



Colchester Local Plan Section Two: Modifications Consultation (4 October - 18 November 2021)

Additional Modifications Representation Schedule

January 2022

Mod No.	Name/Organisation	Representation	Officer Comment
AM14 Para 12.74	Tollgate Partnership Ltd	<p>TPL note the inclusion at AM14 of the requirement for retail assessments to be carried out in accordance with “the Councils” updated main town centre Uses Assessment Specification (March 2021). This document itself states that it does not purport to replace national policy and guidance but to provide further detail on how sequential and impact assessments should be undertaken (paragraph 1.3). As such, we would suggest that the wording here is altered as follows (changes shown in red):</p> <p>Where a retail assessment is required this should include an assessment of be carried out in accordance with having regard to the guidance set out in the Assessment Specification 2021 or any updated guidance which applies at the time.</p>	The Council do not consider this proposed wording is required.
AM15 Para 12.77	Essex County Council	<p>Further wording change proposed – additions shown in bold underline and deletion as strike through. “For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. Examples of types of infrastructure are provided in the glossary appended to this plan. Regard should be had to the <u>latest version of the</u> ECC Developers' Guide to Infrastructure Contributions (2016) as well as Council Guidance.”</p>	The Council agree this additional modification provides greater flexibility and should be included within the Plan.
AM19 Para 13.12	Cllr John Akker/West Mersea Town Council	<p>Amend sentence first line, add after particularly, “significant and established” sea level rise....</p> <p>Reason Data earlier this year about projected rise in sea levels. Confirmed by UN. “Between 2013 and 2021 sea levels have doubled compared with the rise from 1993 to 2002. There have been 4.4mm rises every year in the last eight years due to loss of ice mass from glaciers and ice sheets - and it continues to</p>	The Council do not consider this proposed additional wording is required.

Mod No.	Name/Organisation	Representation	Officer Comment
		rise.” Source COP26 the World Meteorological Organisation (WMO).	
AM19 Para 13.12 & AM23 Para 13.50	David Cooper/Stop 350	<p>Climate Change. No mention of the consequences of Sea level rise for Mersea Island has been added as we requested to the Inspector. We believe this is so critical not only to Mersea Island but also all the low lying areas normally protected by the Colne Barrier and sea walls now at risk. With sea level rise certain to increase by more than the predicted 1 metre, due to an expected greater increase of the temperature of more than 1½ degrees, by end of this century. (now expected to be 2.7 degrees) The inspector did consider, in the case of Mersea Island, the lack of road access was too detailed a matter to be considered in the Local Plan! Councilors will be well aware of the flooding at the Hythe which causes chaos every time a small high tide occurs and the Barrier is closed! Big tides can cause up to 3 hours of traffic chaos for the access to Mersea Island. There being some 13,033 vehicles on average which use this Strood crossing on the B1025 every day.</p> <p>Whilst paragraph 13.12 considers the “environment” a new paragraph 13.11 replacing the removed one should also consider development effected by sea level rise.</p> <p><i>Replacement para. 13.11 with Climate change resulting in sea level rise which is likely to regularly impact on access, or flooding resulting from seawall breaching or topping, should be taken into consideration when development is being considered</i></p>	Paragraph 13.11 was related to green infrastructure, not sea level rise. Impact of sea level rise is considered in Policies CC1 and DM23. The Council do not consider this proposed wording is required.

Mod No.	Name/Organisation	Representation	Officer Comment
AM21 Para 13.19	Cllr John Akker/West Mersea Town Council	<p>Coastal Protection Belt AM21 Clause 13.19 Word “irreplaceable” should be retained. It should read “The Coastal Protection Belt has a unique and irreplaceable character, which should be strongly protected and enhanced.”</p> <p>Reason No reason has been shown for its removal. Main Matter 3 - Environmental Assets Policies (ENV2) in particular 3.61 (April 2021) and related policies. The word “irreplaceable” is an important and key word referred to. It is integral to the policies referred to at the Examination.</p>	<p>The modification is in line with the Statement of Common Ground with Natural England. The Natural England representation stated that ‘<i>caution should be used around the term irreplaceable in relation to natural assets</i>’ and that it ‘<i>doesn’t align with aspirations of Shoreline Management Plan which aims to replace lost saltmarsh which cannot therefore be regarded as irreplaceable</i>’.</p> <p>The Council considers that the wording should not be amended.</p>
AM21 Para 13.19	Mersea Island Society	<p>Amend Word “irreplaceable” should be retained. Therefore should read “The Coastal Protection Belt has a unique and irreplaceable character, which should be strongly protected and enhanced.”</p>	<p>The modification is in line with the Statement of Common Ground with Natural England. The Natural England representation stated that ‘<i>caution should be used around the term irreplaceable in relation to natural assets</i>’ and that it ‘<i>doesn’t align with aspirations of Shoreline Management Plan which aims to replace lost saltmarsh which cannot therefore be regarded as irreplaceable</i>’.</p> <p>The Council considers that the wording should not be amended.</p>
AM23 Para 13.50	Mersea Island Society	<p>Amend At end add “ Recognition is given to the concern expressed about sea levels and impact it will have of coastal communities and areas such as the Hythe. Appropriate account will be taken of rising sea levels and impact.”</p>	<p>This is covered in paragraph 13.48 and the Council considers that no additional wording is required.</p>

Mod No.	Name/Organisation	Representation	Officer Comment
AM23 Para 13.50	Anglian Water Services	Support. Specific targets for increasing tree canopy cover as this nature based solutions are one element of Anglian Water's own pathway to get to net zero by 2030	Noted.
AM39 Para 14.137 and Policy SS2	Anglian Water Services	Support. Clarification through deletion that enhancements to wastewater treatment and sewerage infrastructure are not needed in Boxted to serve the Hill Farm development.	Noted.
AM59 New Para 15.4	Mersea Island Society	Amend Add at end. "Ensure within this that patients should be offered a face-to- face consultation if that is their wish. It should also not diminish the need for new doctor's premises where there has been a well established need."	This matter is not for the Local Plan as it is in the control of the health providers.
AM59 New Para 15.4	David Cooper/Stop 350	At the last minute the CBC entered into an understanding of Co-operation with the Primary Healthcare Service North Essex CCG as below: <u><i>15.X Primary care is adopting a Digital First approach to primary care investment. An agreed Integrated Care System Road map for Suffolk and North East Essex was introduced in 2019, many of the initiatives were brought forward as a result of the response to Covid 19 and have already proven successful. GP practices, care homes and community service providers have been using telephone/video consultations, smartphone applications to enable patients to request prescriptions and appointments. Practices within Primary Care networks will enable digital first options to improve fast access to primary care, reducing waiting and travelling time for patients, services will include outpatient follow up appointments and</i></u>	This matter is not for the Local Plan as it is control of the health providers.

Mod No.	Name/Organisation	Representation	Officer Comment
		<p><u>medication reviews. Consequently, the need for high speed broadband access and flexibility in terms of the provision of digital health infrastructure to any new housing development is crucial in order to ensure the success of the Digital First approach.</u></p> <p>The government has made it quite clear and continues to state that every patient has the right to a face to face appointment with a GP. The NHS on 14/5/21 "that the NHS has written to GP's that patients must be offered face to face appointments if that is their preference".</p> <p>We would suggest that a last sentence is added to make it quite clear that the digital approach does not override this right so add :</p> <p><i>This does not effect the right of any patient to have a face to face appointment with their GP</i></p>	
AM75 Para 15.149 & 15.150	Anglian Water Services	Support. Full reference to the Water Cycle Study	Noted.
AM76 Para 15.151	Anglian Water Services	Support. Inclusion of the reference on higher water efficiency standards and the consequent importance of Building Regulations for water body quality	Noted.