

**PLANNING AND COMPULSORY PURCHASE ACT 2004**  
**TOWN AND COUNTRY PLANNING REGULATIONS (LOCAL PLANNING)**  
**(ENGLAND) (2012) REGULATIONS 26 & 35 (as amended)**  
**COLCHESTER BOROUGH COUNCIL LOCAL PLAN 2013-2033: NORTH ESSEX**  
**AUTHORITIES' SHARED STRATEGIC SECTION 1 PLAN**  
**(DEVELOPMENT PLAN DOCUMENT) ADOPTION STATEMENT**

In accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) notice is hereby given that Colchester Borough Council, by decision at the meeting of Full Council on Monday 1 February 2021, has formally adopted the Colchester Borough Council Local Plan 2013-2033: North Essex Authorities' Shared Strategic Section 1 Plan (hereafter the 'Section 1 Plan').

The 'Section 1 Plan' was prepared jointly by Colchester Borough Council, Tendring District Council, and Braintree District Council – the 'local planning authorities' (LPAs) collectively known as the 'North Essex Authorities' (NEAs) to form the first part of each of the authorities' respective Local Plans. The Section 1 Plan is designed to:

- Articulate a spatial portrait of the North Essex area, including its main settlements and strategic infrastructure, as a framework for accommodating future planned growth;
  
- Provide a strategic vision for how planned growth in North Essex will be realised;
  
- Set strategic objectives and policies for key growth topics;
  
- Set out the numbers of additional homes and jobs across the area that will be needed covering the period to 2033. The choices made, particularly in relation to the location of garden communities, will also set the framework for development well beyond the plan period; and
  
- Highlight the key strategic growth locations across the area and the necessary new or upgraded infrastructure to support this growth.

For Colchester, the Section 1 Plan notably includes Policy SP4 which sets out the minimum housing requirement of 920 dwellings per annum and 18,400 new homes in total over the period 2013 to 2033. Through Policy SP5, the Section 1 Plan also sets an employment land requirement for Colchester of 22 to 30 hectares for that period. Policies SP8 and SP9 set the planning policy framework for the planning and delivery of the 'Tendring Colchester Borders Garden Community' – a new cross-border Garden Community to comprise of between 7,000 and 9,000 homes and 25 hectares of employment land to be delivered partly in within the current plan period to 2033, with longer-term phases of development beyond 2033.

Following examination by an independent Planning Inspector, a 'Final Report on the Examination of the North Essex Authorities' Shared Strategic Section 1 Plan' under section 21(9) of the Act, was received by Colchester Borough Council and the other NEAs **on 10<sup>th</sup> December 2020**. The above-mentioned report confirmed that, subject the Inspector's recommended 'main modifications' (pursuant to section 23 (3) of the Act) (which have been agreed by the Council and incorporated into the adopted document), the Section 1 Plan meets legal requirements of the national planning system and the 'tests of soundness' contained within national planning policy – as necessary for it to proceed to formal adoption.

The formal adoption of the Section 1 Local Plan by Colchester Borough Council has the effect of replacing, in part, a number of the strategic policies contained within the Colchester Core Strategy (adopted in December 2008 with selected policies revised July 2014). The current adopted Colchester Local Plan will be replaced, in full, on the formal adoption of Section 2 of the Local Plan which contains further specific local policies and proposals applicable to the Colchester Borough only.

Any person aggrieved by Colchester Borough Council's decision to adopt the Section 1 Plan may make an application, under Section 113 of the Planning and Compulsory Purchase Act 2004 to the High Court, on the grounds that the document is not within the appropriate powers and/or a procedural requirement has not been complied with.

Any such application should be made promptly and, in any event, no later than the end of the six-week challenge period, 12 noon on Friday 15<sup>th</sup> March 2021.

The Section 1 Plan and its appendices, this adoption statement, the Sustainability Appraisal (and addendum), and the Planning Inspector's report are available to view online via the Council's website:

[www.colchester.gov.uk](http://www.colchester.gov.uk)

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