



# Draft Schedule of Recommended Modifications to the Publication Draft Colchester Local Plan: Section Two

March 2021

**Schedule of Modifications to the Publication Draft Colchester Local Plan: Section Two March 2021**

Page No	Policy / Para	Minor Modification <b>Bold new text</b> <del>strikethrough deleted text</del>	Reason
61	Vision	Add to end of second paragraph: <b>Colchester’s heritage will continue to be a source of pride and community identity and heritage assets will be protected and enhanced.</b>	Further to Draft Statement of Common Ground with Historic England, agreed to strengthen wording on heritage protection and enhancement.
63	Explanatory text – Objectives, section 3 Places	“Ensure the unique qualities of different communities and environments, <b>paying particular attention to heritage assets</b> , in the Borough are identified, protected and enhanced	Further to Draft Statement of Common Ground with Historic England, agreed to strengthen wording on heritage protection and enhancement
68	SG1	New development in the open countryside will <del>only be permitted in exceptional circumstances</del> be required to respect the character and appearance of landscapes and the built environment and preserve or enhance the historic environment and biodiversity to safeguard the rural character of the Borough.	Need to accord with more permissive national view of rural residential development.
72	Table SG2	<i>Add note to the Table to illustrate consistency with Section One (SP3) as follows;</i>  <b>ADD Note SP3 in Section One refers to the housing supply period of 2013-2033 therefore refers to a higher supply total of 18,400</b>	Add clarity and address representations ECC and Maldon DC
75	Policy SG3 Economic Growth Provision	The Local Planning Authority will encourage economic development and have allocated <del>39.7</del> <b>32.5</b> hectares of land to plan for the delivery of <del>B use class</del> employment land ( <b>principally Class B2, B8 uses, supporting Class E uses and</b>	Update to reflect revised employment land allocations; changes to use class terminology and correct Garden Community reference.

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		<p><b>any associated employment generating sui generis uses)</b> in Colchester Borough up to 2033. An additional <del>4.5</del> <b>3.5</b> hectares of employment land is expected to come forward in Colchester within the <b>Tendring Colchester Borders Garden Communities with a further 25 hectares to be allocated in the overall Garden Community for development post-2033.</b></p>	
76	Table SG3 Colchester Employment Land Supply 2017-2033	See Appendix 1	Figures updated
77	SG4 – Local Economic Areas	<p>The Local Economic Areas as defined on the policies maps and listed in policy tables SG3 and SG4, will be safeguarded primarily for B class uses <b>and office use within E class where appropriate</b> to provide, protect and enhance employment provision in a range of locations across the borough to enable balanced job and housing growth. Planning permission will be granted for the redevelopment or change of use for non-Class B uses where:</p> <ul style="list-style-type: none"> <li>i) it can be demonstrated that there is no reasonable prospect of the site concerned being used for Class B purposes; and</li> <li>ii) The supply, availability and variety of <b>B use class</b> employment</li> </ul>	Update in light of changes to Use Classes terminology

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		land is sufficient to meet Borough and local needs; and	
81	12.49 and 12.50	<p>12.49 Tollgate competes with Colchester Town Centre for comparison goods expenditure, <b>but</b> This is likely to be further exacerbated as work has commenced to implement a scheme for additional development of town centre uses allowed on appeal. Another proposal for a large retail led expansion is currently the subject of an appeal. Accordingly it is important that planning policy for Tollgate District Centre ensures that it enables it to fulfil <b>it plays</b> a subsidiary position to the Town Centre in the centre hierarchy as set out in Policy SG5 and Table SG5a. Its role and function as a district centre would be enhanced through the introduction of new services and/or community facilities, as opposed to further new retail development.</p> <p><del>12.50 To help protect the Centre Hierarchy with Colchester Town Centre at the apex and to manage the potential impacts of any further retail and leisure growth at Tollgate on the Town Centre, the local impact thresholds set out in the 'Impact Assessments Thresholds' table below and requirement for a Retail Impact Assessment will also apply to proposals within the Tollgate District Centre (including changing of use or variation of conditions). This will need to demonstrate that there will not be any significant adverse impacts on the</del></p>	Modify explanatory text to update latest position on permissions and delete text relating to a requirement for Retail Assessments in SG6 which is proposed for deletion.

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		<del>Town Centre (and /or any other defined centre) as a result of proposals within the Tollgate District Centre.—</del>	
84	12.67	London Road, Marks Tey local centre is remote from the main residential area of Marks Tey. <del>The Food Company is the largest of the uses and this also includes a café/ restaurant and a car park. .</del> There are other high end convenience uses in this centre; a butchers and Chateau Wines, and <del>There are also three takeaways and a garage with a shop.</del>	Update / Correction to reflect current provision.
84	12.68	Vine Road in Wivenhoe includes a One Stop convenience store, <del>florist and gift shop,</del> pharmacy, hairdressers and beauty salon, and take away.	Update / Correction to reflect current provision.
85	Table SG5a Colchester Borough's Hierarchy of Centres	Proposed District Centres <del>New Garden Community East Colchester</del>	Deletion of East Colchester Garden Community which has been deleted from Section 1 of the plan.
86	para. 12.74	Where a retail assessment is required this should <del>include an assessment of</del> <b>be carried out in accordance with the guidance set out in the Assessment Specification 2021 or any updated guidance which applies at the time.</b> <del>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</del> <del>The impact of the proposal on town centre vitality and viability, including local</del>	Clarification required

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		<p><del>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.</del></p>	
86-87	Policy SG6 Town Centre Uses	<p>Proposals for town centre uses that are not within a defined centre and are not in accordance with the Local Plan, including proposals for a change or intensification of use, or variation of a planning condition, will need to demonstrate that a sequential approach has been undertaken to site selection <b>as required by national policy. Applicants should demonstrate flexibility on issues such as format and scale.</b> <del>in terms of their availability, suitability and viability for the broad scale and type of development proposed; and</del> Only when alternative sites have been discounted should less sequentially preferable sites be considered. In cases where the Local Planning Authority are satisfied that the sequential test has been met, proposals will be supported where they also comply with the requirements set out in criteria (i- vii below).</p> <p>i) <del>The p</del><b>Proposals for main town centre uses in or on the edge of centres</b></p>	<p>Modifications proposed to add clarity as follows:</p> <ul style="list-style-type: none"> <li>- The term 'broad scale and type of development' is not used in NPPF2012.</li> <li>- Reference to the requirement to 'demonstrate flexibility on issues such as format and scale' is added.</li> <li>- Clarify that criteria I and ii relate specifically to proposals in and on the edge of the Town and District Centres</li> <li>- <del>impact thresholds</del> modified to provide greater flexibility in accordance with national policy</li> <li>- Deletion of distinctive treatment of Tollgate Centre which is not in accordance with</li> </ul>

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		<p><del>are</del> <b>is</b> of a type, proportion and scale appropriate to the role and function of the centre and would not threaten the primacy of Colchester Town Centre at the apex of the centre hierarchy, either individually or cumulatively with other committed proposals, and;</p> <p>ii) <del>The p</del><b>Proposals</b> for main town centre uses <b>in or on the edge of centres</b> <del>are</del> <b>is</b> suitable to the town / district centre function and maintains or adds to its viability and vitality and enhances the diversity of the centre without changing the position of the centre within the overall hierarchy and;</p> <p>iii) Proposals would not give rise to a detrimental effect, individually or cumulatively, on the character or amenity of the area through smell, litter, noise or traffic problems and</p> <p>iv) The proposal would not have a significant adverse impact on the vitality and viability of Colchester Town Centre and/or any other centre either individually or cumulatively with other committed proposals and;</p> <p>v) The proposal would not have a significant adverse impact on committed and / planned public or</p>	<p>national policy on centres</p> <p>Criteria ix is added in light of the Draft Statement of Common Ground with Historic England</p>

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		<p>private investment in Colchester Town Centre and /or any other centre either individually or cumulatively with other committed proposals and;</p> <p>vi) In relation to criteria (iv) and (v) above an Impact Assessment must be provided where the proposal;</p> <p>a. <del>In any centre e</del>Exceeds the thresholds set out in table SG6 below, or;</p> <p>b. <del>Where the proposal is within Tollgate District Centre and exceeds the thresholds set out in table SG6 below or;</del></p> <p><b>eb.</b>Where the Council considers that there are potential impacts arising from the proposal cumulatively with other committed development.</p> <p>vii) <b>The proposal protects and enhances the special historic character of the town centre.</b></p>	
89	12.77	<p>Add text to end of paragraph - <b>For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. Exemplar types of infrastructure are provided in the glossary appended to this plan. Regard should had to the ECC</b></p>	ECC Representation



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		<b>Developers' Guide to Infrastructure Contributions (2016) as well as Council Guidance.</b>	
90	SG7	Add the following after the paragraph that begins "Developers will be expected to contribute towards the deliver of relevant infrastructure." " <b>Measures required to mitigate the impacts of recreational disturbance on European Sites will be delivered as detailed in the adopted Essex Coast Recreational disturbance Avoidance and Mitigation Strategy.</b> "	Draft Statement of Common Ground with Natural England
91	12.87	Delete this paragraph referring to NHP status	To ensure the plan is up to date.
92	Policy SG8	Revise wording of Policy – 'Towns and villages. .... <del>Neighbourhood Plans are being prepared for eight Ash Green, Marks Tey, Stanway, Tiptree, West Bergholt, Wivenhoe and West Mersea.</del> In cases where a Neighbourhood Plan fails <b>or is unreasonably delayed</b> at any time prior to being made, responsibility for all planning matters within the plan area will revert back to the LPA. <b>If Neighbourhood Plans are delayed or fail, subsequent planning applications will be determined in accordance with Policy/Table SG2.</b> Neighbourhood Plans have been made for Boxted, <del>and</del> Myland and Braiswick, <b>Wivenhoe, West Bergholt and Eight Ash Green ...'</b>	Corrections for clarity and to ensure Policy remains up to date for life of plan.
94	Para 13.9	<i>Change paragraph 13.9 as follows:</i> <del>Protected Hedgerows</del> must be assessed by the Local Planning Authority's Landscape Officer against	Correction needed for accuracy

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		criteria set out in the Hedgerows Regulations 1997. Where a hedgerow is deemed to be 'Important' under the Hedgerows Regulations, the developer must demonstrate that adverse impacts upon the <del>important</del> hedgerow will be avoided. This is necessary as the loss of both <del>protected</del> 'Important' and other significant hedgerows is difficult to mitigate against as they cannot easily be recreated as either a landscape or ecological feature.	
95	Para 13.14	addition to the end of paragraph 13.14: <b>“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.”</b>	As agreed in Draft 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.
95	Policy ENV1	The Local Planning Authority will conserve and enhance Colchester’s natural and historic environment, countryside and coastline. The Local Planning Authority will safeguard the Borough’s biodiversity, geology, history and archaeology, which help define the landscape character of the Borough, through the protection and enhancement of sites of international, national, regional and local importance. <b>The Local Planning Authority will require development to be in compliance with and contribute positively towards delivering the aims and objectives of the Anglian River Basin Management Plan.</b>	Updates to the policy to address representations to ENV1, update it in terms of the Essex Coast RAMS and set out considerations for development in the countryside.

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		<p><b>A. Designated sites</b></p> <p><del>In particular,</del> <b>Development proposals</b> that have an adverse <b>effects</b> impact on the integrity of European sites, Sites of Special Scientific Interest or the Dedham Vale Area of Outstanding Natural Beauty (including its setting) <b>(either alone or in-combination)</b> will not be supported. Development proposals <b>which impact upon</b> <del>within</del> designated areas or <del>within</del> the Coastal Protection Belt will need to comply with policies ENV2 and ENV4.</p> <p><b>B. Biodiversity and geodiversity</b></p> <p>Development proposals where the principal objective is to conserve or enhance biodiversity and geodiversity interests will be supported in principle.</p> <p>For all proposals, development will only be supported where it: (i) Is supported with appropriate ecological surveys where necessary; <b>and</b> (ii) Where there is reason to suspect the presence of a protected species (and impact to), or Species/Habitats of Principal Importance, applications should be accompanied by an ecological survey assessing their presence and, if present, the proposal must be sensitive to, and make provision for their needs <b>and demonstrate the mitigation hierarchy has been followed; and</b></p>	

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		<p>(iii) Will conserve or enhance the biodiversity value of greenfield and brownfield sites and minimise fragmentation of habitats; <b>and</b></p> <p>(iv) Maximises opportunities for the preservation, restoration, enhancement and connection of natural habitats in accordance with the UK and Essex Biodiversity Action Plans or future replacements; and</p> <p>(v) Incorporates beneficial biodiversity conservation features, <b>measurable biodiversity net gain (10% minimum)</b> and habitat creation where appropriate.</p> <p><del>Plans or projects, which may have a likely significant effect on a European site which have not been screened or considered in the Borough's Habit at Regulations Assessment Appropriate Assessment, will be required to prepare a separate HRA screening and if necessary to complete a separate appropriate assessment to ensure compliance with the Habitat Regulations 2010. Proposals for development that would cause <b>significant</b> direct or indirect adverse harm to nationally designated sites or other designated areas, protected species, Habitats and Species of Principle Importance or result in the loss of irreplaceable habitats, such as ancient woodland, Important Hedgerows and veteran trees, will not be permitted unless:</del></p> <p>(i) They cannot be located on alternative sites that would cause less harm; <b>and</b></p>	

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		<p>(ii) The benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats; and            (iii) Satisfactory mitigation, <b>or as a last resort,</b> <del>and</del> compensation measures, <b>and biodiversity net gain</b> are provided. <del>The Local Planning Authority will take a precautionary approach where insufficient information is provided about avoidance, mitigation and compensation measures and secure mitigation and compensation through planning conditions/obligations where necessary.</del></p> <p><b>C. Irreplaceable habitats</b></p> <p><b>Proposals that would result in the loss of irreplaceable habitats, such as ancient woodland, Important Hedgerows and veteran trees will not be permitted unless there are wholly exceptional reasons and a suitable compensation strategy, to the satisfaction of the local planning authority, exists.</b></p> <p><b>D. Essex Coast RAMS</b></p> <p><b>A Recreational disturbance Avoidance and Mitigation Strategy has been completed in compliance with the Habitats Directive and Habitats Regulations. Further to Section 1 Policy SP1A, contributions will be secured from qualifying residential development, within the Zones of Influence, towards mitigation</b></p>	

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		<p><b>measures identified in the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).</b></p> <p><b>E. Countryside</b>  <b>The local planning authority will carefully balance the requirement for new development within the countryside to meet identified development needs in accordance with Colchester’s spatial strategy, and to support the vitality of rural communities, whilst ensuring that development does not have an adverse impact on the different roles, the relationship between and separate identities of settlements, valued landscapes, the intrinsic character and beauty of the countryside and visual amenity.</b></p> <p><b>The intrinsic character and beauty of the countryside will be recognised and assessed, and development will be permitted where it would not adversely affect the intrinsic character and beauty of the countryside, and complies with other relevant policies. Within valued landscapes, development will be permitted where it would not impact upon and would protect and enhance the factors that contribute to valued landscapes.</b></p>	
97	Para 13.19	<i>Amend the first sentence of paragraph 13.19;</i>	Natural England Representation & Draft SoCG

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		The Coastal Protection Belt has a unique <del>and irreplaceable</del> character, which should be strongly protected and enhanced.	
97	Para 13.19	<i>Amend 6<sup>th</sup> sentence of paragraph 13.19;</i> There are also a number of new housing allocations being proposed within Abberton, <del>Rowhedge, and West Mersea and Wivenhoe</del> which are located in the revised Coastal Protection Belt.	Factual correction these settlements are no longer in the CPB
99	Policy ENV2	It is recommended that <b>'and seascape'</b> is included in criterion (iii), after the word landscape (page 99).	Natural England Representation & Draft SoCG
100	Para 13.32	The <del>Inner and planned Outer</del> Green Orbital Route <del>is s</del> 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
100	Policy ENV3	Add new paragraph to policy ENV3:  <b>Green infrastructure that contributes to the protection and enhancement of water bodies will be supported, including de-culverting, creation and management of ecological buffer strips and new wetland areas to help manage flood risk and reduce diffuse pollution.</b>	Environment Agency representation.
105	ENV5	...Permission will only be granted where the Council is satisfied that after selection of appropriate mitigation the development, <b>alone and cumulatively</b> , will not have an unacceptable significant impact on air quality, health and well - being....	Minor change to policy ENV5 (NPPF 2019 para 181).

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106	13.49	<p>Insert the following after the first sentence:  <b>“Where possible, connections should be made to the Colchester Orbital.”</b>  Add the following to the end of the paragraph:  <b>“A Canopy Cover Assessment will be required for all major applications. The level of canopy cover on site must be increased by a minimum of 10%. In exceptional circumstances, where this is not possible, the assessment should identify land that can have trees planted on it and fund this planting. This will increase the overall canopy cover of the borough, enable sites to mitigate and adapt to climate change and deliver biodiversity net gain.”</b></p>	Update to reflect Council's work on the Climate Emergency.
106	Paragraph 13.50	<p>Amend the first sentence as follows:  <b>“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...”</b></p> <p>Delete the last four sentences of this paragraph (beginning with ‘Colchester Borough Council has an interim aim...’) and insert the following:  <b>In 2019 the Council made a Climate Emergency declaration. The Council is committed to firm action and has set a target to be carbon neutral by 2030 and is committed to a significant programme of environmental stewardship. An Environment and Sustainability Strategy</b></p>	Amendment required to update the supporting text to reflect the Council's declaration of a Climate Emergency and the work the Council has undertaken in relation to this.



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		<b>and a Carbon Management Plan will support the Action Plan and will set out detailed specific carbon reduction projects.</b>	
107	Paragraph 13.53	Replace this paragraph with the following: <b>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.</b>	Amendment required to update on the progress the Council has made in progressing a district heating scheme.
107	Paragraph 13.54	Insert " <b>where appropriate</b> " at the end of the first sentence. Add the following sentence to the end of the paragraph: <b>"Appropriate energy efficiency measures for historic buildings will be different in relation to certain classes of historic buildings."</b>	As agreed in Draft Statement of Common Ground with Historic England to reflect need for energy efficiency measures to be sensitively approached in historic buildings.
107	Paragraph 13.55	Delete entire paragraph	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 work the Council is taking in relation to climate change.
107	Policy CC1	Replace the first sentence of policy CC1 with the following: <b>Colchester Borough Council made a Climate Emergency declaration in 2019. An Action Plan, Environment and Sustainability Strategy and a Carbon</b>	Amendment required to update the supporting text to reflect the Council's declaration of a Climate Emergency and the work the Council has undertaken in relation to this.

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		<b>Management Plan will be prepared and regularly updated.</b>	
107	CC1	Add the following criteria after criteria (iii): <b>“A Canopy Cover Assessment will be required for all major applications. The level of canopy cover on site must be increased by a minimum of 10%.”</b>	Addition to reflect Council’s work on the Climate Emergency.
107	Policy CC1 (vi)	Amend criteria (vi) of the policy as follows: Northern Gateway <del>and East Colchester</del> To...	A district heating network was explored, but is not being progressed.
107	Policy CC1 (ix)	Amend criteria (ix) of the policy as follows Development .....resources. All development should consider the impact of and promotion of design responses to flood risk for the lifetime of the development and the availability of water and <b>wastewater</b> infrastructure for the lifetime of the development.	Typo identified in Anglian Water Services representation
109	Policy PP1	(v) ...to minimise any negative impact on the surrounding landscape and/or <del>listed buildings</del> <b>heritage assets;</b>	Use of broader term agreed in Statement of Common Ground with Historic England.
111	Policy TC1	The Local Planning Authority will support proposals that positively contribute towards creating an attractive, vibrant and safe Town Centre that offers a diverse mix of uses, <b>including shared mixed-use spaces and short-term ‘meanwhile uses’</b> , and extend the time when the Town Centre is active subject to their impact on local amenity.	Clarify mix of uses that would be supported in line with more flexible national policy.
112	Policy TC2 Retail Frontages	Given that the Town Centre is at the top of the centre hierarchy in the Borough as a whole, within Colchester Town Centre the Local Planning Authority will seek to maintain <del>at least</del>	Increase flexibility of permitted uses.

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		<p><del>70% a</del> <b>high proportion of</b> retail uses on each Primary Street Frontage within the Primary Shopping Area shown on the Policies Map. <del>A3 (restaurant / café) uses will be considered acceptable below this threshold if it can be demonstrated to the satisfaction of the Local Planning Authority that, after extended marketing (over 1 year), retail use cannot be secured.</del> <b>Development proposals for non-retail uses within primary frontages will be permitted where they would enhance vitality and viability, be appropriate to the character and function of the area and not compromise the appearance of the frontage and its contribution to the streetscape.</b></p>	
115	Policy TC3	<p><del>The need identified in the Local Planning Authority's retail evidence base for comparison retail floorspace will be addressed in the first instance by development of the Vineyard Gate site. Medium to longer term need for town centre use floorspace will also be addressed by redevelopment of existing buildings and car parks including the outdated Priory Walk development....</del></p> <p><b>Development will need to protect and enhance the character of the conservation</b></p>	<p>Modifications proposed to reflect updated proposals and to address Historic England representation as agreed in Draft Statement of Common Ground. Requirement for retail tests at St. Botolphs and Priory Walk duplicates NPPF requirement.</p>

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		<p><b>area, listed buildings, heritage assets and their setting on and in the vicinity of the site, including where appropriate, the Scheduled Monument (Town Walls)";</b></p> <p><u>Vineyard Gate</u></p> <p>Redevelopment of Vineyard Gate over the plan period to provide <b>a residential-led</b> <del>retail and</del> mixed use floorspace <b>scheme</b>:</p> <p><u>St. Botolphs</u></p> <p>Mixed use scheme providing cinema, <del>85-room</del> hotel; <del>restaurants cluster;</del> retail; student accommodation; Creative Business Centre (1.86 ha)</p> <p>Requirements:</p> <p style="padding-left: 40px;">Access off Queen Street</p> <p style="padding-left: 40px;">Development will need to protect and enhance the character of the Conservation Area and listed buildings</p> <p style="padding-left: 40px;"><del>Any retail proposals should satisfy the sequential test given the edge-of-centre location of this site.</del></p> <p>Priory Walk....</p> <p><del>The 2016 Retail Study Update identified limited capacity for convenience goods</del></p>	

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		<p><del>floorspace over the plan period (after allowing for existing commitments). If proposals come forward for new convenience goods floorspace they will be assessed (as required) having regard for the sequential and impact tests set out in the NPPF and other relevant policies in this Plan.</del></p>	
117	Policy TC4	<p>Add text to end of Policy;  <b>The positioning and size of bus shelters, signs and other highways infrastructure must have regard to the historic character of the area and setting of heritage assets.</b></p>	<p>Strengthening of wording to address historic environment implications of highways infrastructure agreed in Statement of Common Ground with Historic England.</p>

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119-20	Policy NC1 North Colchester and Severalls Strategic Economic Area	<p>Zone 1: as defined on the Policies Map (existing and proposed employment land) will be the primary focus for <del>B-class</del> employment uses and as such, alternative <del>non-B-class</del> uses will only be supported where they;</p> <ul style="list-style-type: none"> <li>i. Are ancillary to the existing employment uses on the site intended to serve the primary function of the site as an employment area and;</li> <li>ii. Provide the opportunity to maximise the sites potential for economic growth and support the continued operation of existing employment uses within the economic area and;</li> <li>iii. Do not generate potential conflict with the existing <b>or</b> proposed <del>B-class</del> uses / activities on the site; and</li> </ul> <p>(iv) There is no reasonable prospect of the site being used for <del>B-class</del> <b>appropriate</b> employment uses.</p> <p><del>Proposals for main town centre uses will not be permitted within zone 1 of North Colchester and Severalls Economic Area.</del></p>	Update to reflect changes in Use Class order terminology
121	Para 14.35	The Colchester Station Travel Plan was developed in partnership with <b>successive</b> Train Operating Companies and Essex County Council and has been running since 2008'.	For Accuracy ECC representation

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125	14.47	<p><i>Amend bullet points to reflect latest update</i></p> <p><del>— 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.</del></p> <p><del>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.</del></p> <p><b>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.</b></p>	<p>Rewording needed to provide updated position and align with Section 1.</p>
126	Policy SC1	<p>Addition of ABRO site in Garrison required-precise wording of modification to follow to include, number of units, Highways and archaeological conditions required.</p>	<p>Omission from carry forward from Adopted Local Plan (Garrison Masterplan)</p>
126	Policy SC1	<p>Add additional sentence prior to Local Economic Areas.</p> <p><b>Any proposals will also take into account the Essex Minerals Local Plan and the developer will be required to submit a</b></p>	<p>To provide a requirement for a Minerals Resource Assessment for both allocations which has previously not been included in error.</p>

Page No	Policy / Para	Minor Modification <b>Bold new text</b> <del>strikethrough deleted text</del>	Reason
		<b>Minerals Resource Assessment as part of any planning application. Should the viability of extraction be proven, the mineral shall be worked in accordance with a scheme/masterplan as part of the phased delivery of the non-mineral development.</b>	
130	SC3	<i>Amend the final bullet point of Policy SC3 to read;</i> Improvements to routes for walking, <del>and</del> <b>cycling and horse riding where appropriate</b> including links to the Garrison and Boadicea Routes and complete gaps in the network.	Essex Bridleways Association Representation
134	Para 14.75	Insert after paragraph 14.75: <b>“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.”</b>	Highlight importance of Hythe Conservation as agreed in Draft Statement of Common Ground with Historic England.
132	EC1 6 <sup>th</sup> paragraph  Knowledge Gateway section	Development will be expected to contribute to the cost of <b>direct</b> infrastructure improvements as required.  <b>Knowledge Gateway</b>  The area shown on the East Colchester Proposals Map will be safeguarded for the expansion of the Knowledge	Clarify requirement in line with Draft Statement of Common Ground with University of Essex.



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		<p>Gateway associated with the new <del>University</del> Garden Community to allow for provision of a range for additional jobs and to accommodate expansion of the existing research and technology uses.</p> <p>Within this area, the Local Planning Authority will continue to support the growth and retention of the University Research Park. All land and premises within this area will be safeguarded for employment uses, primarily for <b>office use within E class where appropriate</b> and non- B class employment generating uses of a scale and type compatible with the Research Park. Encouragement will also be given to uses which can be shown to be directly linked to the development of research associated with the University and to the provision of business incubator units. Proposals for uses which are not for <b>office use within E class</b> or where it cannot be demonstrated that they are linked to the Research Park will only be supported where they:...</p>	Update Use Class terminology references.
135	EC2	<i>Amend criterion (i) of Policy EC2 as follows: '... homes and community and environmental enhancements, <b>in line with the site allocations shown on the East Colchester Policies EC1-4 map</b> and create a strong sense of identity for the area.</i>	Clarity Network Rail Representation

Page No	Policy / Para	Minor Modification <b>Bold new text</b> <del>strikethrough deleted text</del>	Reason
138	Policy EC3	<p>Insert Text before Local Economic Areas in Policy EC3</p> <p><b>Place Farm</b></p> <p><b>Development of the site will be supported where it provides:</b></p> <p><b>2.7 ha of employment land, as shown in Table SG3</b></p> <p><b>Approximately 30 new dwellings of a mix and type of housing to be compatible with development in the adjacent Old Heath area.</b></p> <p><b>Access via Whitehall for the employment and via Rowhedge Road for the residential development.</b></p>	Text on Place Farm enabling residential missing. Consistency with SG2 and Policies Map
140	Policy EC4	<p><i>Amend the final bullet point of Policy EC4 as follows; ....Improvements to connectivity for pedestrians <del>and</del> cyclists <b>and horse riders</b> where appropriate including;.....</i></p>	Essex Bridleways Association Representation
141	Para 14.94	<p>Add to end of paragraph: <b>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.</b></p>	Clarify importance of local heritage assets in Stanway area in line with Draft Statement of Common Ground with Historic England.
142-143	Policy WC1 Stanway Strategic Economic Area	<p>All land and premises within the area allocated as the Stanway Economic Area <b>and Tollgate District Centre</b> will be safeguarded for <del>economic / employment</del> <b>appropriate commercial</b> uses based on a zoned approach in accordance with the following principles:</p>	Update to reflect changes in Use Class terminology.

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		<p><b>Zone 1:</b> as defined on the West Colchester Policies Map and incorporating the Stanway allocations listed in Table SG3 will be the primary focus for <del>B-class</del> employment uses and as such, alternative <del>non-B-Class</del> uses will only be supported where they:</p> <ul style="list-style-type: none"> <li>(i) Are ancillary to the employment uses on the site intended to serve the function of the site as an employment area; and,</li> <li>(ii) Provide the opportunity to maximise the sites potential for economic growth and support the continued operation of existing employment uses within the economic area; and,</li> <li>(iii) Do not generate potential conflict with the existing <b>or</b> proposed <del>B-class</del> uses / activities on the site; and,</li> <li>(iv) There is no reasonable prospect of the site being used for employment purposes.</li> </ul> <p><del>Proposals for main town centre uses will not be permitted within zone 1 of the Stanway Strategic Economic Area.</del></p>	

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		<p><b>Zone 2:</b> Within the area shown on the West Colchester Policies Map, comprising the Tollgate District Centre, proposals for <b>main town centre</b> uses <del>which are suitable for, and proportionate to, the role and function of the centre and its place within the hierarchy</del> will be supported.</p> <p><del>Where the proposal is for a main town centre use(s), it</del> <b>Proposals</b> must be of a scale and type appropriate to the centre (having regard <del>for</del> the Centres Hierarchy and the definitions under Policy SG5) and must also satisfy the criteria set out below.</p>	
146	WC2	<p><i>Amend First paragraph</i> - 'Allocations as shown .... In addition to meeting the requirements set out in Policy PP1, <del>existing capacity issues at the</del> <del>.... and by the provision of a new primary school at Lake lands.</del> a new primary school will be required on 2.1 hectares of land to the north of London Road in a location to be decided. The primary school will be secured through a S106 agreement and will be co-located with a 56 place early years and childcare facility (D1 use). An additional 0.13 hectares of land for a 56 place early years and childcare facility will also be required in Stanway in a location to be decided. <b>All new residential developments in Stanway will be expected to contribute towards new education facilities. Commercial developments may be expected to</b></p>	Essex CC representation

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		<b>contribute to Early Years and Childcare facilities.</b>	
148	WC2	<p>Add sentence to Land to the North of London Road allocation.</p> <p><b>Any proposals will also take into account the Essex Minerals Local Plan and the developer will be required to submit a Minerals Resource Assessment as part of any planning application. Should the viability of extraction be proven, the mineral shall be worked in accordance with a scheme/masterplan as part of the phased delivery of the non-mineral development.</b></p>	To provide a requirement for a Minerals Resource Assessment which has previously not been included in error.
148	WC2	<p>Delete Sainsbury's site residential allocation- <del>Land between Tollgate West and London Road (former Sainsbury's Site)</del></p> <p>Development of this site will be supported where it provides:</p> <p>(i) Up to 200 dwellings of a mix and density suitable for its location;</p> <p>(ii) A new pedestrian and cycle link from London Road to Tollgate West in order to improve the District Centres north-south connectivity;</p> <p>(iii) Services and community uses on the ground floors fronting the aforementioned new link to establish active frontages which complement the adjoining District Centre; and</p> <p>(iv) High quality public realm and landscaping improvements in order to encourage the use of the new link through the site.</p> <p><i>Land off Dyers Road - Delete Criterion (v)</i></p>	To reflect the grant on appeal of an application for town centre uses.

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			To avoid duplication
149	Para 14.118	<i>Amend the third sentence as follows;</i> 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, <b>equestrian routes, where appropriate</b> and improving improvements to these routes where necessary.	Essex Bridleways Association Representation. Grammar correction
149	Policy WC3	<i>Amend policy reference to reflect current terminology;</i> ....Any proposals for the expansion of the Zoo will be undertaken through a masterplan approach taking into account landscape and Scheduled Ancient Monument impact.....	Consistent with NPPF terminology.
153	14.129	<i>Amend bullet points to reflect latest update</i> <del>— 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</del> <del>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.</del>	Rewording needed to provide updated position and align with Section 1.

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		<p>A120 upgrades – <b>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.</b> <i>Preferred route to be identified summer 2017.</i></p>	
154	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, <b>and</b> public open space <del>and a proposed shop at the former Langenhoe Lion Public House.</del></p>	To reflect planning consent 180874.
154	14.132	<p>Correct typo in the final sentence: “...resulting <b>ing</b> from new development...”</p>	Typo
155	SS1	<p>Include the following after the criteria for Land east of Peldon Road: <b>Development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the sites include the Grade II Pete Tye Hill and Old Cottage.</b></p>	To highlight heritage assets close to the allocated sites.
159	SS4	<p>Include the following at the beginning of the policy:</p>	To highlight heritage assets close to both of the allocated sites.

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		<p><b>Development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the two allocated sites include the Grade II Copford Place and stable, Brewers Cottage, Stanway Bridge and Brook Cottage.</b></p> <p><del>Delete reference in West of Hall Road, criteria (v) A design and layout which complements the listed buildings and their setting as well as any archaeological assets.</del></p>	
160	14.149	<p><b>The Eight Ash Green Neighbourhood Plan was made in 2019.</b> <del>Parish Council is developing a Neighbourhood Plan which will allocate development sites in the Parish. The Parish Council, Neighbourhood Plan Working Group and the Local Planning Authority have agreed that</del> <b>The Neighbourhood Plan will allocate</b>s land to deliver 150 new dwellings <b>at Fiddlers Field</b> in Eight Ash Green over the Local Plan period.</p>	Correction to update the plan to reflect the adoption of the Eight Ash Green Neighbourhood Plan.
160-1	14.160	Delete entire paragraph.	Correction to update the plan to reflect the adoption of the Eight Ash Green Neighbourhood Plan.
161	SS5	<p>Replace entire policy with the following:  <b>All development proposals in Eight Ash Green parish will be determined against and be required to comply with policies in the Eight Ash Green Neighbourhood Plan and any relevant Local Plan policies.</b></p>	Correction to update the plan to reflect the adoption of the Eight Ash Green Neighbourhood Plan. New policy wording is consistent with the policy wording for the Boxted Neighbourhood Plan



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			and other adopted neighbourhood plans.
161	14.161	... Although spread out, it is well served by key community facilities including, a primary school, village hall, <del>convenience shop / post office</del> and playing field.	Amendment to reflect change of use application granted from Post Office/Shop to dwelling.
162	SS6	Add criteria iv) <b>Conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the site include the Grade II Plummers Farmhouse, Grade II Thrifts Cottage and Plummers Green Monument.</b>	To ensure that the policy gives appropriate protection to the historic environment.
164	Policy SS7	<i>Revise text under School Lane (ii)</i> development will facilitate access to the old village hall and <b>either</b> contribute to the replacement of the scout hut <b>or to the enhancement of community buildings other than the old village hall.</b>	To respond to a representation
164	Policy SS7	Amend School Lane criterion (iv): <del>Development will safeguard the setting of the Church of England School building as a grade 2-listed building and other heritage assets on The Causeway</del> <b>must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the site include the Grade II Church of England School, School House and Oak Cottage.</b>	To highlight heritage assets close to the allocated sites. Wording amended for consistency with other policies.
164	Para. 14.171	<i>Delete text as follows;</i> Bus services <del>82/83</del> operates between....	To respond to a representation and correct a factual error

Page No	Policy / Para	Minor Modification <b>Bold new text</b> <del>struckthrough – deleted text</del>	Reason
167	SS9	<p><i>Amend Wick Road text –</i>  <b><i>(ii) Development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the sites include the Grade II New House.</i></b></p> <p><i>Amend text –</i>  School Road  Development will be supported which provides:</p> <ul style="list-style-type: none"> <li>(i) 70 new dwellings of a mix and type of housing for which there is a demonstrated need, including smaller family homes and sheltered housing. <b>This will be across two sites as follows:</b></li> </ul> <p>Change clause (ii) and (iii) to bullet points.</p> <p>Renumber clauses (iv) and (v) to (ii) and (iii).  Criteria (iii) to read  <i>A design and layout which protects and enhances the listed building including their setting including suitable screening/landscaping. <b>Development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the sites include the Grade II School Farmhouse.</b></i></p>	To provide clarity that two sites form the School Road, Langham allocation providing 70 dwellings overall.

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168	Para 14.183	<i>Amend text</i> - The village is well served by community facilities including a primary school, village shop and <del>post office</del> , GP surgery, public open space at New Cut and Malting Green and two public houses.	Correction No Post office in village
168	SS10	Add additional sentence to policy.  <b>Any proposals will also take into account the Essex Minerals Local Plan and the developer will be required to submit a Minerals Resource Assessment as part of any planning application. Should the viability of extraction be proven, the mineral shall be worked in accordance with a scheme/masterplan as part of the phased delivery of the non-mineral development.</b>	To provide a requirement for a Minerals Resource Assessment which has previously not been included in error.
173	para 14.202	<i>Amend Text</i> - The current Essex and <b>South</b> Suffolk Shoreline Management Plan.	Correct title of Plan for accuracy
173	SS12b	<i>Amend criteria</i> (ii) Enhance <del>historic</del> <b>heritage</b> assets, maritime uses, the traditional maritime character of Coast Road and the landscape character of the coast.	Correction for compliance with NPPF
173	SS12b	Amend criteria (iii) to read Can demonstrate no likely significant effects on adjacent European sites or <del>where impacts can be appropriately mitigated</del> <b>provide mitigation in accordance with the Recreation Avoidance and Mitigation Strategy (RAMS).</b>	Correction needed to ensure compliance with the Section 2 Appropriate Assessment
175	SS12c	Amend opening sentence – Development proposals at caravan parks on Mersea Island, including change of use, ... on site, will <b>only</b> be supported where they <b>meet all of the following criteria:</b>	Typo/Committee request

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175	SS12c	Amend criteria): Help protect the integrity of European sites and minimise disturbance to migratory or over-wintering birds <b>designated breeding and wintering species</b> using the sites; <b>Any future extensions to caravan parks will require their own HRA and where required AA.</b>	Representations Natural England and RSPB.
177	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, <b>1 GP surgery</b> , as well as a range of independent shops, cafes and restaurants.	Correction for accuracy
178	SS14	Add following text to criterion (iv) <b>This will include a health facility if a need is identified by North East Essex Clinical Commissioning Group as part of a Hub and Spoke Modelling exercise.</b>	Representations from NEE Clinical Commissioning Group
178	SS14	<b>TIPTREE NP STATUS detail to follow via a Topic Paper</b>	<b>Details to be set out in a Topic Paper to published shortly in the light of the updates arising from the NHP process.</b>
179	14.226	Delete entire paragraph	Correction to update the plan to reflect the adoption of the West Bergholt Neighbourhood Plan.
179	14.227	The West Bergholt Neighbourhood Plan <b>was made in 2019.</b> <del>will</del> It allocates land for housing and <b>includes</b> develop 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.

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179	14.228	Delete the following text from the final sentence: <del>unless they are reviewed and amended through the West Bergholt Neighbourhood Plan.</del>	Correction to update the plan to reflect the adoption of the West Bergholt Neighbourhood Plan.
179	SS15	Replace entire policy with the following: <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>	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.
180	14.234	<del>Wivenhoe Town Council is currently preparing a</del> <b>The Wivenhoe Neighbourhood Plan was made in 2019.</b> <del>which is at an advanced stage.</del> 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.
180-1	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).
181	SS16	Replace entire policy with the following: <b>All development proposals in Wivenhoe parish will be determined against and be</b>	Correction to update the plan to reflect the adoption of the Wivenhoe Neighbourhood

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		<b>required to comply with policies in the Wivenhoe Neighbourhood Plan and any relevant Local Plan policies.</b>	Plan. New policy wording is consistent with the policy wording for the Boxted Neighbourhood Plan and other adopted neighbourhood plans.
183 /184	Para 14.246 / Policy OV1 & OV2	Move the following text from para 14.246 to Policy OV1 & OV2 - <b>Proposals in close proximity to a European site must demonstrate through HRA screening that the scheme will not lead to likely significant effects to the integrity of the European site. Where this cannot be ruled out a full appropriate assessment will be required to be undertaken</b>	Representation Natural England & Draft SoCG
184	OV2	Residential development in the countryside, outside defined settlement boundaries, will <b>need to demonstrate that they respect the character and appearance of landscapes and the built environment and preserve or enhance the historic environment and biodiversity.</b> <del>be restricted to s</del> Small scale rural exception sites needed to meet local affordable housing needs. <del>Schemes will only be</del> considered favourably on appropriate sites where they are supported by a Local Housing Needs Assessment.	Updated to better align with national view of rural residential development.
185	DM1	All development should be designed to promote healthy <b>and active</b> lifestyles and avoid causing adverse impacts on public health through: <ul style="list-style-type: none"> <li>1. Ensuring good access to health facilities and services;</li> <li>2. (ii) Providing a healthy living environment where healthy lifestyles</li> </ul>	Representations (Sport England ) and Essex Bridleways Association

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		<p>can be promoted including green space and creating attractive opportunities for activities including walking, <del>and</del> cycling, <b>horse riding and formal sport, as well as clearly seeking to improve opportunities to increase levels of physical activity within the community</b></p>	
186	Para 15.4	Policies elsewhere in the plan also cover protection and provision of open space, <b>sport</b> and recreation'.	Representation (Sport England )
188	DM2	<p>Add the words "<b>(in both cases)</b>" after 'and' at the end of criteria (ii).  Add new criteria (iv) as follows:  <b>The proposal involves a state funded school which is seeking to relocate into new buildings or sell assets to fund improved education services.</b></p>	To clarify that criteria (iii) applies to both criteria (i) and (ii) and for the new criteria (iv), to enable school provision and to ensure consistency with DM3.
189	DM3	<p>Delete the first paragraph and replacing with the following text, with the last paragraph remaining unchanged.</p> <p><b>Sites that are in private or public education use or have recently ceased to be used for education purposes will be protected for that use.</b></p> <p><b>Where in whole or in part educational use of a site is redundant or proposals for alternative use are put forward, re-development of buildings and/or the grounds will be supported where the local community is and will remain adequately</b></p>	To enable school provision and to ensure consistency with DM2.

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		<b>served by alternative provision and receipts from the sale of the land will be invested in improved or expanded education facilities.</b>	
192	DM5	Amend the first paragraph as follows ..will be supported in suitable locations subject to minimising impact on, <b>and demonstrating how the development could make a positive contribution to</b> neighbouring areas	Representation (Historic England) and Draft SoCG
192	Para 15.21	Add ' <b>DM16</b> ' to the list of policies cross-referenced in the supporting text.	Recommendation in the SA.
194	Para 15.32	Move text currently in para15.32 to the end of Policy DM6 <b>Proposals in close proximity to a European site must demonstrate through HRA screening that the scheme will not lead to likely significant effects to the integrity of the European Site. Additionally, any planning application within 400 metres of a European site must provide mechanisms to prevent fly tipping, the introduction of invasive species and vandalism. Where this cannot be ruled out a full appropriate assessment will be required to be undertaken</b>	Representation (Natural England) & Draft SoCG
196	Policy DM7	Amend paragraph 3 in the policy to read Proposals that are likely to have an adverse impact on the integrity of European <del>s</del> <b>Sites, Sites of Special Scientific Interest</b> or the Dedham Vale AONB will not be supported.	Representation Natural England & Draft SoCG
198	Policy DM8	Accordingly 30% of new dwellings (including conversions) on housing developments of <b>10 or more</b> <del>more than 10</del> dwellings ( <b>major developments</b> )	To be consistent with NPPF
198	Policy DM8	Affordable housing development in villages will be supported on rural exception sites <del>else</del>	To be consistent with NPPF



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		<b>adjacent or continuous</b> to village settlement boundaries <b>or where it will enhance or maintain the vitality of rural communities,</b> provided a local need is demonstrated by the Parish Council on behalf of their residents, based on evidence gained from an approved local housing needs survey.	
203	Para 15.49	Add the following text to para 15.49 to read The Local Planning ..... <b>Sites. These sites need to provide gypsy and traveller communities with good access to education, health, welfare, water, sewage and employment infrastructure, .....local environment. Sites should not be located in areas at risk from flooding and where practical to achieve be connected to the mains sewer system.</b>	Representation (Environment Agency)
204	DM11	Add clause as follows <b><i>Planning permission will be refused for the change of use of all Gypsy and Traveller sites or Travelling Showpeople yards identified in the Gypsy and Traveller Accommodation Assessment unless acceptable replacement accommodation can be provided, or it can be demonstrated that the site is no longer required to meet any identified needs.</i></b>	NPPF Compliant. To retain allocations from Adopted Local Plan to ensure needs of G&T are continually met.
204	DM11	Add the following to the end of the policy: <b>Site selection should ensure that pitches are not located within areas at risk of flooding and are capable of being provided with appropriate drainage, water supply and other necessary utility services. For sewerage, a connection to</b>	Environment Agency representation

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		<b>the main sewer system will be preferable except when it is impractical to achieve</b>	
206	DM12	<i>Add criterion as follows</i> <b>(x) All new applications for high rise accommodation, houses in multiple accommodation (HMOs), care homes and sheltered accommodation will be expected to include sprinkler systems.</b>	Representation – CBC Corporate decision following Grenfell Fire
207	DM13 supporting text	Add the following to the supporting text to policy DM13: <b>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.</b>	To reflect the Council's Climate Emergency and for consistency with policy CC1.
208	DM13	<i>Add text to Replacement dwellings in the countryside under criterion (v) as follows;</i> <b>Note: There is a presumption in favour of retaining properties considered to be heritage assets and/or properties which positively contribute to the character of a rural conservation area</b>	Representation (Historic England)
213/214	DM15	<i>Add criterion (xi)</i> <b>The Council will encourage Active Design</b>	Representation (Sport England)
215/216	DM16	<i>Amend first paragraph as follows;</i>	Representation (Historic England) and Draft SoCG

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		<p>....Development that will lead to substantial harm to or total loss of significance of a listed building, conservation area, historic park or garden or important archaeological remains (including <del>development that adversely affects</del> in the setting of heritage assets)...</p> <p><i>Amend second paragraph as follows;</i> ...or better reveal the significance of the heritage asset, <del>in the first instance</del>, unless there are not identifiable opportunities available where possible.</p> <p><i>Amend penultimate sentence of paragraph two as follows;</i> In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, <b>(or other method of identification of historic assets)</b>, the LPA .....</p>	
221		Change paragraph number <del>7.106</del> to <b>15.106</b>	typo
227	Para 15.123	Amend paragraph to read '.....within the relevant Transport Assessment <b>and Transport Statement.</b> '	Representation (Essex County Council)
227	Policy DM22	Change first paragraph to read '.....the most recent local Parking <del>Guidance</del> <b>Standards</b> taking account of.....'	Representation (Essex County Council)
227	Policy DM22	Change second paragraph to read '....with the most recent local Parking <del>Guidance</del> <b>Standards</b> , with a more flexible approach .....	Representation (Essex County Council)
228	Para 15.124	These flood zones are defined in Table 1 in the <b>Flood Risk and Coastal Change</b> National Planning Practice Guidance and are shown on the <del>on the Environment Agency's Flood</del>	Update to provide clarity and reflect the latest available resource for Flood Map for Planning.

Page No	Policy / Para	Minor Modification <b>Bold new text</b> <del>strikethrough deleted text</del>	Reason
		<del>for Planning (Rivers and Sea).</del> <b>Government's Flood Map for Planning.</b>	
229	Para 15.125	Add the following text to the end of the last sentence of 15.125 <b>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.</b>	Representation (Environment Agency)
229	Para 15.129	When considering the allocations of sites in Flood Zone 2 & 3, the Local Planning <b>Authority</b> 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
229	Para 15.133	Additional criteria for flood risk assessments in Flood Zone 1.  Site specific Flood Risk Assessments must therefore be submitted with planning applications for development proposals <del>on sites of 1 hectare (ha) or more in Flood Zone 1 or</del> for all development proposals in Flood Zone 2 and 3 <b>and in Flood Zone 1 for sits over 1 hectare (ha), land which has been identified by the Environment Agency as having critical drainage problems, land identified in a strategic flood risk assessment as being at increased flood risk in future, or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</b>	To be consistent with NPPF
230	Para 15.135	Where development proceeds in areas with a known flood risk, mitigation measures will need	Typo

Page No	Policy / Para	Minor Modification <b>Bold new text</b> <del>strikethrough-deleted text</del>	Reason
		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 <del>its</del> <b>is</b> planned lifetime.	
230	Para 15.139	Colchester's Surface Water Management Plan (SWMP) which only covers urban Colchester, identified 9 Critical Drainage Areas (CDAs) and Local Flood Risk Zones (LFRZs). <b>An update to the SWMP is currently being prepared by Essex County Council. 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.</b>	Update to reflect latest information from Essex County Council.
235	DM25	<i>Amend the 6<sup>th</sup> Paragraph of the policy as follows;</i> .....District Heating Networks and Community led renewable energy initiatives at appropriate locations in the Borough, <b>which will need to be subject to a Habitats regulation Assessment and if necessary an Appropriate Assessment</b> , to help reduce Colchester's carbon footprint. Amend 7 <sup>th</sup> para-seventh paragraph: "Renewable energy schemes with potential for adverse effects on internationally <b>or nationally</b> designated <b>nature conservation sites</b> , sites or nationally designated landscapes (Dedham Vale AONB) <b>and heritage assets</b> , will only be supported in exceptional circumstances,...."	Representations (Historic England & Natural England)
235	15.151	Amend the second sentence as follows: ( <del>See the</del> Environment Agency 2013 'Water stressed areas final classification report' <b>and the Joint advice to Local Planning</b>	To refer to updated guidance that supports the tighter water standard.

Page No	Policy / Para	Minor Modification <b>Bold new text</b> <del>strikethrough deleted text</del>	Reason
		<b>Authorities: Optional Higher Water efficiency standard for new housing (February 2020).</b>	
236	Policy DM25	Add the following to the seventh paragraph: ...(Dedham Vale AONB) <b>or heritage assets</b> , will only be supported....	To protect heritage assets from inappropriate renewable energy schemes as recommended in the SA.
249	Appendix 3 – List of policies Superseded by Section 2 of the Local Plan	<b>See Appendix 2 below</b>	To be consistent with Section 1 and meet the legal requirements
<b>Policies Maps</b>		Corrections and consequential changes to various policy maps to follow with final list of Modifications	

Appendix 1

Proposed modifications to Table SG3: Colchester Employment Land Supply 2017-2033

Location / Allocations		Site area (ha.)	Office (E Use Class) (B1 a/b) sqm	Industrial (B1c/2/8) sqm	Total sqm
North Colchester		10.4	56,696	0	56,696
Stanway		<del>15.6</del> <b>5.4</b>	<del>20,506</del> <b>0</b>	<del>42,054</del> <b>21,548</b>	<del>62,560</del> <b>21,548</b>
Knowledge Gateway		7.0	22,538	0	22,538
<b>Local Economic Areas (LEAs)</b>					
Colchester Town					
Town Centre	Centre Core	0.7	3,160	0	3,160

Edge of Centre District	3.5	0	13,959	13,959
Centres (outside Colchester)	1.5	3,078	3,078	6,156
Other Rural Areas	<del>1.0</del> <b>4.0</b>	2,000	<del>2,000</del> <b>14,000</b>	<del>4,000</del> <b>16,000</b>
<b>Total SEAs and LEAs</b>	<b>39.7</b>	<b>107,978</b>	<b>61,091</b>	<b>169,069</b>
	<b>32.5</b>	<b>87,472</b>	<b>52,585</b>	<b>140,057</b>
<b>Garden Communities Employment Areas (GCEAs)</b>				
<b>Colchester</b>				
Braintree Borders GC	1.7	6,858	0	6,858
Tendring Colchester Borders GC	<del>2.8</del> <b>3.5</b>	11,276	0	11,276
<b>Total GCEAs</b>	<del>4.5</del> <b>4.5</b>	<del>18,134</del> <b>18,134</b>	<del>0</del> <b>0</b>	<del>18,134</del> <b>18,134</b>
<b>Total all allocations</b>	<del>44.2</del> <b>36</b>	<del>126,112</del> <b>98,748</b>	<del>61,091</del> <b>52,585</b>	<del>187,203</del> <b>151,333</b>



## Appendix 2

Core Strategy Focused Review Version (July 2014)/Site Allocations Adopted October 2010/Development Policies Focused Review Version (July 2014) - Superseded by the Colchester Local Plan 2013-2033

New Policy Number	Policy ref on 2017-2033 Local Plan	Replaces Policy
<b>Section 1</b>		
SP1	Presumption in Favour of Sustainable Development	SD1
SP2	Recreational disturbance Avoidance and Mitigation Strategy (RAMS)	-
SP3	Spatial Strategy for North Essex	H1
SP4	Meeting Housing Needs	H1
SP5	Providing for Employment	CE1
SP6	Infrastructure and Connectivity	SD2
SP7	Place Shaping Principles	-
SP8	Development and Delivery of New Garden Community in North Essex	-
SP9	Tendring/Colchester Borders Garden Community	-
<b>Section 2</b>		
SG1	Colchester's Spatial Strategy	H1
SG2	Housing Delivery	H1
SG3	Economic Growth Provision	CE3/DP5
SG4	Local Economic Areas	CE3/DP5

<b>New Policy Number</b>	<b>Policy ref on 2017-2033 Local Plan</b>	<b>Replaces Policy</b>
<b>SG5</b>	Centre Hierarchy	CE1
<b>SG6</b>	Town Centre Uses	DP6
<b>SG6a</b>	Local Centres	CE2c/DP7
<b>SG7</b>	Infrastructure Delivery and Impact Mitigation	SD2/SD3
<b>SG8</b>	Neighbourhood Plan	ENV2
<b>ENV1</b>	Environment	ENV1/DP 21
<b>ENV2</b>	Coastal Areas	ENV1/DP23
<b>ENV3</b>	Green Infrastructure	ENV1/PR1
<b>ENV4</b>	Dedham Vale Area of Outstanding Natural Beauty	ENV1/DP22
<b>ENV5</b>	Pollution and Contaminated Land	DP1
<b>CC1</b>	Climate Change	ER1
<b>PP1</b>	Generic Infrastructure and Mitigation Requirements	DP3
<b>TC1</b>	Town Centre Policy and Hierarchy	CE1
<b>TC2</b>	Retail Frontages	DP6
<b>TC3</b>	Town Centre allocations	SA TC1
<b>TC4</b>	Transport in Colchester Town centre	TA4/DP18
<b>NC1</b>	North Colchester and Severalls Strategic Economic Areas	CE1/SA NGA1/ SA NGA3

New Policy Number	Policy ref on 2017-2033 Local Plan	Replaces Policy
<b>NC2</b>	North Station Special Policy Area	SA TC1
<b>NC3</b>	North Colchester	-
<b>NC4</b>	Transport in North Colchester	TA4/DP18
<b>SC1</b>	South Colchester Allocations	CE3*
<b>SC2</b>	Middlewick Ranges	-
<b>SC3</b>	Transport in South Colchester	TA4/DP18
<b>EC1</b>	Knowledge gateway and University of Essex Strategic Economic Area	CE1/SA EC7
<b>EC2</b>	East Colchester / Hythe Special Policy Area	SA EC2/ SA EC3 Area 1/ SA EC4 Area 2/ SA EC6  Area 4
<b>EC3</b>	East Colchester	SA H1/ SA EC1/ SA EC5  Area 3/ CE3
<b>EC4</b>	Transport in East Colchester	TA4 / DP18/SA EC8
<b>WC1</b>	Stanway Strategic Economic Area	CE1/ SA STA1/ SA STA3
<b>WC2</b>	Stanway	SA STA1/ SA STA5

<b>New Policy Number</b>	<b>Policy ref on 2017-2033 Local Plan</b>	<b>Replaces Policy</b>
<b>WC3</b>	Colchester Zoo	-
<b>WC4</b>	West Colchester	-
<b>WC5</b>	Transport in Colchester	TA4 /DP18/ SA STA4
<b>SS1</b>	Abberton and Langenhoe	CE3*
<b>SS2</b>	Boxted	-
<b>SS3</b>	Chappel and Wakes Colne	-
<b>SS4</b>	Copford	-
<b>SS5</b>	Eight Ash Green	-
<b>SS6</b>	Fordham	-
<b>SS7</b>	Great Horkesley	CE3*
<b>SS8</b>	Great Tey	CE3*
<b>SS9</b>	Langham	CE3*
<b>SS10</b>	Layer de La Haye	-
<b>SS11</b>	Marks Tey	CE3*
<b>SS12a</b>	West Mersea	-
<b>SS12b</b>	Coast Road West Mersea	DP23
<b>SS12c</b>	Mersea Island Caravan Parks	DP10/ DP21/ DP23

New Policy Number	Policy ref on 2017-2033 Local Plan	Replaces Policy
<b>SS13</b>	Rowhedge	-
<b>SS14</b>	Tiptree	SA TIP2
<b>SS15</b>	West Bergholt	-
<b>SS16</b>	Wivenhoe	-
<b>OV1</b>	Development in Other Villages	ENV2
<b>OV2</b>	Countryside	ENV2/DP9
<b>DM1</b>	Health and Wellbeing	DP2
<b>DM2</b>	Community Facilities	DP4
<b>DM3</b>	Education Provision	SD3
<b>DM4</b>	Sports Provision	DP15
<b>DM5</b>	Tourism, leisure, Culture and Heritage	DP10
<b>DM6</b>	Economic Development in Rural Areas and the Countryside	DP5/DP9
<b>DM7</b>	Agricultural Development and Diversification	DP8
<b>DM8</b>	Affordable Housing	H4
<b>DM9</b>	Development Density	H2
<b>DM10</b>	Housing Diversity	H3
<b>DM11</b>	Gypsies, Travellers and Travelling Showpeople	H5/SA H2
<b>DM12</b>	Housing Standards	DP12

<b>New Policy Number</b>	<b>Policy ref on 2017-2033 Local Plan</b>	<b>Replaces Policy</b>
<b>DM13</b>	Domestic Development	DP11/DP13
<b>DM14</b>	Rural Workers Dwellings	H6
<b>DM15</b>	Design and Amenity	UR2/DP1
<b>DM16</b>	Historic Environment	UR2/DP14
<b>DM17</b>	Retention of Open Space	DP15
<b>DM18</b>	Provision of Open Space and Recreation Facilities	PR1/ PR2/DP16
<b>DM19</b>	Private Amenity Space	DP16
<b>DM20</b>	Promoting Sustainable Transport and Changing Travel Behaviour	TA1/TA2/TA3/ DP17
<b>DM21</b>	Sustainable Access to development	PR2/TA2/DP17
<b>DM22</b>	Parking	TA5/DP19
<b>DM23</b>	Flood Risk and Water Management	ENV1/ DP20
<b>DM24</b>	Sustainable Urban Drainage Systems	DP20
<b>DM25</b>	Renewable Energy, Water Waste and Recycling	ER1/DP25

\* Please note that the housing allocation elements of the policy are new and do not supersede adopted policies. However, these policies include reference to Local Employment Areas and this part of the policy supersedes adopted policy CE3.