



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

Policy Maps Modifications Representation Schedule

January 2022

Mod No.	Name/Organisation	Representation	Officer Comment
PM6 Policy Map WC1- 5: West Colchester	Ropemaker Properties Ltd	<p>Ropemaker Properties Ltd own Stane Leisure Park, a collection of 5 restaurant units and a public house (including Nando's and Starbucks) located to the west of the Sainsburys store at Tollgate District Centre. These representations object to the change to the West Colchester Proposals Map that removes Stane Leisure Park from the defined Tollgate District Centre. This change is fundamental and no commentary within the Main Modifications or Local Plan evidence base has been provided to justify it. (The Sustainability Appraisal for MM53 even states that no changes have been made to site allocations and therefore the SA findings remain the same). We strongly object to this change on the following grounds:</p> <ul style="list-style-type: none"> <li>• It is very late in the process to make such a fundamental change to policies that affect Stane Leisure Park without notifying the owners first or providing evidence to justify the change. The owners have not had the opportunity to contest this change through full consultation or at Examination.</li> <li>• Stane Leisure Park provides town centre uses (restaurants and public house use) that complement the retail offer of Tollgate District Centre and should be seen as an integral and important part of it. It supports the Council's aspirations to deliver a multipurpose destination with a mix of commercial uses and complementary town centre uses in this location, so the area performs as a District Centre rather than an</li> </ul>	<p>This matter was considered during the hearing sessions for <a href="#">Matter 8</a>.</p> <p>Stane Leisure Park and Stane Retail Park are not well connected to the Tollgate District Centre and have been excluded from the District Centre boundary. No change to the Policies Map is considered necessary.</p>

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		<p>out of centre shopping park. The Sustainability Appraisal supported the District Centre boundary at submission stage (which included Stane Park) and its findings remain the same in the recent update.</p> <ul style="list-style-type: none"> <li>The removal of Stane Leisure Park from the District Centre designation would require any complementary or alternative uses at Stane Leisure Park to demonstrate there are no alternative sequentially preferable sites available in Colchester. This could hinder the ability of the leisure park to respond to market requirements and the investment in it. It could also lead to a situation where new additional development is favoured over the reuse or adaptation of existing established buildings already used in conjunction with the retail facilities in Tollgate for complementary town centre uses.</li> </ul> <p><b>Proposed Changes to the Plan:</b> Reinstatement of Stane Leisure Park within the Tollgate District Centre boundary</p>	
PM6 Policy Map WC1-5: West Colchester	Tollgate Partnership Ltd	TPL note the proposed changes to the West Colchester Policies Map (PM6) which follow through from the proposed Main Modifications, namely the removal of the residential allocation on the West Sainsbury's site (DZ1); the removal of the employment allocation on land south of Tollgate West (DZ3); and the inclusion of both these sites within the Tollgate District Centre boundary recognising the Tollgate Village planning permission. These changes	Noted.

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		are consistent with the agreed SOCG and are supported.	
PM6 Policy Map WC1-5: West Colchester	Tollgate Partnership Ltd	<p>The Local Wildlife Site on Land to the south of Tollgate West (DZ3) designation should be removed (CO62 Stanway Pits).</p> <p>The Key to West Colchester Policies WC1- 5 refers to 'Tollgate District Centre' despite the Policies Map now also showing Peartree Road District Centre in the same shade. Key to West Colchester Policies WC1-5 should be amended to refer to 'District Centre'</p>	<p>An extract of the WC1-5 Policy Map was included within the <a href="#">Statement of Common Ground</a> which did not include the area covered by the CO62 Local Wildlife Site (LWS) (Stanway Pits). The Policy Map correctly shows the boundary of the LWS as outlined in the <a href="#">LWS Review 2015</a>.</p> <p>For clarity a different shading will be used to distinguish the Tollgate District Centre from other District Centres across the Borough.</p>
PM6 Policy Map WC1-5: West Colchester	Tollgate Partnership Ltd	<p>The Policies Plan does not define a primary shopping area within Tollgate District Centre. It defines a Retail Frontage which is arbitrarily drawn along existing retail uses and does not reflect the wider proposals for Tollgate Village. The NPPG no longer advocates the use of retail frontages (primary and secondary shopping frontages have been removed from the Glossary) in light of the objectives of Class E.</p> <p>The Retail Frontage within Tollgate District Centre should be removed from the West Colchester Policies Map.</p>	The Council agree the retail frontage within the Tollgate District Centre is no longer relevant. The Policy Map will be updated accordingly.
PM13 Policy Map SS9: Langham	Stane Park Ltd	Modification PM13 states that Policy Map SS9: Langham will be modified to 'Add Employment' allocation at Lodge Lane as previously omitted but noted in Policy SS9'. Notwithstanding this, the Policies Map has not been updated to indicate this. It currently omits the allocated site at Lodge Lane and does not indicate the entirety of the existing Business Centre. In	The Council acknowledge that the revised Policy Map SS9 does not include the additional land required for the Lodge Lane employment designation. This will be updated accordingly.

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		<p>order therefore for the Policies Map (for Langham and also that for North Colchester) to be consistent with Policy SS9, the Map needs to include additional purple shading around Lodge Park Business Centre and the adjacent parcel of land to the East. The enclosed plan (1005-P-01) indicates the extent of the existing Lodge Park Business Centre (outlined in blue – noting that the Policies Map should reflect the area of the site for which consent has previously been granted) along with the adjacent site outlined in red.</p> <p><b>Proposed Changes to the Plan:</b> The Policies Map needs to be updated to reflect the content of Modification PM13 so that sites at Lodge Lane are indicated as employment allocations in accordance with Policy SS9.</p>	
PM15 Policy Map SS11: Marks Tey	Marks Tey Limited	<p>The schedule of policies maps (PM15) however at present only refers to timber yard and the map on page 22 (SS11) appears to remain unchanged from the submission version of the policies map (CBC 1.3). I understand from recent correspondence with the Council that this is a mapping error given that MM7 states the employment land will be reinstated. The current adopted Local Plan of course allocates all the area up to the Marks Tey playing fields for employment purposes which is consistent with the red line for my clients planning application. We consider this error should be corrected and the policies map should be updated ahead of plan adoption</p>	<p>The Council acknowledge that the revised Policy Map SS11 does not include the employment designation at Timbers Yard. This will be updated accordingly.</p>

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PM15 Policy Map SS11: Marks Tey	Gerald Wells	Reinstatement of employment land at Marks Tey, this had been omitted previously and to reinstate this area it should have been clearly marked on the map on page 22. It has not been marked as such so the area it covers is not easily identified.	The Council acknowledge that the revised Policy Map SS11 does not include the employment designation at Timbers Yard. This will be updated accordingly.
PM17 Policy Map SS14: Tiptree	Tiptree Parish Council	Removal of the preferred direction of growth arrow to the south-west	Any further update to Policy Map SS14 Tiptree will be informed by the Inspector's Final Report in regard to MMs 69 to 71.
PM19 Policy Map SS16: Wivenhoe	Wivenhoe Society	The adopted Wivenhoe Neighbourhood Plan (WNP) contains a Proposals map. The suggested amendments to the Local Plan Wivenhoe map do not cover all the land use policies presented in the WNP Map. Given the new wording for policy SS16 ' <i>All development proposals in Wivenhoe parish will be determined against and be required to comply with policies in the Wivenhoe Neighbourhood Plan</i> ' the land use shown in the WNP proposals map should be used rather than the version put forward in this consultation or there should at least be a reference to the WNP proposals map as a footnote to the consultation version. There are policies in the WNP which impose restrictions on development - WIV4 Settlement Coalescence, WIV5 Protecting the setting of the River (River Colne Special Character Area) and WIV10 Local Green Spaces The consultation version does not show these areas. There are other policies which allow development which are also not mapped in the consultation version. The	<p>The Council agree that a note identifying where a Neighbourhood Plan has been made should be added to all Policy Maps where relevant. This will be included for the Policy Map SS16 Wivenhoe regarding the Wivenhoe Neighbourhood Plan.</p> <p>The Council agree that the Conservation Area has been omitted. This will be updated accordingly.</p>

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		<p>employment land allocated in the WNP adjacent to Keelars Lane (Policy WIV 22) is not included, nor is the land allocated for a care home adjacent to the land allocated for housing behind the Fire Station. Other allocations – for a cemetery and for additional allotments at two sites are not shown</p> <p>While the key to the various maps shows a Conservation Area designation the Conservation Area does not seem to be shown on the Wivenhoe map nor, I think, generally on the proposals maps. (This is not shown on the Wivenhoe Neighbourhood Plan Proposals Map as this is a Borough designation)</p>	