**Attachment 14**

Colchester Council refuses Mixed Use retail park for second time

A retail-led mixed-use scheme on the edge of Colchester has been refused for a second time as the development would have a significant adverse impact on the future prosperity of the town's centre.

A revised application sought consent for a mixed-use development comprising retail and leisure uses, including a cinema, with associated parking, including a multi-storey car park. Planners concluded that, although mixed use with leisure, the largest component of the scheme by far was retail which was an important differentiation because of the policy issues that flow.   
  
It was determined that a significant proposed increase in floor space would have a consequential significant adverse impact on investment in the town centre and the adverse knock-on impacts on the viability and vitality of the town centre would undermining sustainable development principles and this outweighed other benefits (more jobs, widening of local consumer choice and limited public realm ivements).

These are relevant considerations should new mixed use parks be proposed.