



Schedule of Proposed Additional Minor Modifications to the Publication Draft Colchester
Local Plan: Section Two

August 2021

The following Schedule sets out the Additional Modifications to the Section 2 Colchester Local Plan – Publication Draft June 2017. These Additional Modifications have been prepared by the Council and are minor in nature and are either factual, correct spelling/grammar and/or are a result of a main modification. This version consolidates and supersedes previous Schedules which the Council published before the Examination Hearing Sessions.

The modifications are shown in the same order as the Local Plan. The modifications are expressed either in the form of ~~strike through~~ for deletions or **bold** for additions of text. The page numbers and paragraph numbering below refer to the [Publication Draft Section 2 Colchester Local Plan 2017 to 2033 – June 2017](#).

Each modification has been given a unique ‘AM number’ which should be quoted in the relevant section of the Council’s response form if you are making a response to the consultation.

Two further schedules are also available (please see separate schedules).

The Main Modifications Schedule outlines the modifications that are considered necessary by the Planning Inspector for the Section 2 Local Plan to be made sound. The Main Modifications are available to view and comment via the Consultation Portal - <https://colchester.oc2.uk/>

The Main Modifications have been assessed through the Sustainability Appraisal (SA) (September 2021) and Habitats Regulations Assessment (September 2021). These have been published for consultation and comments are also invited on each of these documents.

A Schedule of Modifications to the Policies Maps has also been prepared by the Council to correct matters of fact or to reflect main modifications. For transparency and completeness, these have also been published for consultation [here](#).

To assist with the consultation, the Council have prepared a tracked changes version of the Section 2 Colchester Local Plan, showing all modifications (main and additional).

All of the above mentioned documents are available on the Council’s [Examination Website](#).

The Consultation is open for comment from 4 October to 15 November 2021. You can respond in a number of ways:

- Online via the Consultation Portal - <https://colchester.oc2.uk/>
- Email – send a completed response form to Local.Plan@colchester.gov.uk

- Letter – send a completed response from to: Planning Policy, Colchester Borough Council, Rowan House, 33 Sheepen Road, Colchester, CO3 3WG

All representations will be published on the Council's consultation portal, although private e-mail and postal addresses and other contact details, and any signatures will be redacted. This is in accordance with the Data Protection Act 2018 and General Data Protection Regulation. We will submit representations received to the Independent Planning Inspector appointed to examine the Local Plan. Representations made to the additional and policy map modifications are for the Council to consider.

**Schedule of Additional Minor Modifications to the Publication Draft Colchester Local Plan: Section Two
August 2021**

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
AM1	Vision	Add to end of second paragraph: Colchester’s heritage will continue to be a source of pride and community identity and heritage assets will be protected and enhanced.	Further to Statement of Common Ground with Historic England, agreed to strengthen wording on heritage protection and enhancement.
AM2	Explanatory text – Objectives, section 3 Places	“Ensure the unique qualities of different communities and environments, paying particular attention to heritage assets , in the Borough are identified, protected and enhanced.”	Further to Statement of Common Ground with Historic England, agreed to strengthen wording on heritage protection and enhancement
AM3	Para 12.12	The settlements highlighted in bold in Table SG1 have active Neighbourhood Plan working groups which have chosen to pursue site allocations through their respective There are a number of active Neighbourhood Plans working groups which have either made or are preparing Neighbourhood Plans under the Localism Act 2011 across the Borough . More detailed proposals for site allocations and other policy matters are set out in Neighbourhood Plan for these areas, Policy SG8 and the relevant place policy .	To provide consistency and avoid duplication
AM4	Table SG1	Settlements highlight in bold are preparing Neighbourhood Plans to guide development	To avoid duplication and provide consistency
AM5	Para 12.15	Add additional sentence at end of paragraph: Since the plan was submitted, 3,337 new dwellings were delivered between 2017 and 31.3.2020. Accordingly, during the remainder of the plan period, the Council needs to plan for a minimum of 11,383 dwellings in order to meet the objectively assessed need.	To provide clarity
AM6	Para 12.16	Colchester has an excellent track record of housing delivery. Since 1974 an average of 833 new dwellings have been delivered in the Borough every year. Over the current previous plan period to date of submission (2001 – 2016) the Council exceeded its cumulative housing target by almost 900 dwellings. Therefore, at the beginning of the	To provide clarity and correct grammar

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
		new plan period the Council was is not in a position where it need eds to make up any previous shortfall in housing delivery.	
AM7	Para 12.18	Existing commitments are residential sites with planning permission or where the granting of planning permission is considered to be imminent. Many of these sites, particularly the larger sites, were allocated for residential use in the previous Local Plan. For the remainder of within the new Local Plan period these existing commitments account for approximately 7,200 5,900 new dwellings. Site specific information on existing commitments can be found in the Housing Trajectory.	To reflect latest figures as outlined in Table SG2
AM8	Para 12.20	The Place policies in this plan provide detail on specific new allocations along with further information on infrastructure improvements and mitigation measures required to address site constraints and opportunities at each location. Given the time that elapsed between submission of the plan and adoption, some of the allocations were converted into commitments following the grant of planning permission. Within the new Local remainder of the Plan period new allocations account for approximately 5,200 7,100 new dwellings. New allocations are set out in their respective Place policies as well as detailed in the Housing Trajectory.	To reflect latest figures as outlined in Table SG2
AM9	Para 12.21	Housing land supply is also comprised of a broad locations for growth. As set out in Section One of the Local Plan the two broad locations for a Garden Communities are is expected to collectively contribute 1,100 to 1,250 2,600 new dwellings to Colchester Borough's housing supply within the plan period. Information relating to these broad locations for growth is are detailed in Section One and listed in the Housing Trajectory.	Addresses modification of Tendring Colchester Borders figure and deletion of Colchester Braintree Borders Garden Community
AM10	Para 12.27	The ELNA looked at demand for employment land using four scenarios and concludes that the Council should plan to accommodate at least the 2012 demographic baseline scenario to ensure that the Borough's growth potential arising from its resident workforce is not constrained by lack of spatial capacity in future. The ELNA goes on to state, however, that the Council should consider planning to accommodate the greater requirement arising from Colchester's good economic growth prospects. The range provided of between 22 - 55.8 ha accordingly allows for flexibility in allocations between minimum levels and capacity to respond to higher growth levels, as highlighted in the Section 1 strategic employment Policy SG4.	Reflects lowering of higher end of employment land requirement arising from Section 1.
AM11	12.28	The employment land allocations listed in Table SG3 below provide for a total of 39.7 28.5 ha of B use employment land in Strategic and Local Employment Areas and a further 4.5 3.5 ha of B use employment land in the Garden Communities	Update to reflect revised employment floorspace

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
		within Colchester during the plan period. This total figure of 44.232 ha sits within accords with the baseline and higher growth demand scenarios.	allocations arising from Section 1.
AM12	Para 12.67	London Road, Marks Tey local centre is remote from the main residential area of Marks Tey. The Food Company is the largest of the uses and this also includes a café/restaurant and a car park. There are other high end convenience uses in this centre; a butchers and Chateau Wines, There are also as well as three takeaways and a garage with a shop.	Update / Correction to reflect current provision.
AM13	Para 12.68	Vine Road in Wivenhoe includes a One Stop convenience store, florist and gift shop, estate agent , pharmacy, hairdressers and beauty salon, and take away.	Update / Correction to reflect current provision.
AM14	Para 12.74	Where a retail assessment is required this should include an assessment of: be carried out in accordance with the guidance set out in the Assessment Specification 2021 or any updated guidance which applies at the time. -The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and -The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to 10 years from the time the application is made.	Clarify relevant guidance.
AM15	Para 12.77	Add text to end of paragraph: 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 ECC Developers' Guide to Infrastructure Contributions (2016) as well as Council Guidance.	ECC Representation suggested to clarify definition of infrastructure.
AM16	Para 12.87	Delete this paragraph referring to NHP status	To ensure the plan is up to date.
AM17	13.4 & 13.5	Delete paragraphs	Not necessary, updates provided in other paragraphs.

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
AM18	Para 13.11	Delete paragraph	To avoid repetition.
AM19	Para 13.12	Amend final sentence: Climate change impacts, particularly sea level rise, will also be addressed by accommodating future flood waters and inter-tidal habitats through managed realignment projects identified in the Essex and South Suffolk Shoreline Management Plan, without harm to landscape character and the built and historic environment.	To provide further clarity.
AM20	Para 13.14	Addition to the end of paragraph 13.14: The Local Plan as a whole protects heritage assets through general and site specific policy criteria, which ensures that the protection of heritage assets is an integral part of every aspect of the Local Plan.	As agreed in Statement of Common Ground with Historic England to explain how the suite of strategic and development management policies deliver the protection of the historic environment beyond policy DM16.
AM21	Para 13.19	Amend the first sentence: The Coastal Protection Belt has a unique and irreplaceable character, which should be strongly protected and enhanced. Amend 6th sentence of paragraph 13.19: There are also a number of new housing allocations being proposed within Abberton, Rowhedge, and West Mersea and Wivenhoe which are located in the revised Coastal Protection Belt.	Natural England Representation & SCG1. Factual correction these settlements are no longer in the CPB.
AM22	Para 13.32	The inner and planned Outer Green Colchester Orbital Route is are shown in Appendix 1. An audit of the Orbital Route has been completed by the Orbital Access Group and this information will be used to inform improvements that need to be made from development contributions where appropriate.	Factual correction – one route only programmed for Orbital. Requires placing into policies maps.

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
AM23	Para 13.50	<p>Amend the first sentence as follows:</p> <p>“To help contribute towards achieving the national climate change target set out in the Climate Change Act 2008 of an 80% reduction in carbon emissions net zero carbon by 2050 from a 1990 baseline...</p> <p>Delete the last four sentences of this paragraph (beginning with ‘Colchester Borough Council has an interim aim...’) and insert the following:</p> <p>In 2019, the Council made a Climate Emergency declaration. The Council is committed to firm action and has set a target to be net zero carbon by 2030 and is committed to a significant programme of environmental stewardship. A Climate Challenge and Sustainability Strategy and a Carbon Management Plan will support the Climate Emergency Action Plan and will set out detailed specific carbon reduction projects.</p>	<p>Update to reflect change to national target and</p> <p>the Council’s declaration of a Climate Emergency and the work the Council has undertaken in relation to this.</p>
AM24	Para 13.53	<p>Replace this paragraph with the following:</p> <p>The Council is supporting the development of a low carbon district heating system using an open loop ground source heat pump at Colchester Northern Gateway for a mixed used development in conjunction with the Department of Business Energy and Industrial Strategy Heat Network Investment Project.</p>	<p>Amendment required to update on the progress the Council has made in progressing a district heating scheme.</p>
AM25	Para 13.54	<p>Insert “where appropriate” at the end of the first sentence.</p> <p>Add the following sentence to the end of the paragraph:</p> <p>“Appropriate energy efficiency measures for historic buildings will be different in relation to certain classes of historic buildings.”</p>	<p>As agreed in Statement of Common Ground with Historic England to reflect need for energy efficiency measures to be sensitively approached in historic buildings.</p>
AM26	Para 13.55	<p>Delete entire paragraph</p>	<p>This paragraph refers to the Environmental Sustainability Strategy, which is now out of date. An update to paragraph 13.50 provides an update of the</p>

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
			work the Council is taking in relation to climate change.
AM27	Para 14.8	<p>The primary shopping areas illustrated on the Policies map include those selected areas, largely within the previous Inner Core designation, where it is reasonable to maintain up to 70% a high percentage of A1 retail uses within each street frontage. A3 (restaurants and cafes) use, however, will be considered preferable to long term vacancies, if after extended marketing A1 retail use cannot be secured. Within the secondary frontages as illustrated on the Policies map, 50% A1 retail use will be maintained. Greater flexibility for changes of use within Classes A1-A5 is provided to maximise the number of occupied units and sustain a more diverse composition of uses.</p>	Reflects increasing flexibility to be given to uses within town centres.
AM28	Paras 14.9, 14.10, 14.11 and 14.12	<p>The St. Botolph's area to the east will continue to be a focus for new development in the Town Centre, with the Firstsite gallery, which opened in 2011, serving as a catalyst for further culture and leisure-focused development. With permission granted for an arthouse cinema, further development is programmed to include development of town centre floorspace including an 85-bed hotel; restaurant cluster; and student accommodation.</p> <p>Reflecting its position at the top of the retail hierarchy, Colchester Town Centre will be the focus for additional retail floorspace in line with the requirement in the NPPF to meet in full the demand for town centre uses. The 2016 Retail Study Update identified capacity for up to 12,100 sq m net sales of additional comparison goods floorspace by 2023, rising to 18,650 sq m net sales by 2033 (after allowing for existing commitments but not allowing for Tollgate Village if approved on appeal).</p> <p>The Council's Retail Study considers that Vineyard Gate is the Borough's best new town centre site and a prime opportunity to accommodate forecast capacity and need for new comparison goods retail floorspace (in the region of 10-15,000 sq m net). Development there will also include related leisure and food/drink uses to ensure the viability and vitality of the proposal. Such a scheme represents a significant opportunity to offer larger format shop units which would in turn help to enhance the town centre's attractiveness to consumers and 'claw back' expenditure from competing shopping destinations. To realise this opportunity, it will be important for the Council to continue to play a proactive role given the site's complex design, heritage and archaeological issues.</p>	Update text to reflect rapidly evolving approaches to town centre retail development, including deletion of specific floorspace estimates which are now out of date.

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
		Medium to longer term need for town centre use floorspace will also be addressed by redevelopment of the St. Botolph's area and Priory Walk developments, providing potential opportunities for redevelopment of existing buildings and car parks...	
AM29	Para 14.35	The Colchester Station Travel Plan was developed in partnership with the successive Train Operating Companies and Essex County Council and has been running since 2008'.	For Accuracy ECC representation
AM30	Para 14.47	<p>Amend bullet points to reflect latest update.</p> <ul style="list-style-type: none"> • A12 Technology Package between the M25 and the A14 – smarter technology package to enable better management of the trunk road network. Scheme identified in the Government's Road Investment Strategy. • A12 widening between Junction 25 and junction 29 – scheme identified in the Government's Road Investment Strategy for start of investment to be made by 2025. • A120 upgrades – ECC and Highways England have progressed regarding a new and improved A120 between Braintree and the A12. In March 2020, the government announced its Road Investment Strategy (RIS) which included a commitment to progress further development work on the A120 dualling to prepare the scheme for delivery. The A120 dualling scheme be considered for inclusion in the RIS3 programme 2025 – 2030. 	Rewording needed to provide updated position and align with Section 1.
AM31	Para 14.75	<p>Insert after paragraph 14.75:</p> <p>“The Hythe Conservation Area includes the historic port of the Hythe, the medieval church of St Leonard’s and a number of listed buildings, in addition to later infill and some modern regeneration. Development proposals must ensure that it responds to the distinctive historic character. Every opportunity should be taken to enhance heritage assets and reinforce the significance of the Hythe Conservation Area.”</p>	Highlight importance of Hythe Conservation as agreed in Draft Statement of Common Ground with Historic England.

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
	Para 14.76	Opportunities should be sought to bridge the Colne to the south of Colne Causeway Bridge. and could include power generation through tidal flow as part of the HEAT project. The Energy Centre and HEAT project has identified the ability to redistribute power more efficiently but requires infrastructure in the area to do this.	Delete proposal that is no longer current
AM32	Para 14.94	It contains a mix of commercial uses including retail and B-use employment floorspace and is the Borough's largest District Centre. Add to end of paragraph: There are a number of listed buildings in the area whose setting and continued beneficial use should be considered as the area continues to develop.	Reflect changes in use class terminology Clarify importance of local heritage assets in Stanway area in line with Draft Statement of Common Ground with Historic England.
AM33	Para 14.95	The area shown as Zone 1 of the Stanway Strategic Economic Area on the Policies Map is allocated for further employment land supporting the basis of the areas good location and potential for development of high quality additional employment floorspace to contribute to the Borough's supply of employment land. Table SG3 shows an allocation of 15.6 1.4 ha of employment land in Stanway. Alternative non-B class uses will only be supported where they are ancillary to the employment focus of the area and they support the continued operation of the employment uses within the SEA. Part of the Stane Park site will, expand The retail / leisure element within the area will expand following the grant of planning permission on appeal for a range of food / drink main town centre uses. Another proposal for a large retail led expansion is currently the subject of an appeal. Further pressure to change employment land to retail/leisure use will continue to be resisted due to concerns about the potential impact of other uses on Colchester town centre and to protect the Town Centre at the Apex of the hierarchy.	Updated to reflect latest position on development within the Tollgate area.
AM34	Paras 14.107 and 14.108	Land between Tollgate West and London Road (former Sainsbury's Site) The former Sainsbury's site has been vacant since the supermarket relocated to its current location just north of the site in 2010. The site represents an excellent opportunity to provide new housing on brownfield land and provide a further mix of uses within a predominately commercial area. Due to its location close to a range of shops and facilities, including public transport links to Colchester, the site would be suitable for development at a higher density than surrounding areas.	Deleted to reflect grant of town centre uses for site on appeal

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
		<p>14.108 The site benefits from an existing access on Tollgate West but connectivity would be improved by a new footway and cycle way linking London Road to the north of the site to Tollgate West at the southern boundary of the site. This new link will improve permeability and sustainable transport connectivity in an area dominated by motorised transport. Furthermore the new link could be fronted by small scale services and community uses on the ground floors of proposed residential buildings, ensuring that any small scale uses are visible from and relate well to, the Tollgate District Centre and Tollgate West. Establishing an active frontage on ground floors will be complementary to the neighbouring District Centre and be consistent with the strategy seeking diversification / more services and community facilities. Importantly, development proposals will deliver high quality landscaping and public realm improvements to complement the site's enhanced connectivity to and from the adjacent District Centre.</p>	
AM35	Para 14.109	<p>A site to the west of Lakelands is allocated for a mixed-use residential development to include approximately 150250 dwellings. To create a more logical extension to the settlement boundary and mix of uses the allocation provides for residential development to the south of the site and employment to the north.</p>	To reflect revised proposal for the site agreed in Statement of Common Ground with O&H
AM36	Para 14.118	<p>Amend the third sentence as follows:</p> <p>Any proposals should promote access by Bus from the Town Centre and local train stations, as well as promoting local access via cycle, and footpaths, equestrian routes, where appropriate and improving improvements to these routes where necessary.</p>	Essex Bridleways Association Representation. Grammar correction
AM37	Para 14.129	<p>Amend bullet points to reflect latest update.</p> <ul style="list-style-type: none"> • A12 Technology Package between the M25 and the A14 — smarter technology package to enable better management of the trunk road network. Scheme identified in the Government's Road Investment Strategy. • A12 widening between Junction 25 and junction 29 — scheme identified in the Government's Road Investment Strategy for start of investment to be made by 2025. 	Rewording needed to provide updated position and align with Section 1.

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
		<ul style="list-style-type: none"> • A120 upgrades – ECC and Highways England have progressed regarding a new and improved A120 between Braintree and the A12. In March 2020 the government announced its Road Investment Strategy (RIS) which included a commitment to progress further development work on the A120 dualling to prepare the scheme for delivery. The A120 dualling scheme be considered for inclusion in the RIS3 programme 2025 – 2030. Preferred route to be identified summer 2017. 	
AM38	Para 14.130	<p>Abberton and Langenhoe were originally two separate settlements but have now effectively merged into one village which share services and facilities. The facilities in the village include a primary school, community hall, and public open space and a proposed shop at the former Langenhoe Lion Public House.</p>	Update to reflect planning consent 180874.
AM39	Para 14.137 and Policy SS2	<p>Boxted Parish Council has produced a Neighbourhood Plan that covers the whole of the Parish and was made on 8 December 2016. While the Boxted Neighbourhood Plan promotes residential development at Hill Farm, a derelict employment site located in Boxted Cross, it does not identify a specific number of houses to be delivered. The Local Plan proposes an allocation of approximately 36 dwellings at the Hill Farm site which reflects the fact that Boxted is a rural village with limited facilities. The Neighbourhood Plan sets out a policy framework for Hill Farm and the wider Parish that all future development proposals in Boxted will have to accord with, now that the Neighbourhood Plan has been made. Development proposals will also be required to comply with Local Plan policies where relevant and outside of the scope of the Boxted Neighbourhood Plan.</p> <p>All development proposals in Boxted parish including the Hill Farm site at Boxted Cross, as shown on the Boxted policies map, will be determined against, and be required to comply with policies in the Boxted Neighbourhood Plan and any relevant Local Plan policies.</p> <p>Prior to the commencement of development at Hill Farm enhancements will need to be provided to the wastewater treatment and sewerage infrastructure in the catchment.</p>	To update policy to reflect grant of planning permission 170997.

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
AM40	Para 14.159	The Eight Ash Green Neighbourhood Plan will allocate development sites in the Parish. The Parish Council, Neighbourhood Plan Working Group and the Local Planning Authority have agreed that The Eight Ash Green Neighbourhood Plan was made in 2019. The Neighbourhood Plan will allocate land to deliver 150 new dwellings at Fiddlers Field in Eight Ash Green over the Local Plan period.	Correction to update the plan to reflect the adoption of the Eight Ash Green Neighbourhood Plan.
AM41	Para 14.160	Delete entire paragraph.	Correction to update the plan to reflect the adoption of the Eight Ash Green Neighbourhood Plan.
AM42	Para 14.161	... Although spread out, it is well served by key community facilities including, a primary school, village hall, convenience shop / post office and playing field.	Amendment to reflect change of use application granted from Post Office/Shop to dwelling.
AM43	Para 14.171	Delete text as follows; Bus services 82/83 operates between....	To respond to a representation and correct a factual error.
AM44	Para 14.183	The village is well served by community facilities including a primary school, village shop and post office , GP surgery, public open space at New Cut and Malting Green and two public houses.	Correction No Post office in village

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
AM45	Para 14.189	<p>The road infrastructure in the area is to be further developed over the plan period. The A12 is programmed in the Road Investment Strategy for widening between junction 19 at northeast Chelmsford and junction 25 at Marks Tey. to start in 2020. Highways England are developing options for widening further sections of the A12 from junction 25 to junction 29 in Colchester (Ardleigh Crown). Essex County Council is leading on the development of options for a revised A120 route between Braintree and the A12. Consultation on A120 route improvements between Braintree and the A12 ended in March 2017. ECC has identified a favoured route which has been recommended to Highways England and the Department of Transport. In March 2020 the government announced its Road Investment Strategy (RIS2) which included a commitment to progressing further development work on the A120 dualling to prepare the scheme for delivery. The scheme will be considered for inclusion in the RIS3 programme (2025-2030) and is now considered a pipeline project to be progressed by Highways England.</p>	<p>Rewording needed to provide updated position and align with Section 1.</p>
AM46	Paras 14.190 and 14.191	<p>Reflecting its sustainable location, the wider Marks Tey area is identified as a location for a Garden Community as identified in Section 1 of the plan. In addition to this Local Plan, future development of the area will also be guided by a new Joint Development Plan Document developed with Braintree District Council for the Garden Community area as well as the Neighbourhood Plan being developed by Marks Tey Parish Council.</p> <p>Parish Council are progressing with a Plan to inform the emerging concepts associated with the potential Garden Community. Marks Tey is in an unusual position awaiting further confirmation in respect of a planned route for the A120 as well as further work informing the extent and definition of the Garden Community area, both of which may influence the consideration of site allocations which will be considered through the Neighbourhood Plan. In response to this, it is appropriate to take a flexible approach to the Neighbourhood Plan, providing the opportunity for a phased plan for allocations associated with growth of the existing settlement, which could reflect forthcoming decisions on the A120 route and A12 and the Garden Community location.</p>	<p>To remove reference to the Braintree Colchester Borders Garden Community</p> <p>To clarify role of Neighbourhood Plan</p>
AM47	Para 14.202	<p>Amend Text: The current Essex and South Suffolk Shoreline Management Plan.</p>	<p>Correct title of Plan for accuracy</p>

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
AM48	Para 14.214	Amend paragraph to delete requirement for health provision given that the need for health care facilities may be met through alternatives sites and/or methods of provision. Redevelopment of this site will also provide a number of local benefits including land for expanded health provision in Rowhedge. Provision of a new healthcare facility is currently being explored by North East Essex Clinical Commissioning Group, however, no infrastructure has yet been formally approved for this community in isolation.	Clarification in the Update on Cooperation with the North East Essex Clinical Commissioning Group on the need for flexible approaches to the provision of health care which may not involve land take on the allocated site.
AM49	Para 14.216	Tiptree is a District Centre with a high number of key services and community facilities. There are 2 supermarkets, 4 primary schools, a secondary school, a community centre, 1 GP surgery , as well as a range of independent shops, cafes and restaurants.	Correction for accuracy
AM50	Para 14.218	Add the following to the end of the paragraph: and Inworth Grange and Brook Meadows Local Wildlife Site	Reference to Local Wildlife Sites
AM51	Para 14.221	There are currently four designated Local Economic Areas (LEAs) in Tiptree; the Alexander Cleghorn Site, Tiptree Jam Factory, the Basketworks Site and the Tower Business Park. These will continue to be protected for employment purposes this use . Any development proposals affecting these sites or any other sites providing an economic/employment use in Tiptree over the Local Plan period will be required to comply with policy SG4 unless they are reviewed and amended through the Tiptree Neighbourhood Plan	To improve clarity.
AM52	Para 14.226	Delete entire paragraph	Correction to update the plan to reflect the adoption of the West Bergholt Neighbourhood Plan.
AM53	Para 14.227	The West Bergholt Neighbourhood Plan will allocate land for housing was made in 2019. and will develop a It sets out the planning policy framework needed to support the delivery of 120 houses up to 2033 and a policy framework to guide and meet all other development or community needs identified by the community in West Bergholt.	Correction to update the plan to reflect the adoption of the West Bergholt Neighbourhood Plan.
AM54	Para 14.228	Delete the following text from the final sentence:	Correction to update the plan to reflect the adoption of the West Bergholt Neighbourhood Plan.

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
		unless they are reviewed and amended through the West Bergholt Neighbourhood Plan.	
AM55	Para 14.234	Wivenhoe Town Council is currently preparing a The Wivenhoe Neighbourhood Plan was made in 2019. which is at an advanced stage. The Plan sets out the planning policy framework needed to support the delivery of 250 houses up to 2033. The Neighbourhood Plan, also allocates sites for other uses identified by the local community as being important in Wivenhoe and develops the policy framework needed to support any such allocations.	Correction to update the plan to reflect the adoption of the Wivenhoe Neighbourhood Plan.
AM56	Para 14.235	Delete entire paragraph	Correction to update the plan to reflect the adoption of the Essex Coast RAMS (the strategic approach to mitigating likely significant effects from recreational disturbance across Essex).
AM57	Para 14.243	The Local Planning Authority's interpretation of 'isolated' is threefold: it interprets it as an isolated single dwelling in the countryside, are sites that are physically isolated relative to existing settlements, and sites that are functionally isolated relative to services and facilities.	Clarification and consistency matter raised at the EiP Hearings regarding reference to single dwellings.
AM58	Para 15.3	Further details on preparing HIAs can be found in the Guidance Note on HIAs produced by the Essex Planning Officers Association (March 2008) Health Impact Assessment section of the Essex Design Guide (essexdesignguide.co.uk).	Update to latest guidance.
AM59	New Para 15.4	Insert new paragraph to precede Policy DM1: 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 medication	To provide clarity on required digital infrastructure improvements to support the delivery of healthcare.

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
		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.	
AM60	Para 15.4	Policies elsewhere in the plan also cover protection and provision of open space, sport and recreation facilities.	To provide further clarification as requested in a representation from Sport England.
AM61	Para 15.21	Add ' DM16 ' to the list of policies cross-referenced in the supporting text.	A recommendation in the Sustainability Appraisal.
AM62	Para 15.54	Building for a Healthy Life is endorsed by government and is the industry standard for the design of new residential developments. The assessment tool can be used by local authorities, developers and community groups to help highlight design quality, local design constraints and opportunities for improvement. The Local Planning Authority will encourage new developments to apply the Building for a Healthy Life design standard.	Title of document updated.
AM63	Para 15.66	Add the following to the supporting text to policy DM13: Existing buildings can play an important role in reducing greenhouse gas emissions through improved energy efficiency measures where appropriate. Householders should consider the opportunities for improving energy efficiency as part of proposals for extensions/ alterations. For example, improved insulation, draught proofing, orientation for solar gain, energy efficient appliances and lighting, and water saving devices.	To reflect the Council's Climate Emergency and for consistency with Policy CC1.
AM64	Para 15.83	After 'nationally produced guidance...' add: ' ...the government's 2018 National Design Guide which sets out the characteristics of well-designed places and demonstrates what good design means in practice, and the National Design Code 2021... ' Change 'Building for Life' to 'Building for a Healthy Life' to reflect the current iteration of this tool.	To highlight the importance of the government's 2018 National Design Guide and National Design Code 2021 as recent additional guidance.
AM65	Para 15.123	Amend paragraph to read: '.....within the relevant Transport Assessment and Transport Statement. '	To provide further clarity as requested by Essex County Council.
AM66	Para 15.124	Amend text as follows: These flood zones are defined in Table 1 in the Flood Risk and Coastal Change National Planning Practice Guidance and are shown on the	Update to provide clarity and reflect the latest available

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
		on the Environment Agency's Flood Map for Planning (Rivers and Sea). Government's Flood Map for Planning.	resource for Flood Map for Planning.
AM67	Para 15.125	Add the following text to the end of the last sentence of 15.125: The notes accompanying Table 3 set out the principles to be followed in relation to the application of the Sequential Test and Exception Test, including the need to consider risk from all sources of flooding and not just from rivers and sea.	To provide further clarity as requested by the Environment Agency and shown in SCG2.
AM68	Para 15.129	When considering the allocations of sites in Flood Zone 2 & 3, the Local Planning Authority also took flood risk vulnerability of the proposed land uses and the needs for the application of the Exception Test into account.	Typo – missing word
AM69	Para 15.135	Where development proceeds in areas with a known flood risk, mitigation measures will need to be delivered as part of the proposals not only to alleviate risk to people and property, but also to ensure that the development is safe over its is planned lifetime.	Typo
AM70	Para 15.139	Colchester's Surface Water Management Plan (SWMP) 2013 which only covers urban Colchester, identified 9 Critical Drainage Areas (CDAs) and Local Flood Risk Zones (LFRZs). Essex County Council have produced an update to the SWMP Action Plan in 2018. As of April 2018, there are now 12 CDAs and LFRZs within urban Colchester. These can be found on the Essex County Council Asset Register.	Update to reflect latest information from Essex County Council.
AM71	Para 15.143	Delete paragraph.	Paragraph not necessary and will become out of date during the lifetime of the Local Plan.
AM72	Para 15.144	Delete paragraph.	Paragraph is out of date.
AM73	Para 15.145	Delete reference to district heating in East Colchester and delete the final two sentences about proposals for district heating in the Northern Gateway.	To ensure the plan is up to date. A district heating scheme in East Colchester is no longer being explored and the district heating scheme in Northern Gateway is operational (at a testing stage).
AM74	Para 15.146	Move the final sentence to the end of paragraph 15.147 and delete the rest of the paragraph.	Cross-reference to other requirements not needed.
AM75	Para 15.149 & 15.150	Amend 'WCS' to Water Cycle Study Delete 'also' from paragraph 15.149.	To provide clarity

Mod. Number	Policy / Para No.	Modification Bold - new text strikethrough - deleted text	Reason
AM76	Para 15.151	Amend the second sentence as follows: { See the Environment Agency 2013 'Water stressed areas final classification report' and the Joint advice to Local Planning Authorities: Optional Higher Water efficiency standard for new housing (February 2020).	To refer to updated advice that supports the tighter water standard as shown in SCG3.
AM77	Table 1: Monitoring Targets and Indicators	Local Plan Objectives updated under Place Policies - to reflect wording agreed with Historic England (SCG3) Ensure the unique qualities of different communities and environments, paying particular attention to heritage assets , in the Borough are identified, protected and enhanced	To ensure consistency.