeport which it sounds like this development will largely mirror. |
| 25. | If the intention is to close down the Town Centre you must offer the Town Centre businesses first refusal on moving to Tollgate. |
| 26. | It would be an idea to have a park and ride here for Colchester. |
| 27. | It would be good to see some very small units to include space for small business, not just chain stores. |
| 28. | It would be nice to see a pub as part of the plans. Not one of these chain pubs, but perhaps one that focuses on real ale and good food. This would make it more of a community place rather than just a destination for people coming from distances. |
| 29. | Leisure areas, football pitch, tennis courts, children's play area, dog walking areas, cycle paths. |
| 30. | Mixed facilities proposed would be of benefit as tollgate would be much more than a collection of shops. It would become a destination/attraction for people within and outside the borough of Colchester, who currently have to travel further afield for such an experience. Shopping has become a leisure pursuit and tollgate village will provide consumers with the opportunities and variety of experiences they want and are prepared to travel for. |
| 31. | News Agents/Clothes Shops. |
| 32. | Newsagents. |
| 33. | Not enough Bus Stops. |
| 34. | Park, play area. |
| 35. | Perhaps adding electric charging for cars. |
| 36. | Please support this plan!! |
| 37. | Potential Park 'N' Ride would be a good idea to try and avoid a further build up of traffic. |
| 38. | Providing investment is being considered for the surrounding link roads to the rest of Colchester and the A12 then is what Colchester needs. This would at least ease the current congestion in Tollgate. |
| 39. | Seems OK with current proposal. |

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| 40. | Sports facilities. |
| 41. | Stanway is crying out for its own Taxi company. Buses are great but with added restaurants & bars, evening visitors will either have to not drink or leave in time to catch a bus. Currently Stanway residents have to pay extra for a taxi to come from town to then return to town then back again. It's ridiculous & expensive. |
| 42. | Swimming facilities would be good in area as a leisure option. |
| 43. | The proposed plans look fantastic in bringing a wide variety of shops, restaurants and a cinema. |
| 44. | To support the community, it would be most beneficial for there to be a centre / hall which could be hired out by local groups, churches etc. At present there is little of these in the area and, given all the new houses, we will need more spaces like this. Also, to serve the community we need a place where you can go without needing to spend money. |
| 45. | Victoria Secret, Hollister and an Abercrombie shop. |
| 46. | Would like to see a multipurpose sports hall somewhere in the development or nearby. |
| 47. | Would love a Primark. |
| 48. | Would love to see an M&S Foodhall at Tollgate. Also, a weekly market would be lovely. |
| 49. | Yes a leisure centre for sport activities, swimming, gym. |
| 50. | Yes but it depends on what those uses or facilities might be. |
| 51. | Fully support the current proposals, this is exactly what Colchester needs. |
| 52. | Nice outside dining areas with a central plaza. |
| 53. | Possibly a 10 pin bowling facility, and we need an out of town KFC. |
| 54. | Primark. |
| 55. | The ability to hold 'one off' open air events/markets. |
| 56. | A John Lewis or M&S would be wonderful. |
| 57. | I would like a better quality of shops like John Lewis and House of Fraser, not shops like B&M discounts and Poundland, also there is not enough car parking and the spaces are too small and there are not enough of them. |
| 58. | More shops & restaurants. John Lewis would be ideal. |
| 59. | Please consider John Lewis. |
| 60. | We would also like to see large shops attracted to the area such as John Lewis and Primark. |
| 61. | Will there be public convenient facilities - toilets, baby changing etc in the development? Good anchor department store such as M&S, House of Fraser, Debenhams etc. (ideally John Lewis, but understand this is a non starter now!). Gym. |
| 62. | Swimming pool esp. childrens/Nursery/Department store i.e. John Lewis. |
| 63. | Maybe a swimming pool / leisure centre too? |
| 64. | Needed - swimming pool, gym, driving range. |
| 65. | Please can we have a swimming pool. |
| 66. | Swimming pool and gym. Marks and Spencer Simply Food shop please. |
| 67. | Swimming pool or other leisure uses. Must have cinema more like Braintree shopping village. Large free to use play park for kids maybe skate park which is safe for kids to use of all ages. |

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| 68. | Swimming pool, tenpin bowling, ice skating, ski indoors, skydiving indoor, outdoor BMX cycle track, velodrome, park and ride. |
| 69. | Swimming pool, ice rink, sports centre. |
| 70. | Swimming pool/sports facilities. |
| 71. | Swimming pool/IKEA/DIY store. |
| 72. | This is just another dull and soulless retail/leisure development like all the rest! Please could you tell me what there is planned here that I couldn't already access at Freeport Braintree - actually there is less here than at Freeport, because they also have a swimming pool and bowling facilities. Where is the unique atmosphere? Where are the arts and cultural community facilities? Where is the enterprise zone for new micro-business start-ups and studios for craftspeople? Please could developers be a little more adventurous and exciting! |
| 73. | Please ensure the development is free car park wise. Very much like a cinema and or swimming facilities. Including facilities for older children's leisure, e.g. Basketball hoops, BMX ramps, skate park would be a good idea - and tennis courts to hire. Please improve the number of cycle racks - if I cycle at the moment I have to leave my bike at Costa rack to shop over at Iceland. For your key store, we NEED John Lewis, Ikea and a much bigger Aldi please. |
| 74. | 1. Present 65 bus route frequent, but goes via estates - convoluted route - more direct bus routes needed, which work late evenings. 2. Toilet facilities - at present none at Tollgate other than Sainsbury's/McDonalds etc. 3. Family areas which do not involve having to spend cash – e.g. community area linked to library and information centre, perhaps linked to free internet use. 4. Restriction of the development of burger bars and "American" food outlets. Need to search for a food outlet which reflects English food or salad/simple food which would cater for those following healthy eating plan -fresh fruit and veg. Room for independent outlets - British. 5. Stanway now has very limited green space - the last wild area (former railway sidings/Halstead Road) is now being a housing development. Tree planting, grasses and plants for insects are needed. Area of quiet. Suggest you look at the development at Spalding, Lincolnshire where shops/cafes are supplemented by water features, benches, sculpture park, plans and activities for children. 6. Parking proposals seem inadequate. The present parking in Tollgate is inadequate and there would be a need for the current retail space to use the extra parking. 7. Area to include space for start-up businesses to develop with workshop/consultation space and public meeting areas. |
| 75. | 1. We need as many new eateries as possible. Would be good to see some other restaurants other than McDonalds in Colchester. 2. This new cinema would be smaller than the current one we have - why? It would make far more sense to make it much bigger. Out of town cinemas always attract far more business than in town ones due to parking. If the current cinema is struggling with capacity, with more people visiting Colchester it needs to be bigger. |
| 76. | 4 hour parking may not be long enough if you want to use cinema, eat and shop. Parent parking and disabled parking in large quantity and these monitored. Any thoughts about providing an outside space like a park for children to run and play. |
| 77. | A big name store i.e. John Lewis needed. No more houses unless you build another bigger hospital. |
| 78. | A brilliant conception and very welcome. |
| 79. | A coach park large also for pick up coaches. |
| 80. | A multi-function facility for use by organisations serving the elderly, i.e. similar to those located at the village hall complex but accessible by public transport. |
| 81. | A vegan restaurant would be good. |
| 82. | A very good exhibition and interesting people to talk to. I will be using Tollgate and town on a regular basis. It really upsets me to see the old Sainsburys left derelict. |

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| 83. | Additional bus stops throughout the area would enable more people to use public transport making the entire village accessible from one end to the other. A much needed development for residents living this side of Colchester. |
| 84. | All residents in Colchester and I know many as I work in retail would love Primark to be in Tollgate, more variety of shops NOT CARPET OR FURNITURE as we have too many of them. |
| 85. | Although not in the Stanway parish area, we live in Eight Ash Green parish which would be affected as much as anyone in the Stanway area, so don't know why you just ask if any one lives in Stanway. Perhaps the question should be which parish area do you live in! |
| 86. | Although the traffic will be even worse than now, I think it's long overdue that we need leisure facilities on this side of Colchester. So for me that counteracts the downside. I look forward personally to not having to go into Town Centre for anything really, perhaps some baking facilities would be good. |
| 87. | An area for small shops/bakery/wool shop. Play area for children. Safe running circuit. |
| 88. | Any development that creates more traffic in the local area and the A12 Tollgate junction is going to be a major problem. |
| 89. | Anything that brings life and more people and business is welcome. |
| 90. | Art and craft supplier would be great. Friendly areas for children. Blue Owl - Nayland. Wish you well. |
| 91. | As a business local to the site, we would also like to be given the opportunity to quote or tender in the construction process. |
| 92. | As a new resident in the Stanway area, we were excited to hear the proposed plans. Makes a more desirable area. No need to go to town centre. |
| 93. | As long as the traffic flow is regulated to ensure free flow, mainly from the London Road from Copford direction. What I have seen from your expo all looks good. |
| 94. | As someone who is partially sighted, please can consideration be made for others like me to enable us to move around safely. |
| 95. | As the "Tollgate Centre" is only 3 minutes from the main A12 road, this area of Stanway is ideal for future developments. |
| 96. | As the area is spread wide, maybe some covered walkways would be handy. |
| 97. | Better transport management and more local companies. |
| 98. | Bring It On. |
| 99. | Bus stop to be improved outside 167A London Road to cater for increased public using site. |
| 100. | By bringing this new development will enhance the area and hopefully bring employment opportunities amongst other facilities. I'd welcome this. |
| 101. | Cinema is a definite yes from me. Would nice to have a drive-thru fast food place that isn't McDonalds. Ideal time and opportunity for large retailers to come to Colchester, i.e. John Lewis & Primark. Be nice to have a village feel with special events throughout the year. Let's hope the Council don't veto the businesses who want to come to Colchester. We have missed out on lots recently. Bring back the shoppers to Colchester area who have been forced to visit Chelmsford/Ipswich to visit top retailers |
| 102. | Cinema should be an alternative brand (Vue?) to the existing Odeon in Colchester and ideally have IMAX facility. No discount stores. Larger parking bays. Better accessibility to cater for increased traffic. Drive thru KFC (not another McD's). |
| 103. | Colchester has fallen way behind in the development of schemes such as this and this particular opportunity should not be missed. |

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| 104. | Colchester has needed for a long time a leisure/retail/entertainment area to be able to create a destination zone for people as well as having the option to go into the town centre. For instance I go to Ipswich when I visit the cinema rather than use Colchester as I can drive to the cinema, park right next to it and then I have the option of going to a restaurant if needed afterwards. |
| 105. | Colchester needs updating with regard to its out of town facilities. It badly needs a leisure/food outlet and large shopping combined complex to bring it up to date in the 21st Century. |
| 106. | Concern over construction, deliveries, through Lakelands Estate - this was poorly enforced before. Worried about noise and smell. Excited about range of facilities and design. Sceptical over adequate parking. I don't want residential permits. Definitely pleased about cinemas, bars and leisure activities. |
| 107. | Congratulations on the exhibition, a great way to start this off - is by getting the views of local people (often not done). Traffic Assessment needs to be robust and all the housing development taken into account. Also the A12 junction needs to be modified or signalised as there is a big problem there now let alone with all this extra development. I feel this development will enhance our town and not detract from the High St. |
| 108. | Consider traffic lights at busy times to ease congestion. Definitely need some clothes shops, health club and also some more business units. Perhaps a small business units with multi use as well. Better sign posts with entry and exits and what is where. |
| 109. | Cycle parking area would be good. |
| 110. | Development is needed to lift and improve the area and would provide a centre to Stanway and create an environment you could use without having to travel to Freeport or Town Centre by bus or car. |
| 111. | Don't forget outdoor sculpture and art/architecture, stopping places, a fountain or two. A proper swimming pool would be nice. Gallery/exhibition places - indoor/outdoor - for local residents to show their work and for recognised work to be displayed. Spaces for young and older residents' activities - to make the whole place driven by local community. A library with mod facilities - theatre, youth club etc. Present a challenge to the city centre and the High St so that they take some initiative to regenerate the decaying town. Good luck! |
| 112. | Excellent concept, first class design - Colchester West needs this level of development affording employment and the attraction for an increase of customers from a wider area.How about a swimming pool, snooker hall and dinner dance venue to massively enhance leisure facilities. What about a church? |
| 113. | Excellent idea! |
| 114. | Existing roads to development need maintenance. |
| 115. | Fantastic. We need to stop missing out on what other towns get |
| 116. | Far too many eating places already. |
| 117. | Free parking would be a good idea. Otherwise it would drive me and others away from the facility. |
| 118. | Fully support the proposals. Would appreciate an opportunity to discuss opportunities for some of the smaller leisure units when outline planning is approved. |
| 119. | Getting in and out of Colchester town is a nightmare at times. I have children of all ages including a baby - being able to get everything I need right near where I live and potentially being able to find employment there once the children are all in school will be excellent. |
| 120. | Great for Tollgate and great for Colchester. |
| 121. | Great idea, a priority for me would be lighting and security. |
| 122. | Great idea. Just what Stanway needs. Long overdue. Great for all ages. |
| 123. | Great ideas. Final build awaited. |
| 124. | Great work, keep it up, would love to see this. |

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| 125. | Highways - What's proposed for the A12 junction? This scheme needs to help fund improvements. |
| 126. | Hopefully this will be great. |
| 127. | I am a born and bred Colchestrian and my only concern is that with ever expanding developments on the outskirts it appears the heart of Colchester dies a little be more each time. I have no suggestions as to how this can be improved but the Tollgate Village will bring visitors to Colchester without question and we need the visitors to want to visit the rest of Colchester, for the day, weekend, holiday or to live. |
| 128. | I am excited about the leisure facilities, we don't need more gyms but real sports such as swimming, climbing a snow centre would be great. Let's try to include small areas of green space and to enjoy a coffee or ice-cream. |
| 129. | I am fully in support of regenerating this area and creating an accessible out of town retail area bringing revenue and jobs to the area. |
| 130. | I am very concerned about the impact of Tollgate Village on the town centre, where there were plans for substantial extra floor space south of the High Street and north of Southway. |
| 131. | I am very supportive of developing Tollgate as a leading shopping and entertainment destination. It will bring significant benefits to the local Stanway community. However as with any development, it must absolutely be matched by supporting infrastructure. Stanway and the Tollgate area in particular is already extremely busy. Road transport links need to be carefully planned. Tollgate and surrounding roads are already very busy. A direct link the A12 (bypass, under pass etc.) should be considered to ensure local roads are not overwhelmed. A link to the new Colchester Park and Ride should be made available to support people traveling from outside the Stanway area. As well as improving the links into Colchester town centre as well as nearby railways. |
| 132. | I don't think you should be putting up another cinema in Colchester, due to the decreasing number of people going to the cinema, and the local support for the Odeon cinema in the town centre, it would be sad to see that go and be replaced, by a Vue or Cineworld multiplex with no personality. |
| 133. | I feel that such a development is long overdue for Colchester and I would wholeheartedly support such a scheme. |
| 134. | I feel that the need for a least 1 Astroturf sports facility is required, if not 2, as the area is growing so fast and a swimming pool/leisure centre. A good mix of shops including Primark for one. Maybe a couple of "bars" (I think it says) for local residents. |
| 135. | I feel that there needs to be a lot more parking as it is a nightmare at the moment. Definitely would like to see a flagship store here along with a better variety of food outlets. Most importantly for me personally I would like to see a cinema (Cineworld preferably) as I regularly travel to Braintree to use their cinema and outlet store/restaurants. |
| 136. | I feel that there should be better road access right around the site bearing in mind the amount of new housing and interest from shoppers further away. Perhaps another entrance to the present Sainsbury's. |
| 137. | I feel that this development is long overdue and can only be of benefit to everyone. I support it wholeheartedly and look forward to seeing it progress. CBC is committed to driving cars away from the town and this proposed development would alleviate the problem. Not all disabled people are in wheelchairs and people these days are encouraged towards an independent lifestyle. This retail centre with good parking facilities will be beneficial. |
| 138. | I fully support the plans for Tollgate expansion. |
| 139. | I generally find entrances/exits from car parks are problematic - none leaving the main carriageway, car parks will have an immediate access to parking pays - this acts as a bottleneck when trying to exit on a busy day as car drives fight to occupy a space - surely it's better to channel traffic away from the mainline, before distributing to the rows of car parking. |

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| 140. | I have been a Stanway resident most of my life until recently when I moved to Braiswick. I hope the Tollgate Village gets maximum support and is delivered. With these new facilities I will definitely be moving back to Stanway. |
| 141. | I have seen the scheme by Tollgate Partnership and am very impressed. Stanway has so much to potential and this will make it the best parish in the borough. |
| 142. | I have visited the display, and filled in the response card there, so these are further thoughts: The present (new) Sainsburys has a major problem with the drainage of the car park. You feel these matters would have been addressed in the planning stage, but clearly were not. In your new, excellent development, has thought been given to drainage? There will be a massive increase in paved/metalled area, so I am concerned that flooding could be an issue. A further thought is that there are no water features. Could one possibly be included? Water is very relaxing, and could greatly enhance the ambience. Good luck with the planning/construction process - it cannot come quickly enough. |
| 143. | I hope this development proposal is successful and does not meet Council opposition. The current state of the former Sainsbury's site is detrimental to Colchester's image. |
| 144. | I hope this go ahead. This would be nice to have this development at Tollgate. |
| 145. | I moved into Stanway to be in a village, not a "pretend" village made up of commercial units and overcrowding modern housing estates with tiny gardens. |
| 146. | I really hope that it all goes ahead. We need this in Colchester. |
| 147. | I strongly support a cinema (Cineworld!) coming to Colchester. Would like to see a good leisure facility (badminton/exercise classes). The infrastructure needs to be carefully considered - not just for the development but for the wider Stanway area which will be affected by the increased number of cars. More pedestrian routes to link the rest of Stanway to the area and conversations with bus companies to provide greater links to the rest of Colchester. |
| 148. | I support this development and I do not believe it will be at the cost of the town centre shops as they are unique in their own right. |
| 149. | I think a larger choice of shops is what we need, & would bring us more in line with other towns. Town is a very difficult place to visit now, especially when disabled. I'm sure tollgate village would be much more disabled friendly! |
| 150. | I think it would be a fantastic idea and would boost our local economy providing more jobs locally. As discussed with one of your advisors, it would be lovely to consider a community theatre to provide a service for the local areas - running local groups for local groups, e.g. theatre for disabled, blind as well as educational resources for schools. As a local theatre practitioner and director, I would certainly be prepared to offer my support/services to help. |
| 151. | I think the Traffic is the biggest problem. |
| 152. | I think the proposals are too dense and will reduce trade to the town centre, especially as far as the cinema is concerned. Do not like the idea of a multi-storey car park as parking at the moment is on ground level. Traffic problems in Stanway are increasing. |
| 153. | I think this is a wonderful idea. Please go ahead soon. |
| 154. | I think this plan looks amazing and I think will benefit Stanway greatly. |
| 155. | I think what you are proposing is absolutely excellent. I really like the 'Community Feel' you are trying to achieve and the pedestrian concept is first class. |
| 156. | I understand the proposal was to include a train station in the planning - is this still on hand? I would also be grateful for dress shops! Shoe and other retail shops - will this be on hand also. Can we please have a Morrisons in this area? |

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| 157. | I welcome this development as a great way to increase revenue for Colchester and provide a more varied selection of leisure facilities for residents. A cinema, more restaurants and a bowling alley would be great additions. |
| 158. | I would be very interested in talking further about developing an events programme. Please do not hesitate to contact me. |
| 159. | I would cycle if proper lanes were provided. I have experience of cycling on shared pedestrian/cycle paths and they are useless as the pedestrians walk across the full width of the path and cyclists have to return to the road to get passed them. I would like to see badminton and squash courts at the leisure centre. There are no facilities this side of town. |
| 160. | I would hope that leisure facilities could include a sports centre/swimming facilities. I feel there are enough restaurants/cafes in the area already. |
| 161. | I would like to see a Cineworld at the new site. Must consider the transport and possible road issues. A new leisure centre with an outdoor area would be great. |
| 162. | I would like to see an ice rink in the area as Colchester's never had one. |
| 163. | I would like to see more facilities such as youth clubs and sports activities for young people. Swimming pool would be very nice. Thank you. |
| 164. | I would like to see smaller units of retail to give the opportunity to local people who would like to set up businesses, not just bigger chains taking all the space. Smaller businesses/locals would also give it an identity, bigger retail chains could be anywhere. I would also like to see solar panels, rainwater harvesting etc. Designs that are sensitive to the environment. |
| 165. | I would like to see something different in the way of restaurants. We have the Harvester and Frankie & Benny's so something like a sushi bar rather than another burger and chips kind of place. |
| 166. | I would like to walk with[out] going on the road. |
| 167. | I would love to see leisure facilities such as a swimming pool, outdoor table tennis tables, climbing wall etc in proportion to the number of shops. Also plenty of provision for cycle locking and toilets! Maybe maps of cycle routes beyond? On boards rather than paper ones. Cycle hire?? |
| 168. | I would prefer to cycle if a safe cycle way where included that extended into Stanway. |
| 169. | I would support proposals for cinema, gym, swimming pool, John Lewis |
| 170. | I would support this vision for the future, however the transport infrastructure must be able to support the development. Good luck with CBC. |
| 171. | I would use this facility as long as parking was free. I do not go into town as I do not approve of the cost of parking. I would rather travel to Braintree or Lakeside than go to town. |
| 172. | If only the council would pass the plans - Colchester needs growth. What happened to John Lewis?? |
| 173. | If road system stays the same = GRIDLOCK!! There is a need for vehicle entry and exit from London Road. |
| 174. | Impressed with the layout and information given. |
| 175. | Improvement in road infrastructure to allow for development of new housing and proposed Wyvern Farm. Adequate disabled parking. Seating availability in thoroughfares. |
| 176. | In favour. |
| 177. | Is the car park maximised for capacity to prevent delays in shopping. |
| 178. | It all sounds like a brilliant plan provided the extra traffic is dealt with. Look forward to seeing it happen. |
| 179. | It has been noted that there is no provision for public toilets. This is essential. |

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| 180. | It is certainly time to tidy up the area and complete the development of Tollgate. A very good exhibition - clear and informative. Dealing with traffic will be the major problem to overcome! The development needs to progress in a logical sequence or problems with parking and access will be unavoidable. |
| 181. | It is important that sufficient light controlled crossing are provided for pedestrians across Tollgate West road as well as proper pedestrian routes within the car park. |
| 182. | It will be great to see the area developed as proposed! |
| 183. | It will vastly improve the local area and economy to develop this area, for too long the old Sainsburys site has been an eyesore. |
| 184. | It would be very convenient to have an out of town retail area as well as an area that can be used for entertainment and dining. However, I feel you need more parking (free) to accommodate this. Currently there is not enough for the amount of retail units currently. This should include staff car parking for all of the new retail units. |
| 185. | It's a shame that such a small capacity cinema is being proposed. The current cinema is very near this capacity and is consistently sold out for new films. With Colchester's population set to heavily increase in the next 5-10 years, it would make sense to have a much larger cinema. Most smaller towns have far larger cinemas and would be a shame for Colchester to miss out on this. |
| 186. | Leisure facilities and department store would be most beneficial. |
| 187. | Leisure facilities should include swimming pool. Plenty of provision for cyclists. |
| 188. | Let's try and develop something for everybody, of all ages, to enjoy and let's make it different to every other town's development by taking the best of each, not another copy of the surrounding towns. Joined up thinking is needed, what we tend to get with Colchester B.C. Is very disjointed, ill conceived and badly executed plans. |
| 189. | Live local, been today, undecided. Having looked and spoken to people presently this think it's a very good idea. I feel it will be so beneficial to the local community and Colchester. |
| 190. | Looking at the current plan, more bus stops would make the area more accessible rather than having to walk the whole length. It looks good and will be a welcome addition to the Stanway side of Colchester. |
| 191. | Looks amazing, about time for Colchester. |
| 192. | Looks fantastic. |
| 193. | Looks very exciting. Can't wait and just in time for my children who will be 10+ on completion. |
| 194. | Love the proposed use of the area. |
| 195. | Love the whole idea and is great for smaller business. Please keep me informed on the smaller retail shops as would be very interested to lease one (hairdressers). |
| 196. | M & S please! and John Lewis! |
| 197. | Management of traffic around roundabout. Are there already too many coffee shops? Two at Hatfields, Sainsburys and Costa. Crossing at Tollgate Road dangerous. |
| 198. | More car parking/More roads/Better public transport services/Drive through Costa/Primark/John Lewis/Krispy Kreme Donuts/Animal Rescue shelter with land to build/expand. Accept an out of town shopping centre/The council should not have as much influence due to any "big shops" being dismissed. |
| 199. | More car parking/Primark/John Lewis/Krispy Kreme doughnuts/Cinema/KFC/Burger King/More roads/animal rescue/we don't have any big shops unlike Ipswich and Chelmsford. Need bigger shops to attract more to Colchester. |
| 200. | More details on public transport - bus links to stations etc. |
| 201. | More restaurants, yes, but not more takeaway eateries as these generate rubbish. Incidentally, who would be responsible for rubbish collection at all these outlets? Would the Council do it? I do hope there |

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| | would be sufficient rubbish collection to keep Stanway tidy. |
| 202. | Much needed development in this area. About time planners gave 'OK' to old Sainsburys. |
| 203. | My concern is access from the roads around Straight Rd/Dugard Av which are already over burdened. No-one has put my mind at rest over this matter. |
| 204. | My problem is how much further traffic it will present in Peartree and Blackberry Roads to allow me personally to get out at Fiveways junction. |
| 205. | Need for a speed limit in and around site.Provision for public toilets. |
| 206. | Need to have large retail shops such as a large M & S, John Lewis.Traffic might be a big problem which will need to be addressed. Will it be as good as it looks!!! |
| 207. | Needs to be free parking within complex. |
| 208. | No provision for public toilets. |
| 209. | Not too many restaurants here. Already 2 Costa's. Roundabout at London Rd and roundabout North of by-pass will and are already effected by volume of vehicles causing tailbacks along London Rd West. Zone 1 car parking costs (if any) should be reasonable, not like Colchester Town. Zone 2 Car park entrance/exit by Currys should be further along Tollgate Rd West. At the moment it is obscured by a curve in the roadway or no right turn on exiting. |
| 210. | Parking at the moment is a nightmare, especially near xmas. Could some of the unused space be temporarily made into parking? I would like to see local businesses encouraged to take up space here so it doesn't become one of these generic out of town commercial places where only the big brands and chains have a presence. |
| 211. | Parking will be a major issue for those of us who are south-east of the development. The proposal needs more if existing Tollgate issues are not solved by a 50% increase in calculations for spaces. Access from the Zoo area via Warren Road is dangerous and needs radical improvement. |
| 212. | Pedestrian shopping is key. Would like to see no cars on development. |
| 213. | Please improve the internet connections in the area. BT are useless as only provide 1mbps download speed. Please put a hotel in. |
| 214. | Please make the parking spaces generous enough for today's larger cars, with sufficient turning space too, and well designed access. |
| 215. | Please please please make sure there is enough parking |
| 216. | Please provide adequate parking facilities in the planning |
| 217. | Plenty of free parking is needed, please do not prioritise buses cycling etc., as people want to use their cars as they are usually the most convenient method of transport. It would be madness to try and discourage this if you want the development to be a success. A cinema would be fantastic there. |
| 218. | Plusses: A12 on doorstep for deliveries. n65 Local bus - easy access. Cons: Can't think of any. Go ahead asap. Well done! |
| 219. | Proposals outlined in your exhibition look very good. Hope the finished article lives up to it. It will enhance Colchester. |
| 220. | Public transport from West Bergholt would be good. |
| 221. | Really looking forward for the start of the project. |
| 222. | Really would like to see Stanway get an out of town cinema. |
| 223. | Recently purchased a new him win Lakelands and give my full support to the planned Tollgate development. |

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| 224. | Road infrastructure will need to be a priority to minimise chaos in local area. There may be an opportunity to involve local schools (secondary's) in providing a dropping off/picking up point and pedestrian access to the school for students thereby working with school traffic rather than against. Council should provide a free shuttle bus to and from town centre/bus station and also train station. |
| 225. | Should this development proceed I can only see this as a huge benefit to Stanway and Colchester as a whole. We currently drive to Braintree for the cinema and shopping. |
| 226. | Similar to my points raised above, the issue is whether there will be land set aside for the community so that anyone in the community can access it - a hall or such like for a whole variety of events, open to all. The problem with this being provided by a business is that it is not open to all in the community and also there is not the freedom of expression, religion or of gathering on private land. This should be a provision given by the terms agreed with the council which I see is not outlined on the map in terms of community provision. |
| 227. | Something would need to be done about the roads as currently they are not suitable to attract the amount of people needed to visit. A oneway system or dualled roads would be needed. |
| 228. | Support this 100%. Colchester town can't cope with the shopping population of Colchester it's gridlock. Colchester really need this initiative. |
| 229. | Surely this scheme can only benefit Colchester as a whole. The traffic is an issue but I imagine will only be improved over time when more development is brought forward. An out of town cinema is desperately needed so am very supportive of this as well as a variety of restaurants, but not fast food/drive-thru outlets. |
| 230. | The area is crying out for redevelopment and new facilities, we go to Ipswich or Chelmsford, it's now time Colchester got its own development. Colchester council need to stop thinking they can attract offices based businesses to Colchester, because Colchester is a commuter town, so lets start bring new shops and entertainment facilities to Colchester instead. I really hope the council think hard about this proposal and support it. Good Luck. |
| 231. | The car parking spaces are too small and there are not enough of them this needs to be addressed. |
| 232. | The existing eateries in the area are full to bursting point showing a need for more facilities. |
| 233. | The facilities are too dense for an already busy business development. More open space for the benefit of residents would be welcome. |
| 234. | The new development is what we need to put Colchester back on the map and the Tollgate site is ideal. Also it will bring jobs to the Colchester area, which is what is badly needed. |
| 235. | The old Sainsburys site looks like a war zone. It is a disgrace to the area. Top priority should be given to it being made respectable once again. It should never have been pulled down. |
| 236. | The old Sainsbury's site definitely needs to be developed and the development plans are attractive. As there is more on-line shopping and there is a cinema in Colchester it needs to be checked that there would be enough demand for these facilities to be viable. The population of Stanway is growing quickly and new leisure facilities are needed. The increase in traffic especially on London Rd and on the A12 slip roads needs to be considered but generally I support the plans. |
| 237. | The outline of the new look Tollgate Centre looks very impressive. It will help to attract more people to the area as long as there is a good selection of shops etc. |
| 238. | The proposal seems very well considered and I'm amazed this has not been accepted by Colchester Council sooner. |
| 239. | The proposals are great especially with the proposed houses development and having 3 boys. Just what we need. |

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| 240. | The road network in and out of Tollgate and off of the A12 needs to be very efficient as this will result in an increase. As a resident of Stanway I still wish to travel in my car without getting caught up as the access to Tollgate is limited to only a few entrance routes. |
| 241. | The sooner the better - love the plan! |
| 242. | The sooner the better. |
| 243. | The sooner this scheme goes ahead the better. Good luck with the planning consent. |
| 244. | The use of this site is a great idea and compliments the existing retail area giving a much broader range of facilities. Really like the idea of a cinema. Please provide specific cycle lanes - not share cycle pedestrian paths, these don't work. |
| 245. | The whole of this area should be considered for a 20mph zone and thought given to the control of the "boy racer" attraction to the area. |
| 246. | There is no need for any more take-aways in Stanway but more specialist restaurants would be welcome e.g. Italian, French. I FULLY SUPPORT the proposals to develop this area for retail to complement the existing facilities. |
| 247. | There was a lack of information on existing traffic flows (not including old Sainsbury employment zone potential impact) compared to traffic flows anticipated after this development. This is of fundamental importance and should be much clearer. |
| 248. | This is a fantastic plan. A really needed development for Colchester. A long awaited update for the town. 100% behind this. |
| 249. | This is amazing! I can't wait! |
| 250. | This is just what Tollgate needs. I work opposite the 'Tollgate Village' and would have more to do at lunchtimes. |
| 251. | This site has remained little more than a wreck for far too long. It is an eyesore and detracts from the stores already at the Tollgate Centre. Colchester needs something like this to bring it into the 21st century and able to compete with Freeport Braintree and Clacton Common. There are better places to shop in Clacton I really hope the council will approve this development for the good of the community, it needs to realise that what people want is somewhere with these facilities that will complement and not compete with the town centre, it would certainly make me less likely to travel further afield to visit such a site. |
| 252. | This will bring more employment to the Colchester area instead of leaving the area to go to Braintree. They would stay locally and others would travel to this area boosting trade in Colchester. |
| 253. | This would be a much needed development for Colchester. With more and more people attracted to the area more facilities are needed. I do not feel it would be detrimental to our town centre businesses as we well always need the variety of shops which are offered there. |
| 254. | Tidying up the former Sainsbury's - good. Traffic generation - horrible, highways already saturated - gridlock situations already occur - highways need improvement to either deter vehicles or increase capacity - overall traffic policy required. |
| 255. | To see small local businesses as well as large chains. Love the whole lay out and idea. Please keep me informed on the smaller retail shops as very interested to see leasing options for hair and beauty. |
| 256. | Tollgate needs more outlets and better use of the land. The old Sainsbury's site needs developing ASAP. |
| 257. | Too much. Colchester will die. |
| 258. | Very good layout, we are worried about too many cars. We would like a KFC. |
| 259. | Very impressed with the design and exhibition very informative. |
| 260. | Very impressed with the plans. It is very much needed as soon as possible. |

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| 261. | Very much in favour of this development, looks really good and would give people on this side of town so many more facilities. Look forward to his going ahead hopefully. |
| 262. | Very pleased with the presentation, verbal information by the representations very explanatory. |
| 263. | We as a household support the proposals on basis the roads will be functional and fit for purpose! |
| 264. | We have had a lot of disruption i.e. road work etc. It's about time we had some new facilities ie cinema etc. Just worried about the increased traffic. |
| 265. | We live near Warren Lane and would like to see easier/improved paths/pedestrian routes from here (ideally to cross from Villa Road and come out by Costa Coffee) - currently no pedestrian crossing there and road can be very busy. Need to also consider road layout/infrastructure in detail. We often drive home from A12 direction and the whole area can be very busy at peak times - particularly at Christmas time! |
| 266. | We need a decent DIY store and indoor pool would be good definitely a cinema to work with the restaurants. My son would like Terdec (DJ & Electrical equipment) as mentioned climbing wall etc. |
| 267. | We need better cycle access from Villa Road. |
| 268. | We would appreciate a bus service from West Bergholt to Tollgate. |
| 269. | What consideration has been given to new school, doctors surgery etc. |
| 270. | Whilst I do not live locally, I am a regular user of the Tollgate facilities as work takes me on the A12. |
| 271. | Will access roads be improved and will there be adequate parking. |
| 272. | With lots of families in the area, a fantastic long overdue idea to bring people together, places to go, things to do, create jobs and will look stunning rather than the eyesore at the moment. Look forward to it. |
| 273. | With the development of Tollgate Retail Park, I believe the road links are currently insufficient for these plans. Sufficient road links to and from the A12 should be made along with Tollgate Village. I support Tollgate Village because of the local jobs and money it brings to the local economy, and the new facilities it would offer for both local and people who live farther away. |
| 274. | With the development of the Stanway area your proposals can only bring gridlock on the road structure. I am speaking as chairman of CBC's Planning Committee 1987 - 1998. I consider your proposal will be to the detriment of the town centre. |
| 275. | With the further housing development going on, this exciting proposal would be an excellent addition to the Stanway community. |
| 276. | Wonderful plans, exciting ideas to maximise the use of this area. But - please consider how traffic will impact on the immediate and surrounding areas. |
| 277. | Would be OK if LESS restaurants/takeaways. Also a Mothercare and Primark. As a resident of Stanway, I would like to be able to spend my money in the area instead of going to Ipswich/Chelmsford/London. |
| 278. | Would be good to see more parent spaces. Pedestrian walkways above the road or using the landscape to create a tunnel to link Sainsburys to avoid conflict with the increased traffic created. Unlimited free parking. |
| 279. | Would be nice to have a bar too. Thank you for an informative presentation - the plans look very positive in my opinion. |
| 280. | Would like to see M and S/Debenhams or other big store. |
| 281. | Would like to see a clothing shop such as Primark. |

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| 282. | Would like to see either subway or flyover for pedestrian crossings. Road structure has not improved and with the current level of traffic it does not work so a lot more needs to be worked on. |
| 283. | Would like to see small units for local businesses, hairdressers, barbers, local produce etc |
| 284. | Would like to see smaller units for local businesses to use. |
| 285. | Would like to see the John Lewis Partnership having a place here. Would also like the support of the Council rather than it being a hindrance. |
| 286. | Would love to see an indoor children's soft play area on site. Cinema is a fantastic idea and would be used regularly. Great plans. |
| 287. | Would you like to see a greater variety of shops at Tollgate ?-Yes but Not a Tesco's! Would you like to see more restaurants at Tollgate ? -Yes but preferably of traditional British origin. Please tell us if you live in the Stanway Parish Council Area ? - No. I live in Lexden - about 30-40 minutes walk away. The multi storey car park is a concern; will it be manned 24/7? |
| 288. | You need another supermarket for all the new housing. Sainsbury - you have the traffic queuing to get in on Saturdays and Christmas is a nightmare. You need sports and leisure facilities, for all the young people who are going to arrive with housing. You don't need any more "cheap" shops. If you haven't got a plan to stop the gridlock of traffic your plan will fail. |
| 289. | Nice to see a 'holistic' approach to the whole development. Excellent opportunity to create something of a landmark facility for the area. |
| 290. | No chain restaurants - independents, independent shops. |
| 291. | No more restaurants we have more than needed already! |
| 292. | Work on site so any facilities that can be enjoyed outside of work is very welcome. Like a variety of accesses being proposed that will hopefully reduce traffic impact in the area although A12 could be an issue. |
| 293. | Other stores such as Primark, urban outfitters and forever 21 to attract even more people and a wider age range. |
| 294. | Please give consideration to providing swimming leisure facilities - fun rather than just swimming pool. |
| 295. | The road infrastructure will definitely need improving as traffic in Stanway is frequently at a stand still with Tollgate Retail Park at the moment. Colchester so needs a park and ride we rarely shop in Colchester due to the traffic problems, perhaps if Colchester north had a park and ride it could stop in town before continuing on to Tollgate Village? |
| 296. | This scheme is a must, we can't keep building homes in the borough of Colchester with no infrastructure for entertainment or activities. The council can't have it all their own way, they want the council tax of new home however they are scared an out of town centre hub will affect the high street. Well council head peeps, the high street is pathetic and the prospect of going into town is one I don't consider. Build Tollgate and make the people of Colchester happy to have such a great looking place to visit. |
| 297. | I would be worried and mindful in regards to the potential additional traffic created by this development. I really would like to avoid a scenario which has developed north of Colchester near the retail park close to the railway station where the traffic is absolute chaos and causes misery for local residents. However if this scenario can be avoided then I believe this new development will benefit Colchester and the local community of Stanway. |
| 298. | Road junction with A12 is horrendous now, so must be vastly improved to cater for additional traffic, if not this will be a white elephant! |
| 299. | What commitment is there to improve local roads to take the additional traffic & resolve the dangerous exit points at the A12 junction? |

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| 300. | With the large number of new houses either being built or planned additional local facilities are critical. However transport links must be considered. The A12 access is important for Colchester and the traffic is getting worse with no signs of future thinking. With new facilities we do not want gridlock. |
| 301. | Supportive on basis that local road network is upgraded/maintained to cope with additional traffic etc |
| 302. | A smaller development would be better. More worried about the new housing estates sprouting up in the area. Biggest concern is the growth in traffic - already too much traffic in the area. Would need another entrance/exit onto A12. |
| 303. | Added traffic is my main concern. Not good now at particular times, and yet more homes still to be built. I should think the exit from the multi storey car park would cause gridlock. These are my main concerns. |
| 304. | Concerned about the approved housing development and really hate the retail park at Braintree as there is no character and the shops are large brands. If there are more shops it would be nice to see bespoke shops or local cafes rather than all brands. Also concerned about the safety, e.g. there could be more youths "hanging around" in the area so PCSOs would be useful. Traffic will be an issue and concerned about people who do their weekly shop at Sainsbury's. |
| 305. | Concerned about the increased level of traffic. Wouldn't welcome the development of pubs/clubs and would be concerned about any specific religious or cultural developments. |
| 306. | Concerned about the level of increased traffic this will bring to the area. Would be worried about the speed on the by-pass as we have seen a high level of speeding already. Would not welcome clubs/bars such as "liquid" or anything that would feed antisocial behaviour. Would love to see a 'Virgin' gym, sushi bar. |
| 307. | Concerned at only one access/entrance point to Zone 1, small entrance may result in buildup of traffic. Increase pedestrian walkway from current Tollgate Retail Park across the road to planned Tollgate Village. |
| 308. | Concerned over the effect on traffic - traffic volume has risen since re-development already and with the added proposal of housing fears of area being gridlocked - access to and from A12 already a nightmare. Creating a lack of green space for residents to walk in. Concerned over the close proximity to the new housing. How many independent restaurants/companies will be invited in or will all units be current big corporate companies. The idea of redeveloping the current land is a good one and much needed but worried over the size of the development and hassle it may cause. Will the parking be free. A decent cinema is much needed in a bit town like Colchester and I think an out of town decent development is much needed. Just maybe not on such a grand scale that will cause so much local disruption. |
| 309. | Concerns over traffic flow for local residents. In relation to Zone 3 (Leisure area) I would prefer if this were to be more family orientated as to adult fitness i.e. ice rink, adventure area |
| 310. | Concerns over volume of traffic going past into Colchester as well. Could cause problems. On the whole a good idea which I support as long as consideration over traffic is fully investigated. |
| 311. | Deeply concerned regarding the traffic which certainly multiply several times within Stanway village. We do not want it to become a town. Therefore I oppose the size of the development, and the [.....] of new houses, added to Wyvern Farm. |
| 312. | Good luck with this venture! My only concern is the traffic it will generate - otherwise very beneficial with regards to employment, and availability of leisure facilities, further retail and the cinema. |
| 313. | Great concerns over traffic issues and management as the current situation is bad before all this new development and extra traffic. |
| 314. | I am all in favour of the proposals. My only concern is the traffic - this needs to be looked at very carefully. We do not want a grid-locked Stanway. |
| 315. | I am concerned about the level of traffic to the village given that there are other housing developments planned for Stanway as well. However you seem to be aware of this and have plans in place. What about a link to the park and ride, whenever it appears? Please no more fast food outlets. We need good quality restaurants and a prominent department store like John Lewis. What about security at night - will it |

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| | attract undesirables? Overall a good proposal. PS Don't forget the more mature client - will there be more than just an adventure centre for leisure activities? |
| 316. | I do have concerns over extra traffic this creates. Need to know if there is sufficient parking as currently there is not enough for current shops. Definitely better to have your proposal than more houses or warehouses. The cinema looks quite small at present - hope it will be big enough! |
| 317. | I have some concerns about traffic levels. The A12 junction 26 is already quite often backed up to exit in the evenings and London Road is heavy at times too. My children have to cross London Road to get to school each day. |
| 318. | I live just off Tollgate Drive so very close! Think this is a fantastic idea! Would love to see a cinema - my only concern would be traffic but I'm sure this will be taken into account |
| 319. | I think it is a positive thing, but my main concern is the traffic. I live on the tollgate estate and will not drive at the weekends as you can't find anywhere to park and you end up sitting in traffic. This is all since Next and Smyths toys have been built. If you can guarantee there will be ample parking I will be for it, otherwise totally against. |
| 320. | I was assured that the infrastructure will be [illegible] to cope with the increased traffic. My concerns regarding leisure facilities would be the generation of unsociable behaviour. |
| 321. | I welcome the development and feel that this is urgently needed especially 'Out of Town' a good mix of mixed usage would be required. My one major concern is the impact this development would have on traffic. Already the A12 roundabout at Eight Ash Green is busy with long queues especially at Rush Hour. Queuing is also occurring on the main roundabout with London Road since the opening of the new Bypass - A five minute journey up from Marks Tey is now taking 20 mins at peak times. How much extra traffic will this development generate and where will it go too? |
| 322. | I would question the necessity for a multi-storey car park given that it might only be used for the cinema if that goes ahead. It would have an aesthetic impact from the road and may encourage anti-social behaviour? I think the look of the proposed buildings are good and would regenerate the area. I do have concerns about increased traffic to the area, especially the road between the A12 slip roads and Sainsburys which already bottle-necks at weekends around Tollgate. It would be good to have cycleways and provision for cycle storage to encourage visitors to cycle. Concern that the size of cinema would draw people away from the facilities in town, as it would be in direct competition. Would also increase traffic during peak times, backing up onto Tollgate Road, London Road and Western Approach. The Access to and from the Tollgate Centre (Existing) car park needs improving as currently the traffic flow in that area is poor, even on weekdays. Regeneration would be good as long as traffic implications are resolved. |
| 323. | In principle I am in favour of the planned development. However my concern is the road infrastructure in the vicinity as I live on London Road. Since the bypass has opened up, traffic queues, up to the roundabout, along London Road, outside my house at least twice a day and I would not want to see this happening more during the week and then also at weekends. |
| 324. | It will be nice to see the old Sainsbury's site redeveloped. As far as the food outlet is concerned a Morrisons would be good. It's a shame there's no provision for a quality shop like John Lewis. Does the proposal include provision of the train station that was debated several years ago. This would be wonderful as it would alleviate the need to go into Colchester and all the traffic in that area. |
| 325. | Living where I do a large proportion of the traffic generated will access Stanway from my road. Your representative has made it clear that access from Colchester is not your concern. |
| 326. | My concern is the amount of traffic it is going to generate through London Road, Copford. I have only lived here for 1 year but have seen traffic nearly doubled. I feel that maybe weight restrictions for lorries should be considered. |

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| 327. | My only concern is the traffic in the Stanway area, as someone who grew up in Stanway and my mum still lives there I wouldn't want anymore traffic coming down the London road area, however I feel a new junction on the A12 straight into the area would help greatly not only the proposed Tollgate Village but with the new house which are currently being built. |
| 328. | Only concern is Traffic Management. |
| 329. | Plans look great but as a local resident that has to drive through/around Tollgate on a daily basis I have concerns about the volume of traffic, especially with the housing developments too. I also have a concern that house prices in Stanway may decrease - I moved to Stanway as a village and this is making more of a "town" feel. |
| 330. | The main concern is that the existing road network is not capable of handling all the extra traffic that this development will generate. The current building of SCC houses adjacent to the proposed development will in itself test the current road network to the limit. Radical thinking on traffic access and egress is essential before Tollgate Village is given the green light. |
| 331. | Traffic in the area is a concern - the adjacent A12 junction is already operating over capacity: what improvements are proposed to the junction? London Road regularly causes significant queues back on to Essex Yeomanry Way, which often extend back to the A12 junction and cause significant queues on all junction approaches and most significantly, on to the A12 southbound carriageway itself... yet no junction / capacity improvements appear to be proposed at all?!?! A Travel Plan won't reduce traffic enough to have any real bearing on the operation of the local road network, and buses aren't that appealing either- there is an existing issue that needs resolving and this development should be preparing significant funds to assist ECC and the HA to find a solution... if no hard measures are proposed I will not be supporting this application or any other application in the area. Something more needs to be done. |
| 332. | Very concerned about increased volumes of traffic around and in the area of proposed development. How will you improve the public transport access? Have you checked whether there are any public rights of way/footpaths on the site using OS Maps or the ECC definitive map? |
| 333. | Very concerned about traffic - it is already bad at certain times of day and zoo traffic on bank holiday weekends. |
| 334. | my main concern is the increased traffic to the area as the current road system is already struggling |
| 335. | Concern over additional traffic volume so imperative a full traffic survey and solutions incorporated in the plans. |
| 336. | I support the concept of further development (leisure facilities). Only concern is traffic - as with the housing development in addition to this proposal it can only worsen the current situation. |
| 337. | Traffic is currently an issue at Tollgate (and parking) so I have concerns about the extra traffic the development would bring and how this will be managed. The addition of a cinema would be welcomed to compete with the over-priced Odeon in town. However, it looks small in comparison. |
| 338. | Our greatest concern as OAPs would be the amount of additional traffic as the roads can't cope with the present traffic flow. |
| 339. | Very concerned about the road infrastructure being able to cope with the additional traffic. In particular the Stanway London Rd junction often has cars queuing for the roundabout for half a mile |
| 340. | Concerned about the increase of traffic in area. We already have a new housing development in Halstead Road and more being built around Lakelands. Can we cope with any more traffic? |
| 341. | Some concerns about ability of road network to cope with traffic. Would be interested to see more about leisure proposals. Would be good to see something for families, ice rink, adventure land etc. |

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| 342. | Need to ensure adequate traffic measures are put in place to minimise congestion. Exit from the multi-story onto an already busy road and roundabout. Links to the new park & ride would be good. Should include evening venues and restaurants. Need to be an evening destination e.g. bars & entertainments not just shopping during the day. Ensure appropriate security provisions. Improve public transport links into town to minimise people driving in plus better links to railway stations |
| 343. | Road congestion in/off London Road needs careful consideration - without the development it's a nightmare. Smyth Toys and Argos has caused much road congestion, if the development goes ahead, careful consideration to this additional congestion is a must. |
| 344. | Roads already congested on a bank holiday. I can't leave my estate by car as it is as though I am in a car park. More to be done re London Road. |
| 345. | Traffic will be an issue. Proposed multi storey at the eastern end will not work unless there's a biggish park facility at the western end...otherwise the eastern end will get blocked. Park facilities just outside the village perimeter would reduce congestion inside the village. Cycling and public transport initiatives will only marginally improve congestion..no point pretending otherwise. |
| 346. | Concern over wider congestion in an already overcrowded area. Support the development but do have traffic concerns. |
| 347. | I am concerned about:- Impact of extra traffic on an already congested area. Impact of an out of town cinema on the Odeon which should be kept for people who do not have a car. |
| 348. | I am very concerned about the congestion around the a12 and tollgate centre. I would like to see more services, not just shops. Leisure would be good - that is affordable. It would be much better if you had some way of supporting smaller independent businesses too. My main objection is to traffic so if you can provide a clear system of how this will work then that would be useful. Thank you |
| 349. | I have concerns about the look of the multi-storey from the road side. Is 5 storey's really necessary? Traffic from the A12/town will increase significantly. The current set up is already congested to and from Sainsbury's. How do you propose to improve it? The traffic calming area might slow down traffic; this will accentuate congestion. Have you considered over/underpasses? The cinema is a good idea but the size might be too large at the moment. This will also increase traffic along London Road from town. I do not like the idea of bars in the area. Do not encourage anti-social behaviour and people loitering at night. A bowling alley/swimming pool would be nice for the leisure area. In order to improve the flow of traffic within the Tollgate Centre would need reviewing as well. |
| 350. | My concern is the local roads that lead to the main site, Blackberry Road, London Road, Maldon Road are already over used and in a bad state of repair - in the Summer the extra zoo traffic will also cause more congestion. |
| 351. | My concerns are increased traffic through an already congested area, this will need to be carefully planned. |
| 352. | My main concern would be the added traffic congestion, as it can already be very busy at peak times. However, I do welcome more restaurants and a cinema in the area, as it will provide an alternative to traveling into town. |
| 353. | Outline proposals appear promising but considerable concerns about traffic and disruption. Car parking and pedestrian access also looks questionable. General access routes ie new by-pass will become congested |
| 354. | Traffic congestion is a major concern. |
| 355. | The proposed development is excellent. My concerns are that the Stanway/Copford area is already unable to cope with current traffic. This development, together with the new housing development, will bring further congestion. The effect will spread across West Colchester unless there are radical road schemes. |

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| 356. | Progress is inevitable. I do worry about the surrounding roads and that they can cope with the extra traffic in view of the fact more houses are being built in this area. What sort of restaurants? The plan should include more independent shops. I am in favour of the cinema but as it will be in a residential area, what about the noise problem late at night. If the car park's not free then more people will park at Sainsbury's making it difficult for shoppers to park, causing traffic congestion. All in all I am in favour, but need to be assured that traffic and noise will not be a problem to local residents. |
| 357. | The existing roads can barely cope with the present traffic. All the new buildings will inevitably lead to a greater volume of traffic and cannot cope with any more. The knock-on effect of existing shops etc in Colchester town centre will undoubtedly suffer. The intention to provide a 5 storey, 700 space multi-storey car park off Tollgate West is completely in the wrong place! and the congestion this will cause opposite to Homebase etc needs to be avoided at all costs. |
| 358. | A good looking scheme but our biggest concern is the capability for cars to enter and leave easily. The road structures in and around Colchester never seem to be planned to cope with property development. |
| 359. | Adequate roads to cope with traffic. |
| 360. | Can the existing road system cope? (Slightly rhetorical) Better public transport would help. Still needs attention though. |
| 361. | My only reservations will be the increased volume of traffic and the surrounding roads will be hard pressed to cope. |
| 362. | Please ensure that the roads and infrastructure can cope with the increase in vehicle and pedestrian use - the roads cannot cope now. Also consideration of having a vet's practice - we don't have one in Stanway. |

