



Colchester Borough Council

Local Plan Focused Review Adoption Statement – July 2014

Planning and Compulsory Purchase Act 2004 (as amended) The Town and Country Planning (Local Development) (England) Regulations 2012

Notice of adoption of Colchester Borough Council's Local Plan Focused Review

Colchester Borough Council adopted the Local Plan Focused Review on 16 July 2014.

The policies amended by the Focused Review will replace the previous versions of these policies, contained within the adopted Core Strategy 2008 and the Development Policies Development Plan Document (2010). All other policies will remain unchanged and have not been tested as part of the Focused Review examination process.

The main changes that the Focused Review (as amended by the Inspector's Schedule of Main Modifications) makes to the Council's Local Development Plan can be summarised as follows:

Sustainable development – the Government's model policy has been added to the policy. This picks up the NPPF's presumption in favour of sustainable development (Core Strategy Policy SD1)

Changes to the system of planning obligations and introduction of the Community Infrastructure Levy – the text has been modified to reflect latest guidance on planning contributions to both on-site and strategic infrastructure improvements (Core Strategy Policies SD2, SD3 and Development Policy DP3)

Affordable housing – the policy on affordable housing will be modified to comply with the NPPF's requirements to pay careful attention to viability and costs in plan-making and decision-taking. Viability also relates to the changing economic circumstances since the policy was adopted in 2008 (Core Strategy Policy H4)

Housing density and mix - tables on density and housing mix are proposed for deletion since they do not adequately reflect particular site constraints and requirements and accordingly may not fully accord with the greater flexibility provided in the NPPF (Core Strategy Policies H2 and H3).

Neighbourhood Planning – policies now include references where appropriate to the new system of Neighbourhood Plans (Core Strategy Policy ENV2)

Rural exception sites – policies have been modified to allow for a limited degree of market housing on rural exception sites to enable the delivery of affordable housing (Core Strategy Policy H4 and ENV2)

Rural workers' housing – a new Core Strategy Policy on rural workers housing has been included to provide guidance that is no longer provided nationally (Core Strategy Policy H6)

Equestrian uses - The changes to the rural policies noted above are considered to address the issues previously covered in the detailed policy on equestrian uses (DP24) so the policy is proposed for deletion.

Minor changes - a number of references to Planning Policy Statements and other documents that have since been revoked and/or replaced have been removed or updated.

The Focused Review of the Local Plan is underpinned by a Sustainability Appraisal (SA) which tested the environmental, social and economic performance of the Focused Review policies against a set of sustainability objectives. A Habitats Regulations Assessment (HRA) screening opinion was also prepared to assess the likely significant effects of the Focused Review policies on European Sites. The SA Scoping Report and the HRA Screening Opinion were made available for consultation alongside the Focused Review document.

Revised versions of the Core Strategy and Development Policies DPD will be produced and published, incorporating the changes resulting from the adoption of the Focused Review.

Any person aggrieved by the adoption of the Local Plan Focused Review may make an application to the High Court under section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that:

- a) The document is not within the appropriate power;
- b) A procedural requirement has not been complied with.

Any such application to the High Court must be made promptly and within six weeks of the plan being adopted by Colchester Borough Council.

Copies of the adopted Local Plan Focused Review, Sustainability Appraisal, Inspector's Report (including Schedule of Main Modifications) and this Adoption Statement can be found on the Council's website (<http://www.colchester.gov.uk/article/13726/Adoption-of-Local-Plan-Focused-Review>) and are also available for inspection free of charge during normal working hours at Colchester Central Library.

For further information, please email the Planning Policy Team at planning.policy@colchester.gov.uk, or telephone 01206 282473.