



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

August 2021

Mod. Number	Policy / Para	Modifications: Bold new text <del>Strikethrough</del> deleted text	Reason
		<b>required to respect the character and appearance of landscapes and the built environment and preserve or enhance the historic environment and biodiversity to safeguard</b> the rural character of the Borough.	
MM4	Policy SG2: Housing Delivery	<p>Update policy as follows: The overall distribution of new housing, as shown in Table SG2, is guided by the settlement hierarchy set out in the Spatial Strategy and Policy SG1. New housing development will be focused on the following key areas:</p> <ul style="list-style-type: none"> <li>• Colchester urban area (Place policies for Central, North, South, East and West Colchester)</li> <li>• Tendring/Colchester Borders Garden Community (Section 1 Policy SP98)</li> <li>• <del>Colchester/Braintree Borders Garden Community (Section 1 Policy SP9)</del></li> </ul> <p>Detailed decisions on the location, type and level of development to be carried out in the Garden Communities will be made through a joint plans to be agreed with <b>Tendring District Council</b> the relevant local planning authority, <del>either Braintree (west) or Tendring (east)</del>, as outlined in Section 1 of this plan.</p>	Addresses deletion of Colchester Braintree Borders Garden Community
MM5	Table: Colchester's Housing Provision	<p>Add Table Number <b>SG2</b></p> <p>Amend Table SG2 as follows– see Appendix 1</p> <p>Amend Tendring Colchester Borders housing figure from 1,250 to 1,100 to 1,250 to reflect the range in the approved Section 1. Delete 1,350 homes for Colchester/Braintree Borders Garden Community.</p> <p>Add 100 units to Stanway New Allocations total to reflect modification to WC2 increasing Lakelands West from 150 to 250.</p> <p>Remove 200 units from Stanway New Allocations following modification to remove former Sainsburys Site following granting of planning permission.</p> <p>Update Colchester Urban Area New Allocations to be consistent with other main modifications relating to Vineyard Gate, ABRO Site and Place Farm.</p>	<p>Correct formatting error</p> <p>Addresses modification of Tendring Colchester Borders figure and deletion of Colchester Braintree Borders Garden Community</p> <p>Reflect Statements of Common Ground with O&amp;H on Lakelands West and Tollgate Partnership on Layer de la Haye</p> <p>Provides a factual update to include the most up to date housing figures upon adoption (Main)</p>

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		<p><b>Following the Tiptree Neighbourhood Plan examination which concluded in October 2020, it was recommended that the Tiptree Neighbourhood Plan could not proceed to referendum.</b> The Tiptree Neighbourhood Plan Working Group <del>are will</del> preparing a <b>revised</b> draft plan which will include site allocation(s) and be subject to <b>further</b> public consultation. <del>The Plan is still at an early stage of development and evidence is still being gathered to support the allocation of sites in Tiptree and development of the document.</del> The Plan will allocate final site boundaries and will include a policy framework to support the delivery of <b>4600</b> houses up to 2033 and to guide all other planning issues in the village. <del>The Neighbourhood Working Group will need to work closely with neighbouring Local Planning Authorities to ensure that all strategic cross boundary issues are properly considered and addressed through the Neighbourhood Plan.</del> The Plan will be subject to examination and referendum prior to being made.</p>	
MM70	New Para 14.222	<p>Add the following new paragraph:  <b>Barbrook Lane</b></p> <p><b>Planning Permission has been granted for up to 200 dwellings at Barbrook Lane. It is expected that these dwellings will be delivered during the Plan Period. The extent of the application site is reflected on Policy Map SS14 as an existing commitment. Within the site area there will be provision for public open space as well as land reserved for future education purposes as shown on the policies map.</b></p>	Update to reflect latest position in relation to consents granted
MM71	Policy SS14: Tiptree	<p>Within the <del>preferred directions of growth</del> <b>broad areas of growth</b> shown on the Tiptree policies map, <b>to the south west and north/north west, subject to existing constraints</b>, the Tiptree Neighbourhood Plan will:</p> <ul style="list-style-type: none"> <li>(i) Define the extent of a new settlement boundary for Tiptree;</li> <li>(ii) Allocate specific sites for housing allocations to deliver <b>a minimum 6400</b> dwellings;</li> <li>(iii) Set out any associated policies needed to support this housing delivery i.e. housing mix, type of housing and density for each site allocated for housing;</li> <li>(iv) Set out the policy framework <b>within the parish</b> to guide the delivery of any infrastructure/community facilities required to support the development <b>in accordance with the requirements of Policies SG7 and PP1. This will include a detailed</b></li> </ul>	<p>Consistency of wording used in policy and policies map.</p> <p>Clarification that housing number specified is a minimum number in accordance with national policy</p> <p>Modifications to update in relation to the Tiptree Neighbourhood Plan, as explained in the Tiptree Topic Paper.</p>

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		<p><b>transport assessment with a view to confirming provision of the first phases of a road between the B1022 and B1023;</b></p> <p>(v) Consider <del>strategic</del> cross boundary issues <del>e.g. A12 junction improvements</del></p> <p>(vi) Identify other allocations in the Parish, including employment and open space.</p> <p>Proposals for development outside of <del>the identified broad areas and</del> the settlement boundary <b>or settlement boundary defined by the Tiptree Neighbourhood Plan once adopted</b>, for growth will not be supported. This policy should be read in conjunction with the generic Neighbourhood Planning policy SG8, policy SG3 and policies in the Tiptree Neighbourhood Plan, once it has been adopted.</p> <p><b>Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds</b></p>	Recommendation in HRA and agreed in SOCG with Natural England.
MM72	Policy SS15: West Bergholt	<p>Replace entire policy with the following:</p> <p><b>All development proposals in West Bergholt parish will be determined against and be required to comply with policies in the West Bergholt Neighbourhood Plan and any relevant Local Plan policies.</b></p>	Correction to update the plan to reflect the adoption of the West Bergholt Neighbourhood Plan. New policy wording is consistent with the policy wording for the Boxted Neighbourhood Plan and other adopted neighbourhood plans.
MM73	Policy SS16: Wivenhoe	<p>Replace entire policy with the following:</p> <p><b>The Wivenhoe Neighbourhood Plan has been made and:</b>  <b>(i) Identifies the settlement boundary for Wivenhoe;</b>  <b>(ii) Identifies specific sites for housing allocations needed to deliver 250 dwellings with additional land for a care home outside the settlement boundary at the</b></p>	Correction to update the plan to reflect the adoption of the Wivenhoe Neighbourhood Plan. Amended wording agreed between Council and Third Party following EIP Hearing

**Appendix 1** Table SG2 Colchester's Housing Provision

Settlements and Key Development Areas		Homes Delivered 2017-2021	Existing commitments (2017-21-2033)	New Allocations (2017-21-2033)	Policy reference
Colchester Urban Area		2544	5261 4011	2018 2201	TC3, NC3, SC1, SC2 EC3, WC4
Stanway		502	1137 919	1106 956	WC2
Tendring / Colchester Borders Garden Community				1,100 - 1,250	Section 1 SP87 and SP98
<del>Colchester Braintree Borders Garden Community</del>			0	1,350	Part 1 SP7 and SP9
Tiptree		149	326	400	SS14
Sustainable Settlements	Abberton and Langenhoe	6	812 899	55	SS1-16
	Boxted	28		36	
	Chappel and Wakes Colne	2		30	
	Copford and Copford Green	1		120	
	<del>Eight Ash Green</del>			150	
	Fordham	1		20	
	Great Horkesley	22		93-13	
	Great Tey	1		40 45	
	Langham	0		80 40	
	Layer de la Haye	8		35 70	
	Marks Tey	39		0	
	Rowhedge	209		40	
	<del>Tiptree</del>			600	
	West Bergholt	15		120 50	
	West Mersea	29		200	
	Wivenhoe	297		250	
Other Areas		222		0	
Extra Care Housing (Self Contained)			0	245	245
Total		4075	7,210 6155	7,853 5740	15,063 15,970