



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

August 2021

The following Schedule sets out the Modifications to the Policies Maps which support the Section 2 Colchester Local Plan – Publication Draft June 2017. These Policy Map Modifications have been prepared by the Council and are minor in nature and correct matters of fact or reflect main modifications.

The Modifications are explained in writing below, and the modified policies maps are shown in Appendix 1 below. Only those maps which are modified are included, any other maps remain unchanged from those shown in the [Policies Maps for the Publication Draft Colchester Local Plan 2017 to 2033 \(July 2017\)](#).

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

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

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

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

Additional Modifications have also been prepared by the Council which are minor and factual, correct spelling/grammar and/or are a result of a main modification. For transparency and completeness, these have also been published for consultation [here](#).

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

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

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

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

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

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

Schedule of Modifications to Publication Draft Colchester Local Plan: Section Two Policies Maps – August 2021


| Mod. Number | Map Title | Modification Description and Reason |
|--------------------|---|---|
| PM1 | Key to Policies Map | Update black arrow to read as 'Preferred Direction of Growth' |
| PM2 | Policy Map NC1: North Colchester | Add hatching to show Severalls is included within Northern Gateway Zone 1 |
| PM3 | Policy Maps NC1: North Colchester and NC2-4: North Colchester | Amend to show the correct extent of the unimplemented Section of the NAR busway Add Local Wildlife Site CO-170 Cowdray Brownfield as previously omitted |
| PM4 | Policy Map EC1-4: East Colchester | Add Place Farm as a 'New Residential Allocation' as previously omitted Modify Garden Community Allocation to be consistent with Section 1 Local Plan Policy Map 10.2 Add Registered Parks and Gardens within University Site |
| PM5 | Policy Map SC1-3: South Colchester | Include Monkwick and Mersea Road as 'Local Centre' as listed in Table SG5a Add Local Wildlife Site CO-170 Manwood Road Verge as previously omitted |
| PM6 | Policy Map WC1-5: West Colchester | Add Peartree Road as a 'District Centre' Add Irvine Road as a 'New Residential Allocation' as previously omitted Add Essex County Hospital Site as a 'New Residential Allocation' as previously omitted land north of London Road 'New Residential Allocation' to delete commercial use section Land to rear of Wyvern Farm small section adjacent to employment– change to 'Existing Commitments' to reflect planning approval Change Ex Sainsbury Site from 'New Residential Allocation' to 'District Centre' to reflect planning approval |

| Mod. Number | Map Title | Modification Description and Reason |
|-------------|---|---|
| | | <p>Deletion of Stane Park 'Employment' to 'White Land'</p> <p>Change South of Tollgate West from 'Employment' to 'District Centre'</p> <p>Change part 'New Residential Allocation', part 'employment' designations at Land to the West of Lakelands to entirely 'New Residential Allocation'</p> <p>Add Mineral and Safeguarding Area as previously omitted</p> |
| PM7 | Policy Map WC3: West Colchester | <p>Include open space for former Stanway Tarmac quarry site as previously omitted</p> <p>Add Local Wildlife Site CO-174 Gosbeck Road as previously omitted</p> <p>Add Mineral and Safeguarding Area as previously omitted</p> |
| PM8 | Policy Map SS1: Abberton & Langenhoe | <p>Include school fields as open space</p> |
| PM9 | Policy Map SS4: Copford and Copford Green | <p>Remove Garden Community to be consistent with Section 1 Local Plan</p> <p>Add Mineral and Safeguarding Area as previously omitted</p> |
| PM10 | Policy Map SS5: Eight Ash Green | <p>Include 'New Residential Allocation' and update settlement boundary as shown in the Eight Ash Green Neighbourhood Plan</p> |
| PM11 | Policy Map SS6: Fordham | <p>Include school playing fields as open space</p> |
| PM12 | Policy Map SS7: Great Horkesley | <p>Add Local Wildlife Site CO-173 Aldercar Wood, Great Horkesley as previously omitted</p> <p>Add Holly Lodge Farm 'Employment' allocation as previously omitted but noted in Policy SS7</p> |
| PM13 | Policy Map SS9: Langham | <p>Add 'Employment' allocation at Lodge Lane as previously omitted but noted in Policy SS9</p> |

| Mod. Number | Map Title | Modification Description and Reason |
|-------------|---|--|
| | | <p>Modify 'Employment' designation at School Road, Langham to remove dwellings in northeast corner</p> <p>Alteration to Local Wildlife Site Co136 Black Brook</p> |
| PM14 | Policy Map SS10: Layer de la Haye | Remove open space designation within site allocation as agreed through SoCG with Tollgate Partnership |
| PM15 | Policy Map SS11: Marks Tey | <p>Remove Garden Community to be consistent with Section 1 Local Plan</p> <p>Add 'Employment' designation at Timbers Yard as noted in Policy SG3</p> <p>Add Mineral and Safeguarding Area as previously omitted</p> |
| PM16 | Policy Map SS12a and SS12c: Mersea Island | <p>Adjust Key to Caravan Park</p> <p>Seaview Caravan Park (now called West Mersea Holiday Park) updated boundary to include chalet section to the north</p> |
| PM17 | Policy Map SS14: Tiptree | <p>Add Local Wildlife Site Boundaries, including amendments to CO10 - Inworth Grange and Brook Meadows, CO32 – Cadgers Wood Park Lane Nature Reserve and new entry LWS CO-169 Warriors Rest.</p> <p>Update to 'preferred direction of growth' arrows to reflect updated evidence base</p> <p>Inclusion of Barbrook Lane within the settlement boundary and shown as 'Existing Commitment, given granting of planning permission 182014 on appeal</p> |
| PM18 | Policy Map SS15: West Bergholt | <p>Add 'New Residential Allocations' and updated settlement boundary as shown in the West Bergholt Neighbourhood Plan</p> <p>Remove 'Preferred Direction of Growth' arrows</p> |
| PM19 | Policy Map SS16: Wivenhoe | <p>Add Local Wildlife Site CO-172 Ferry Marsh, Wivenhoe as previously omitted</p> <p>Add 'New Residential Allocations' and settlement boundary as shown in the Wivenhoe Neighbourhood Plan</p> |

| Mod. Number | Map Title | Modification Description and Reason |
|-------------|--------------------------|--|
| | | Add Mineral and Safeguarding Area as previously omitted |
| PM20 | Policy Map OV1: Easthope | Remove Garden Community to be consistent with Section 1 Local Plan |
| PM21 | Policy Map OV1 - Dedham | Amend Title to read as: Dedham SG1 and Dedham Heath OV1 |

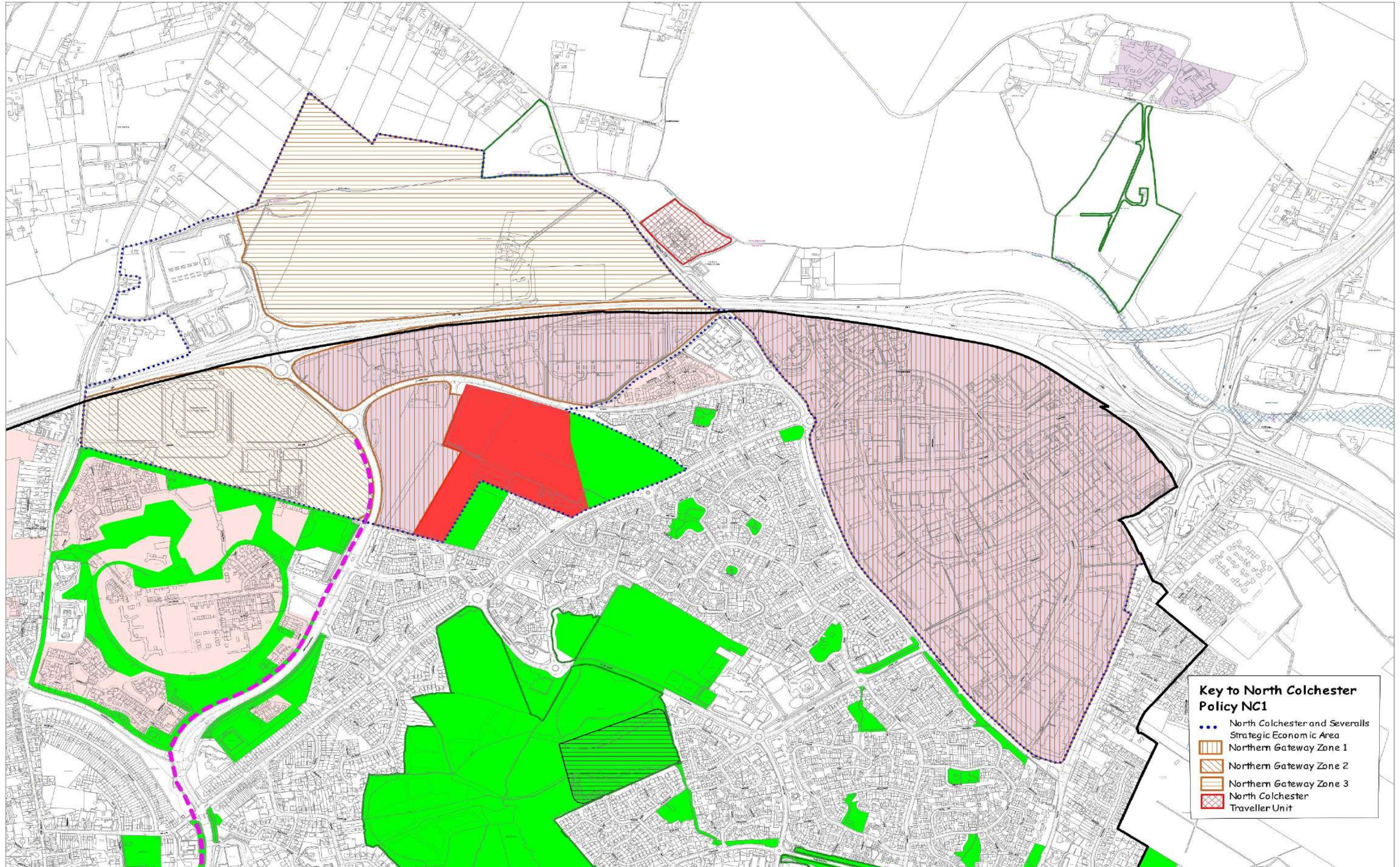
Key to Policies Maps

-  Sustainable Settlement Boundary
-  Existing Commitments (selected for illustrative purposes only)
-  Other Village Boundary
-  New Residential Allocation
-  Employment
-  New Residential-led Mixed Use Allocation
-  Public Open Space
-  Local Centre
-  District Centre
-  Garden Community Broad Area of Search
-  Neighbourhood Plan Preferred Direction of Growth
-  Coastal Protection Belt
-  Dedham Vale Area of Outstanding Natural Beauty
-  Environment Agency Flood Zone 3
-  Conservation Area
-  Site of Special Scientific Interest
-  Special Protection Area
-  Special Area of Conservation
-  Local Nature Reserve
-  Local Wildlife Site
-  Scheduled Monument
-  Registered Parks & Gardens
-  Minerals and Safeguarding Areas

N.B.this key covers Borough-wide designations. Please see respective Policies Maps for specific policy area designations (e.g.North Colchester, East Colchester, etc)

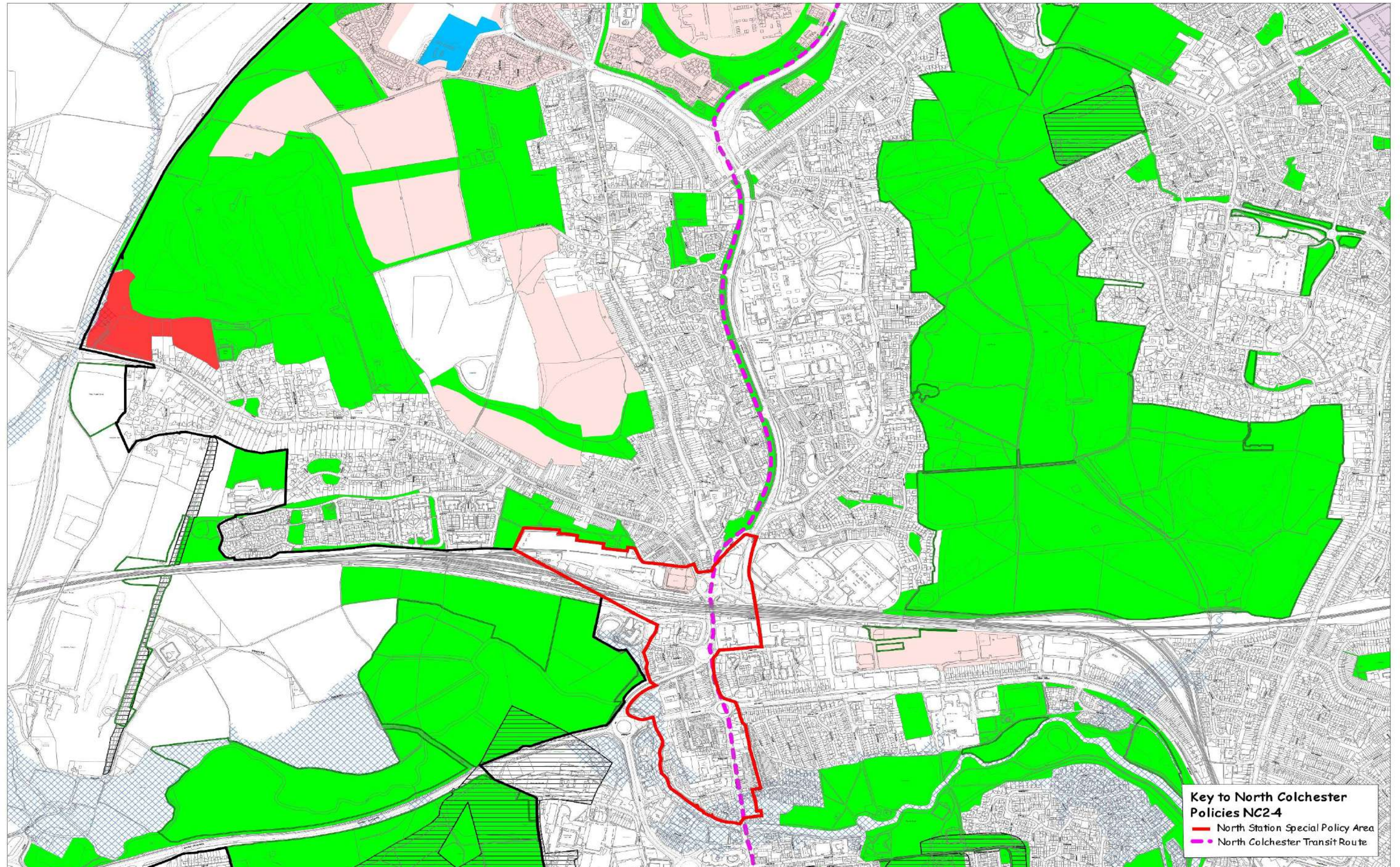
NORTH COLCHESTER

Policies NC1



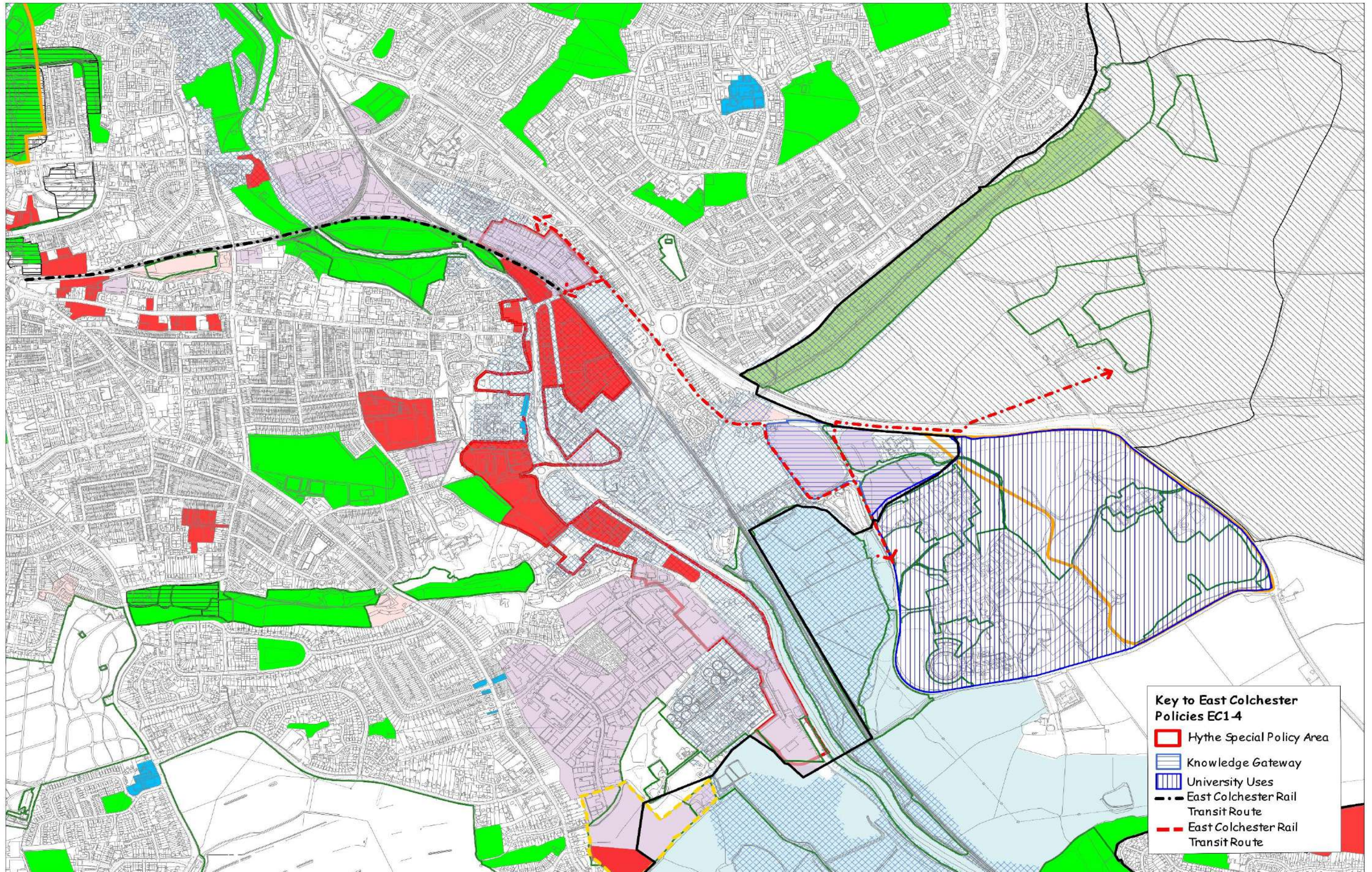
NORTH COLCHESTER

Policies NC2-4



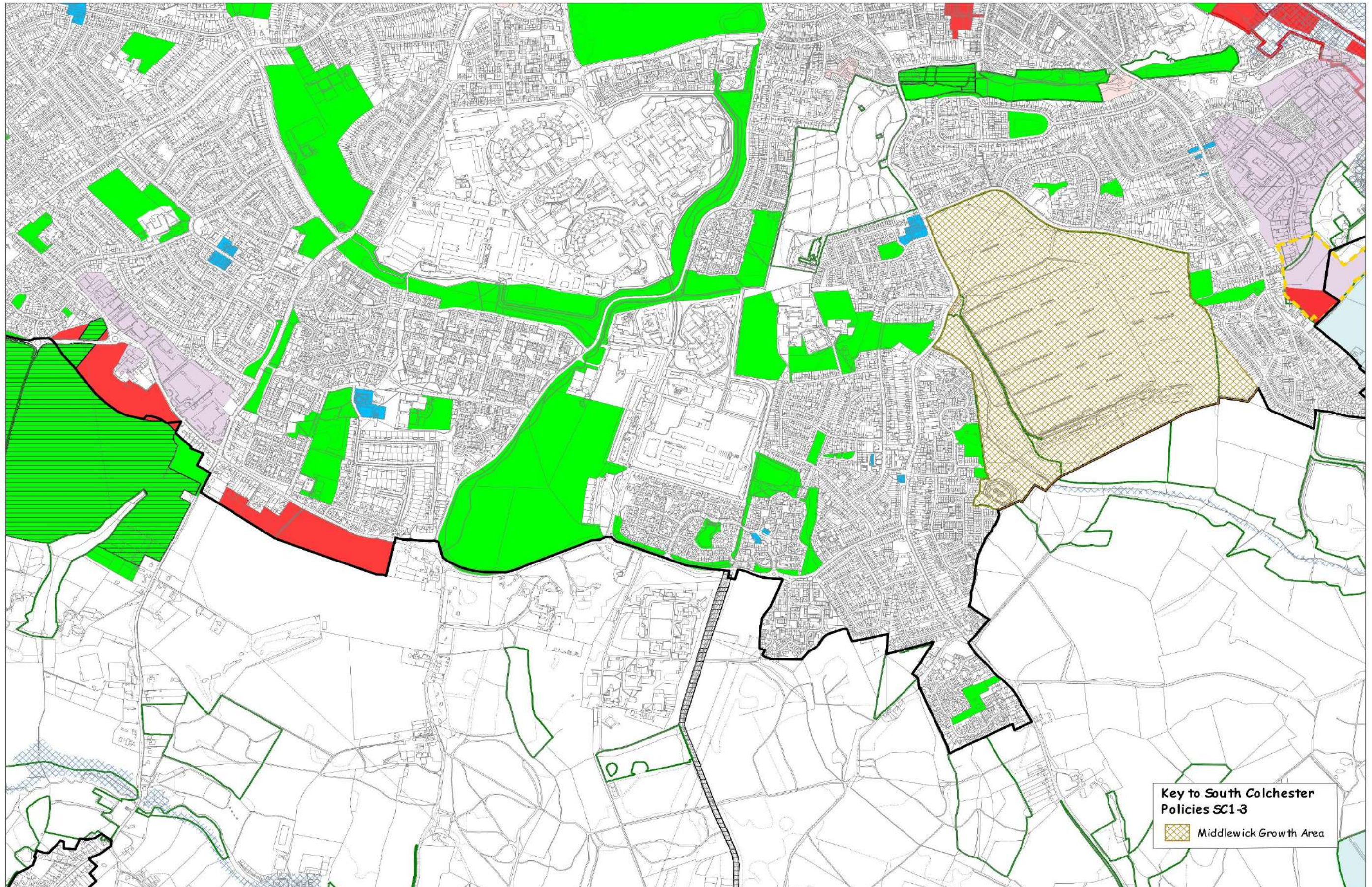
EAST COLCHESTER

Policies EC1-4



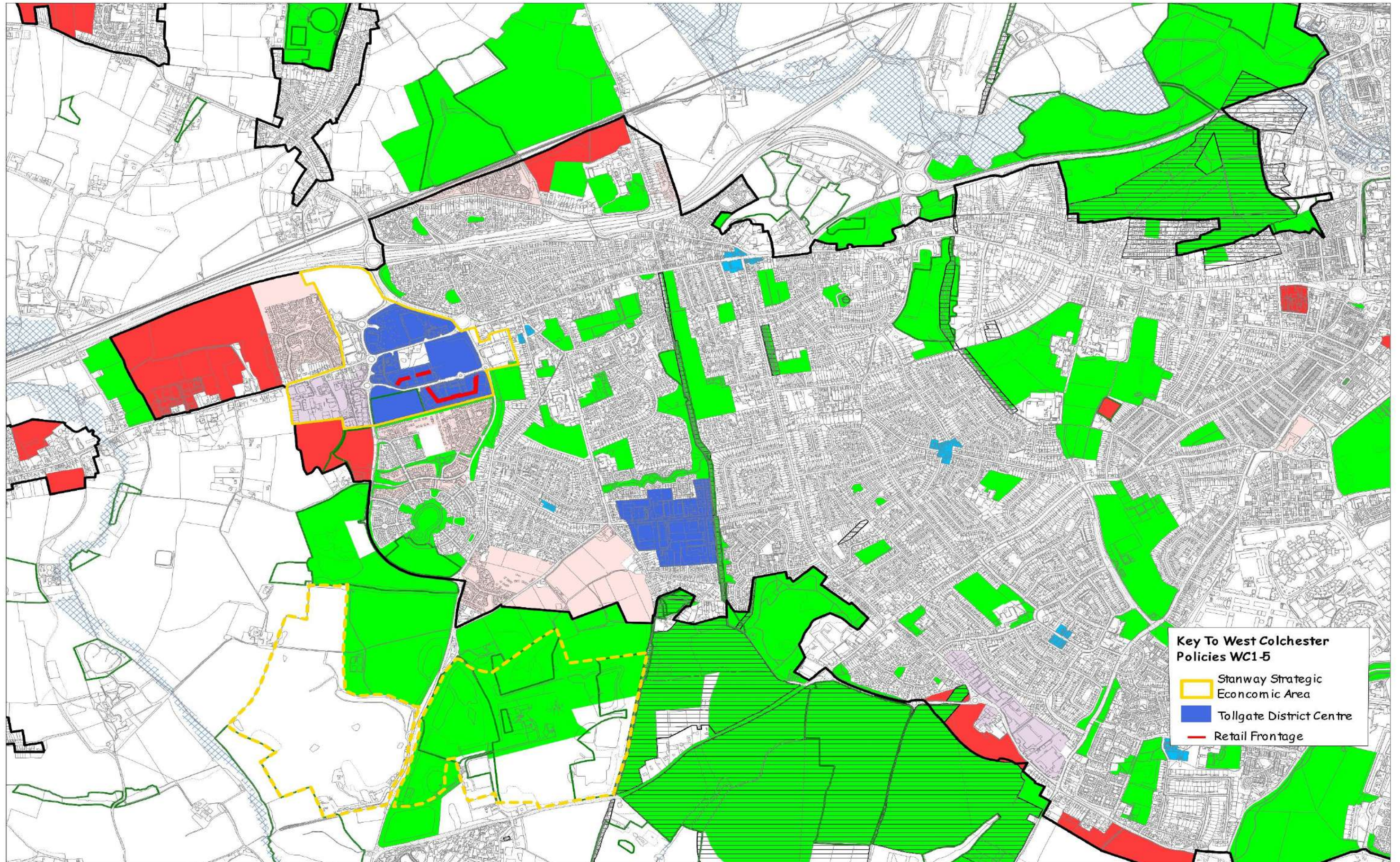
SOUTH COLCHESTER

Policies SC1-3



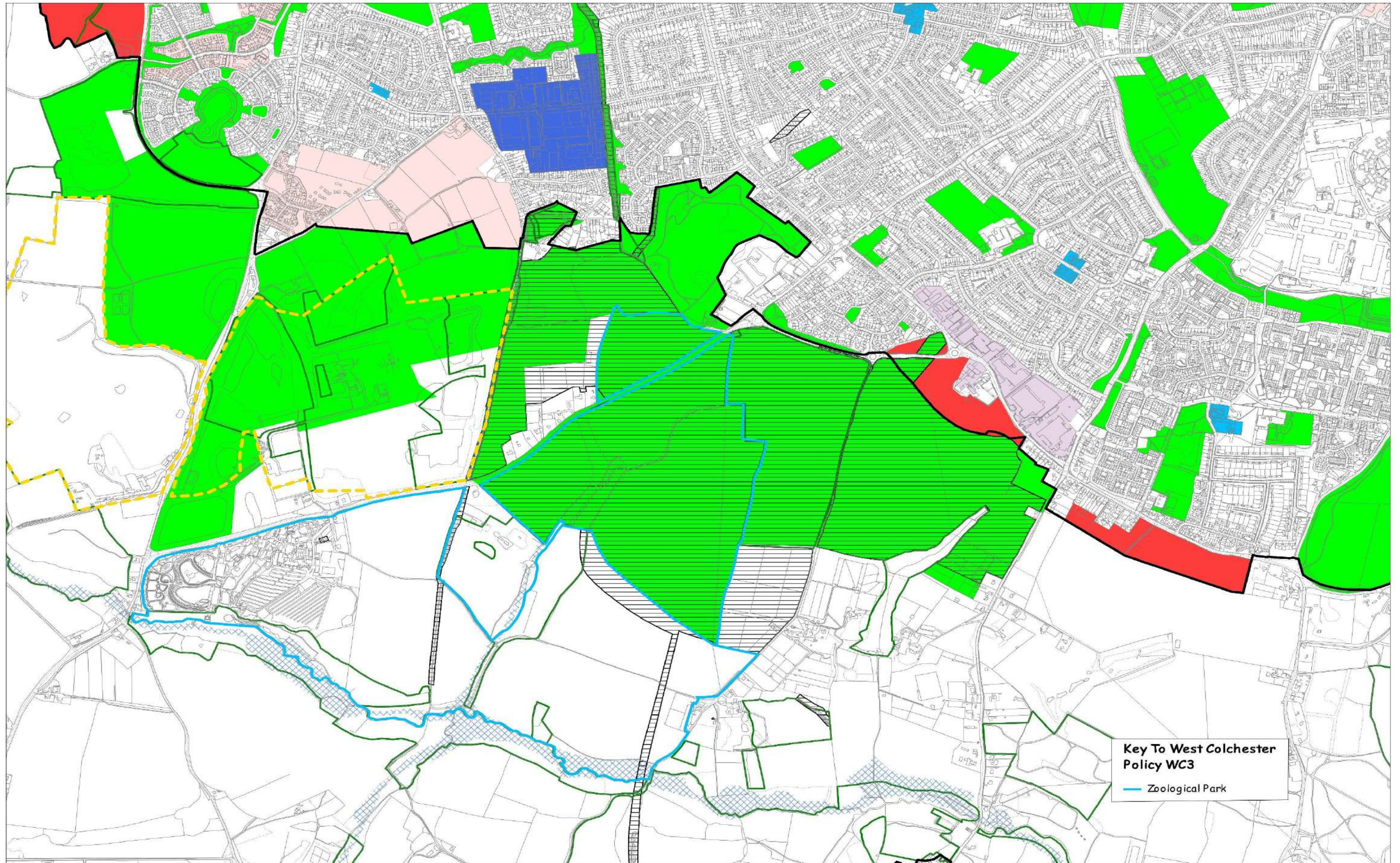
WEST COLCHESTER

Policies WC1-5



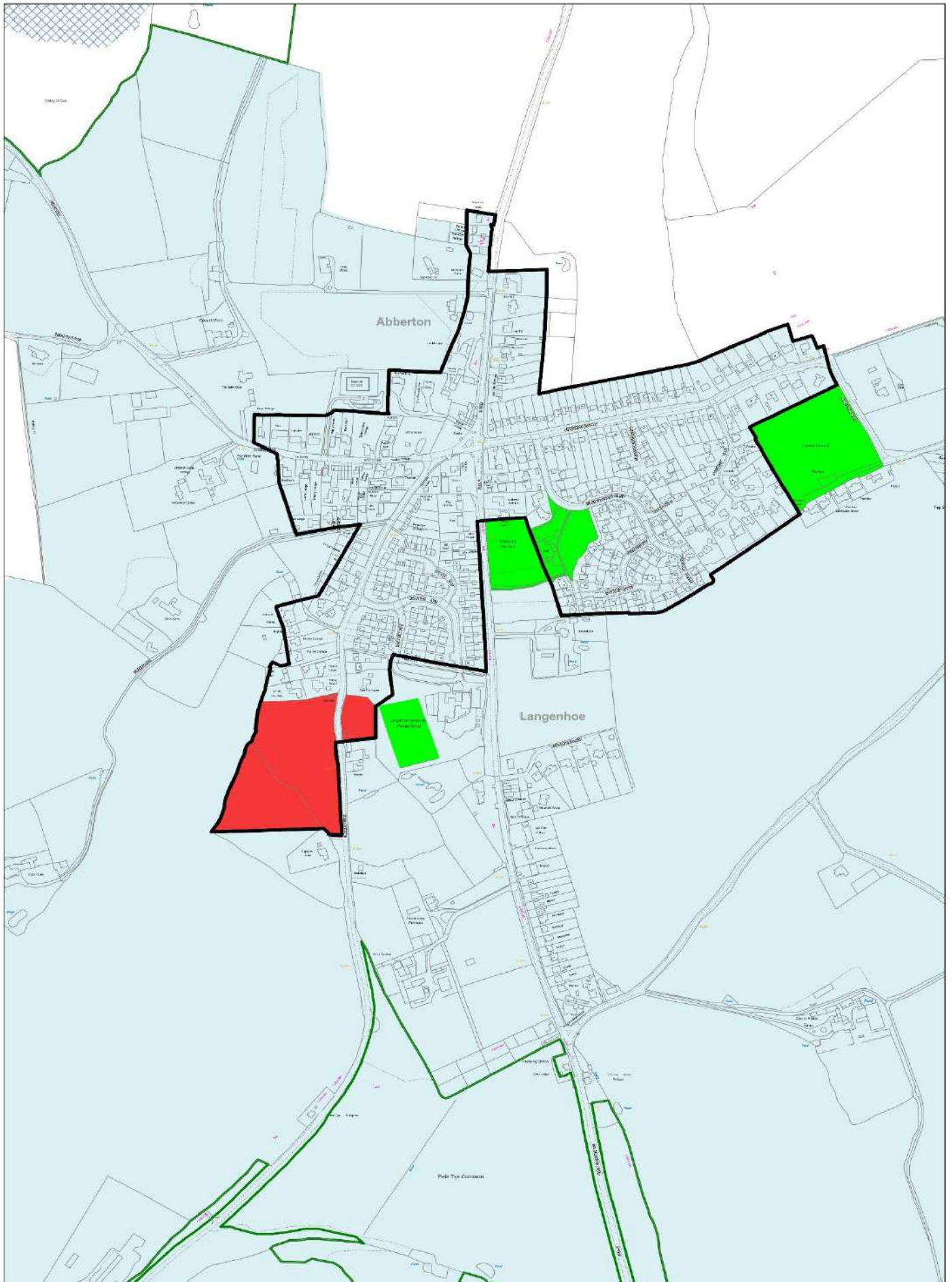
WEST COLCHESTER

Policy WC3



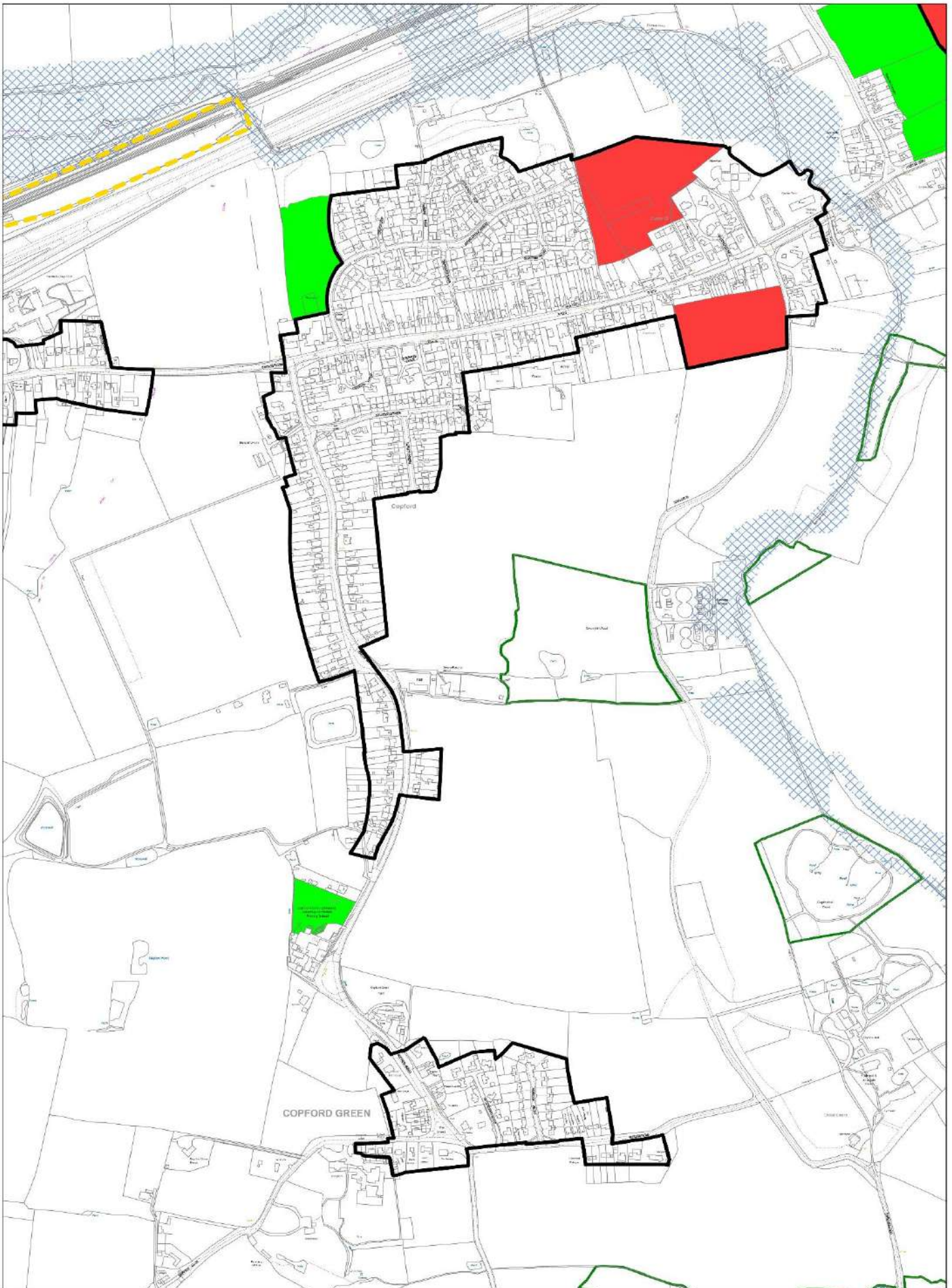
ABBERTON AND LANGENHOE

Policy SS1



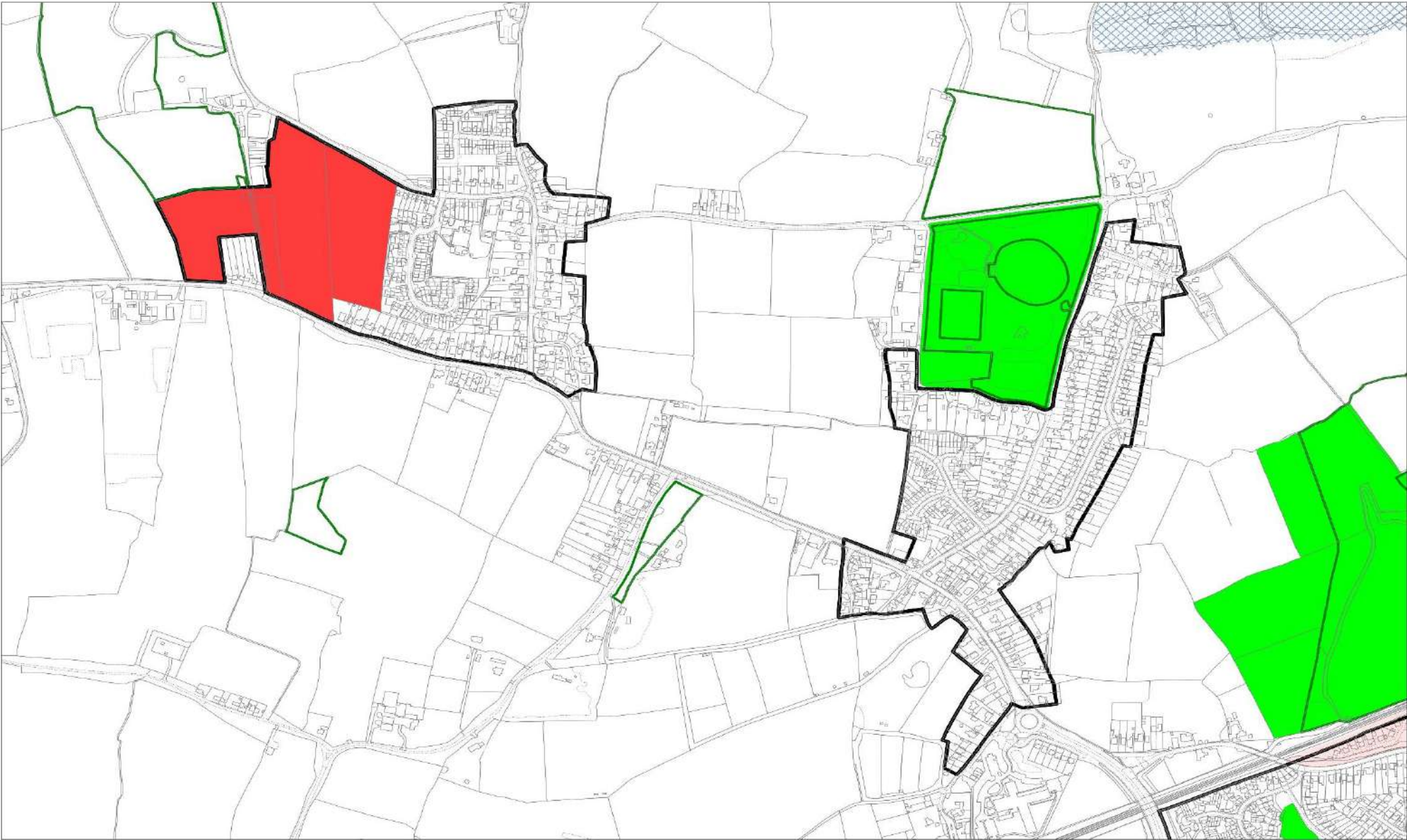
COPFORD AND COPFORD GREEN

Policy SS4



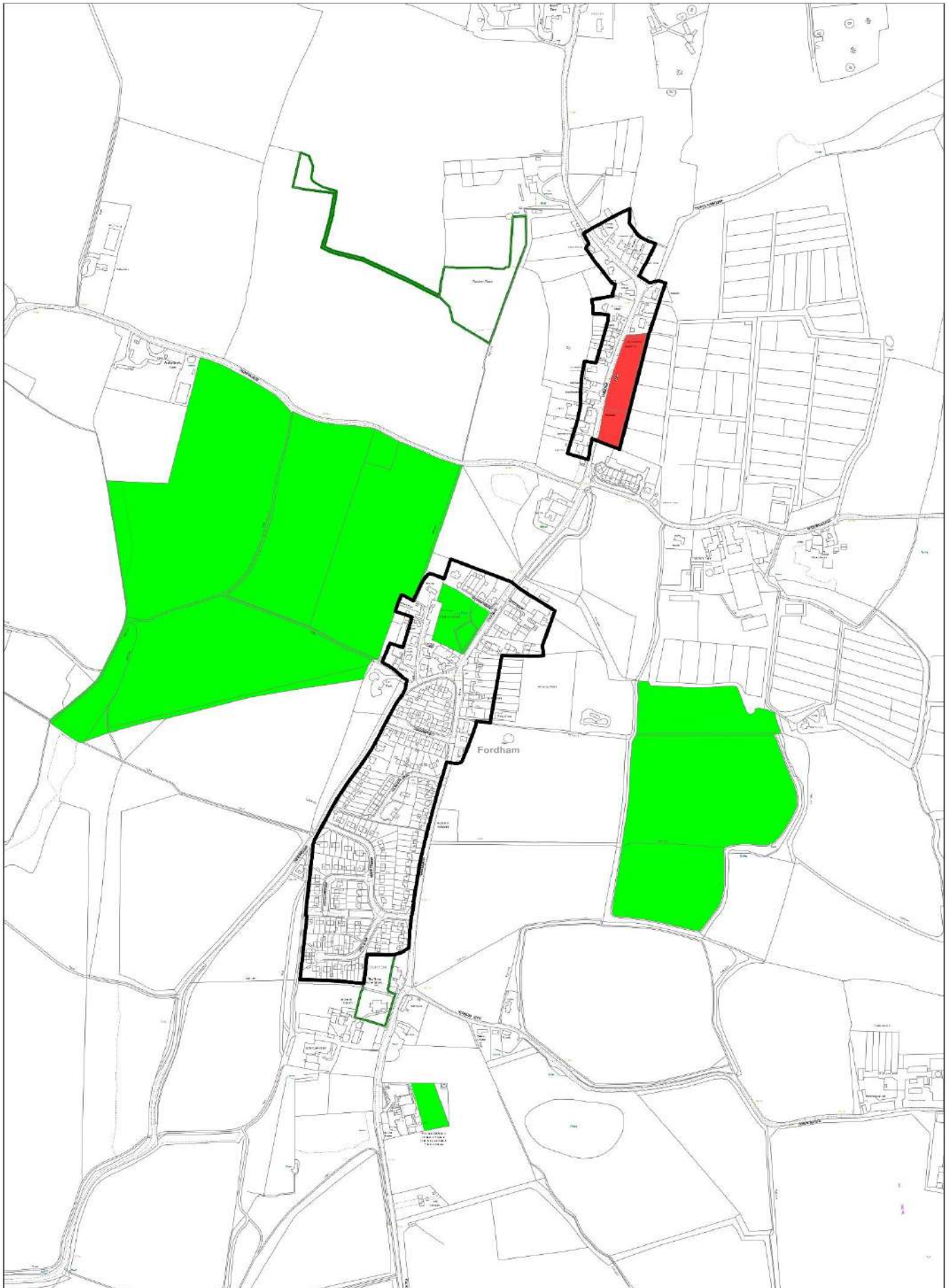
EIGHT ASH GREEN

Policy SS5



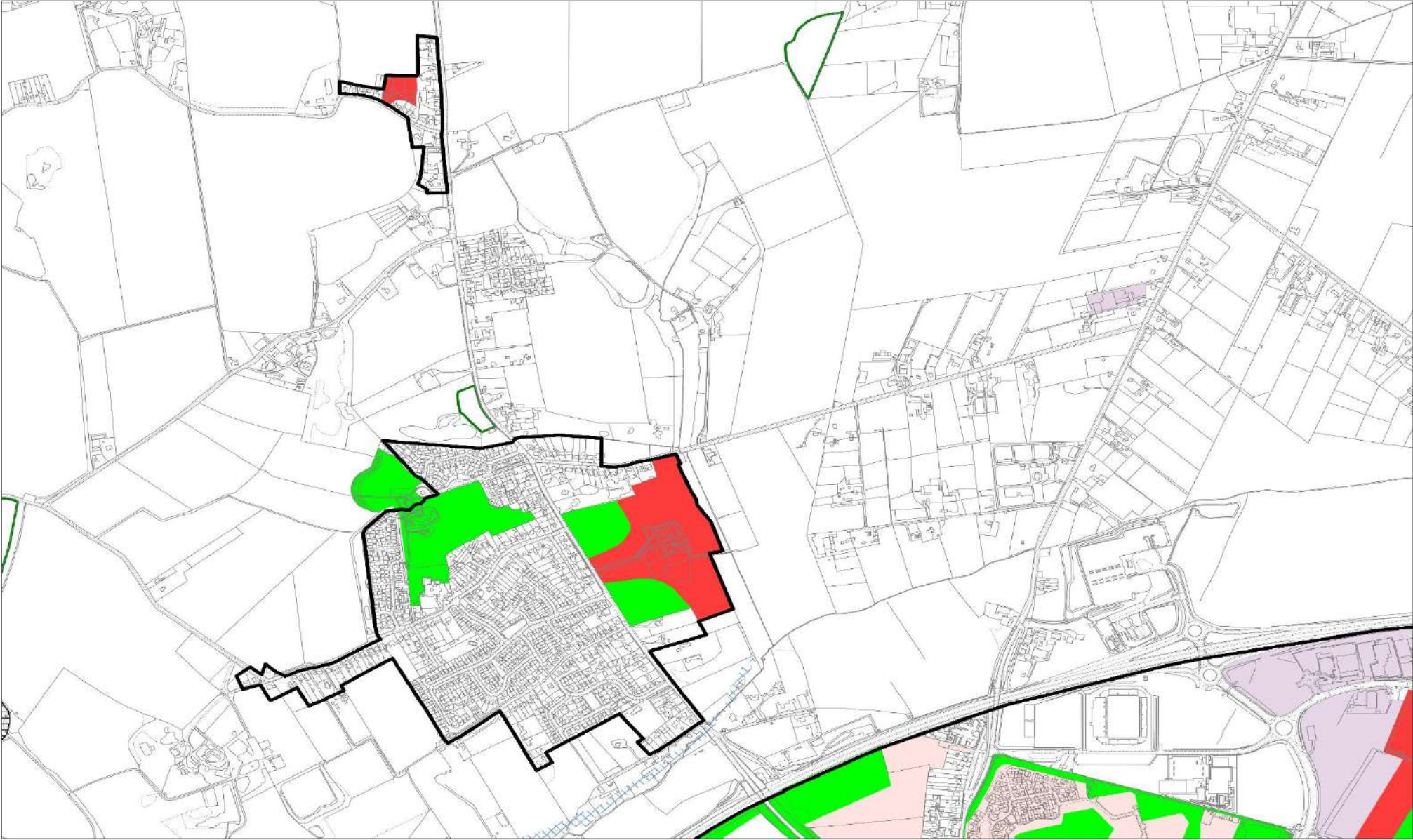
FORDHAM

Policy SS6



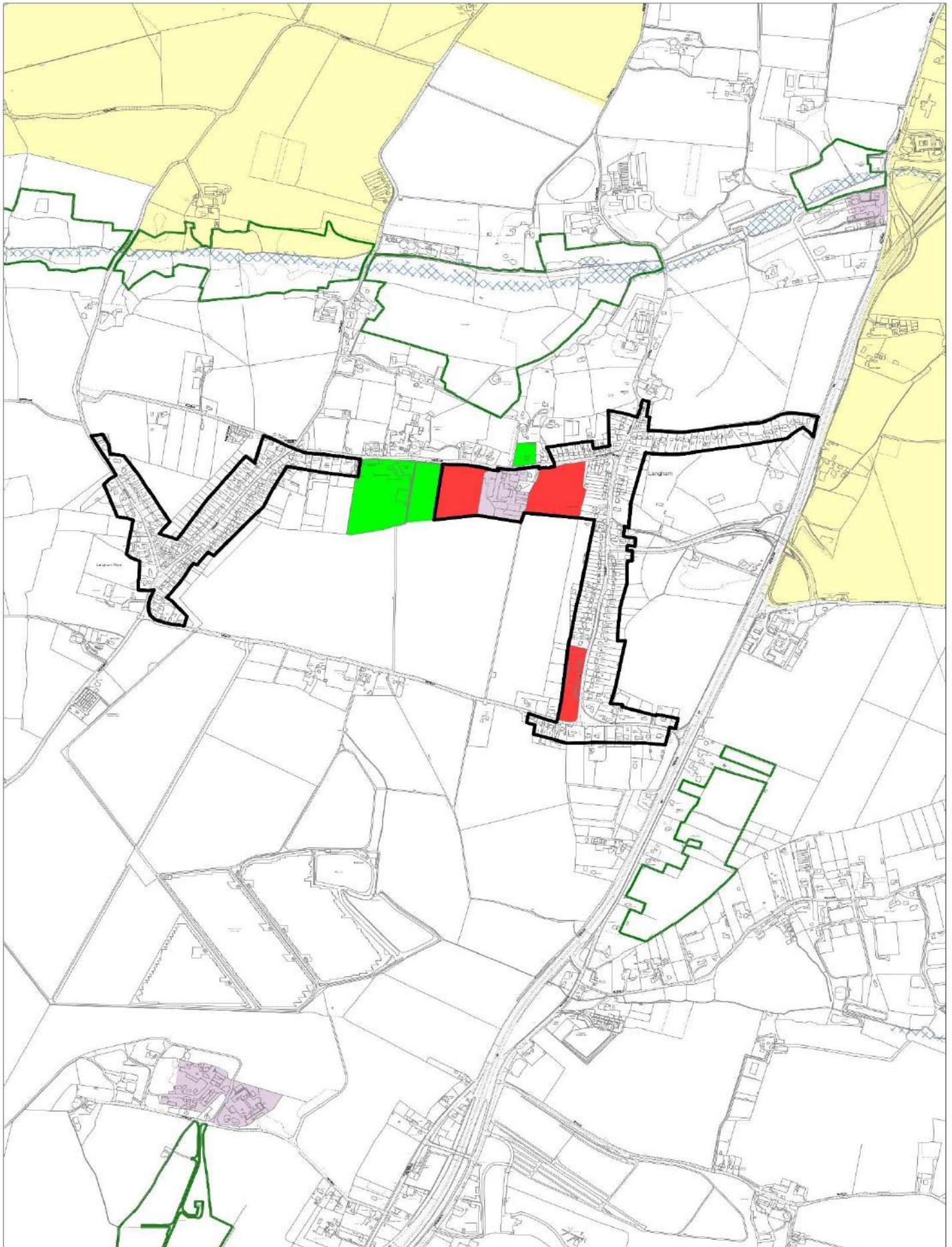
GREAT HORKESLEY

Policy SS7



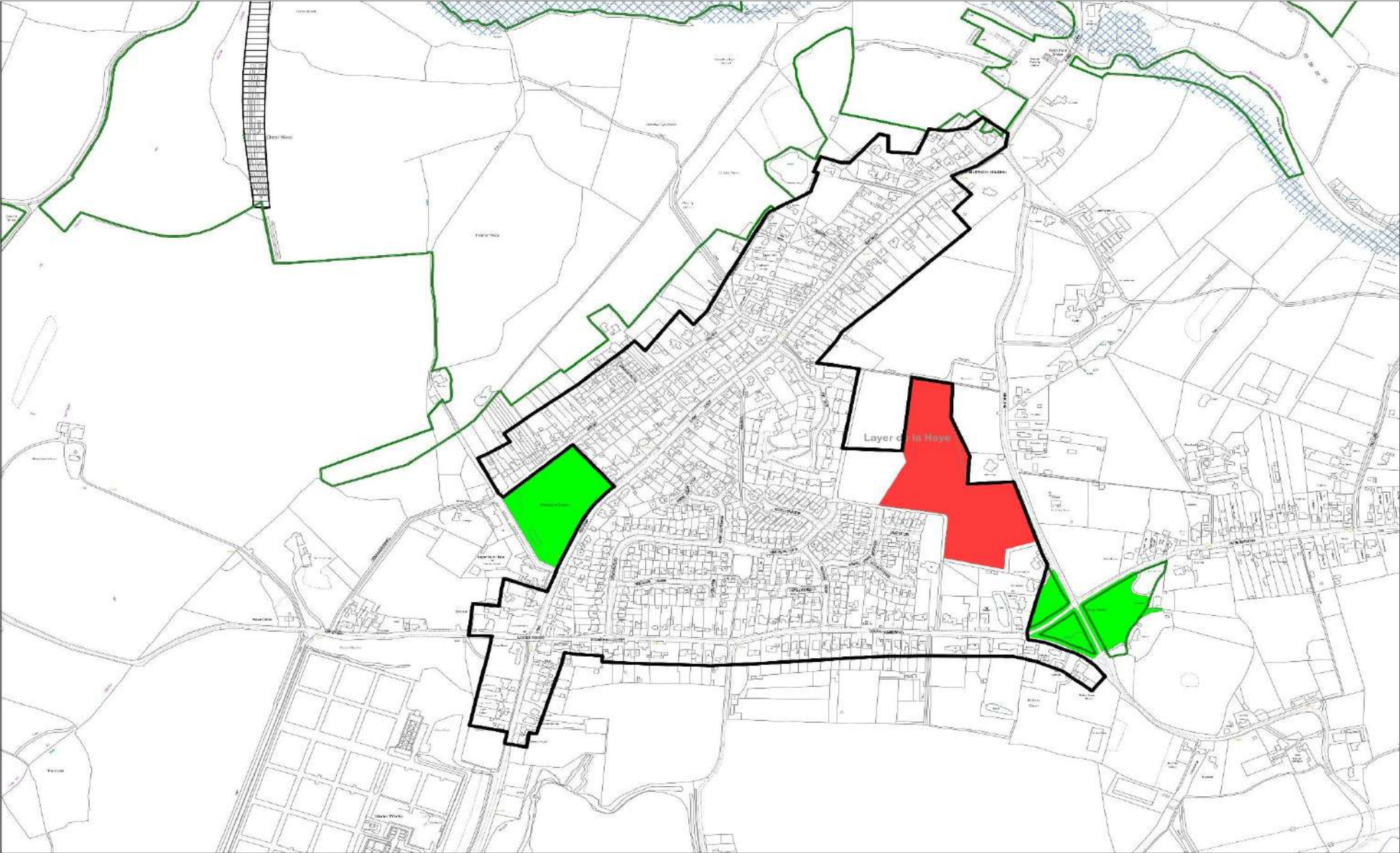
LANGHAM

Policy SS9

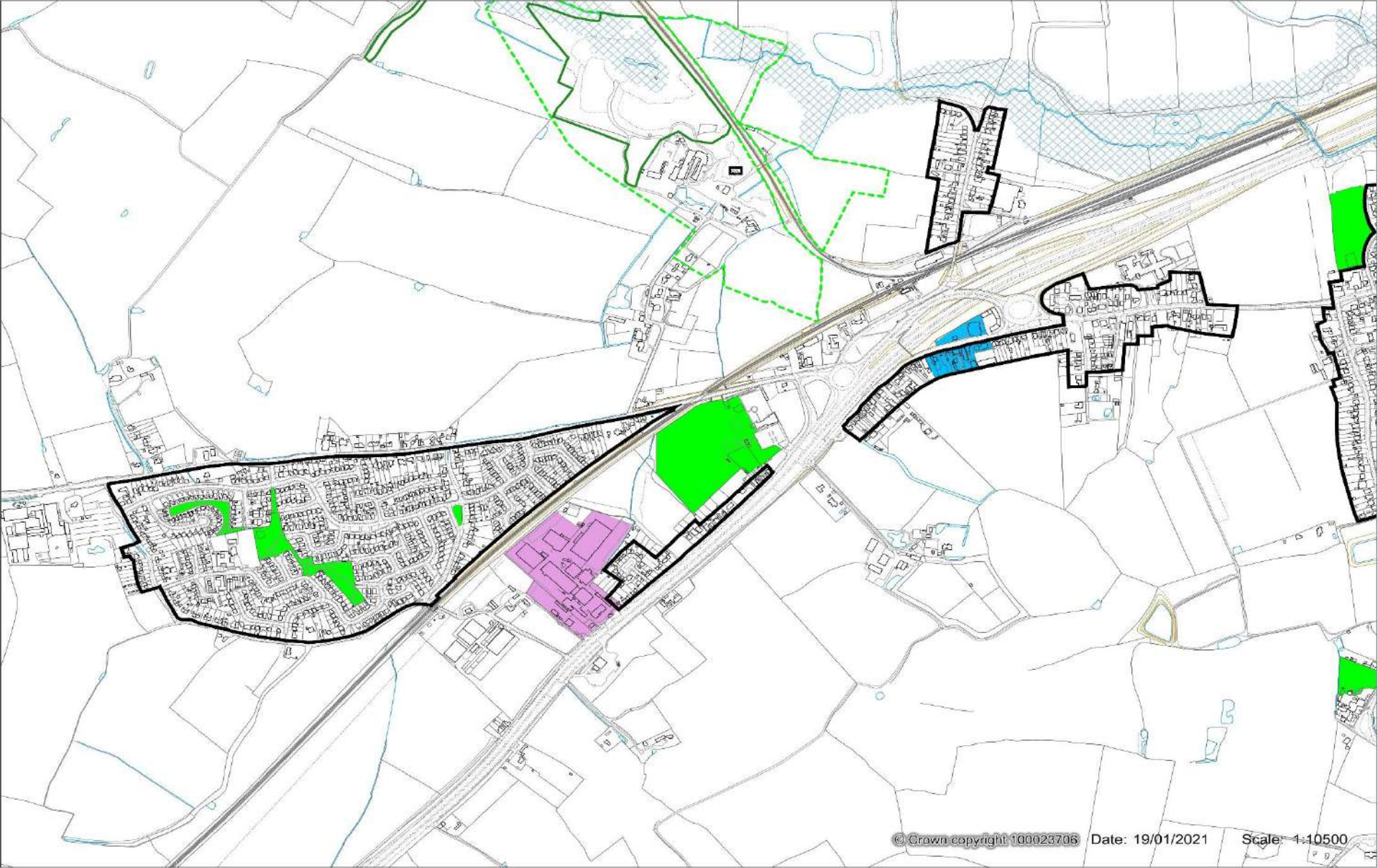


LAYER DE LA HAYE

Policy SS10

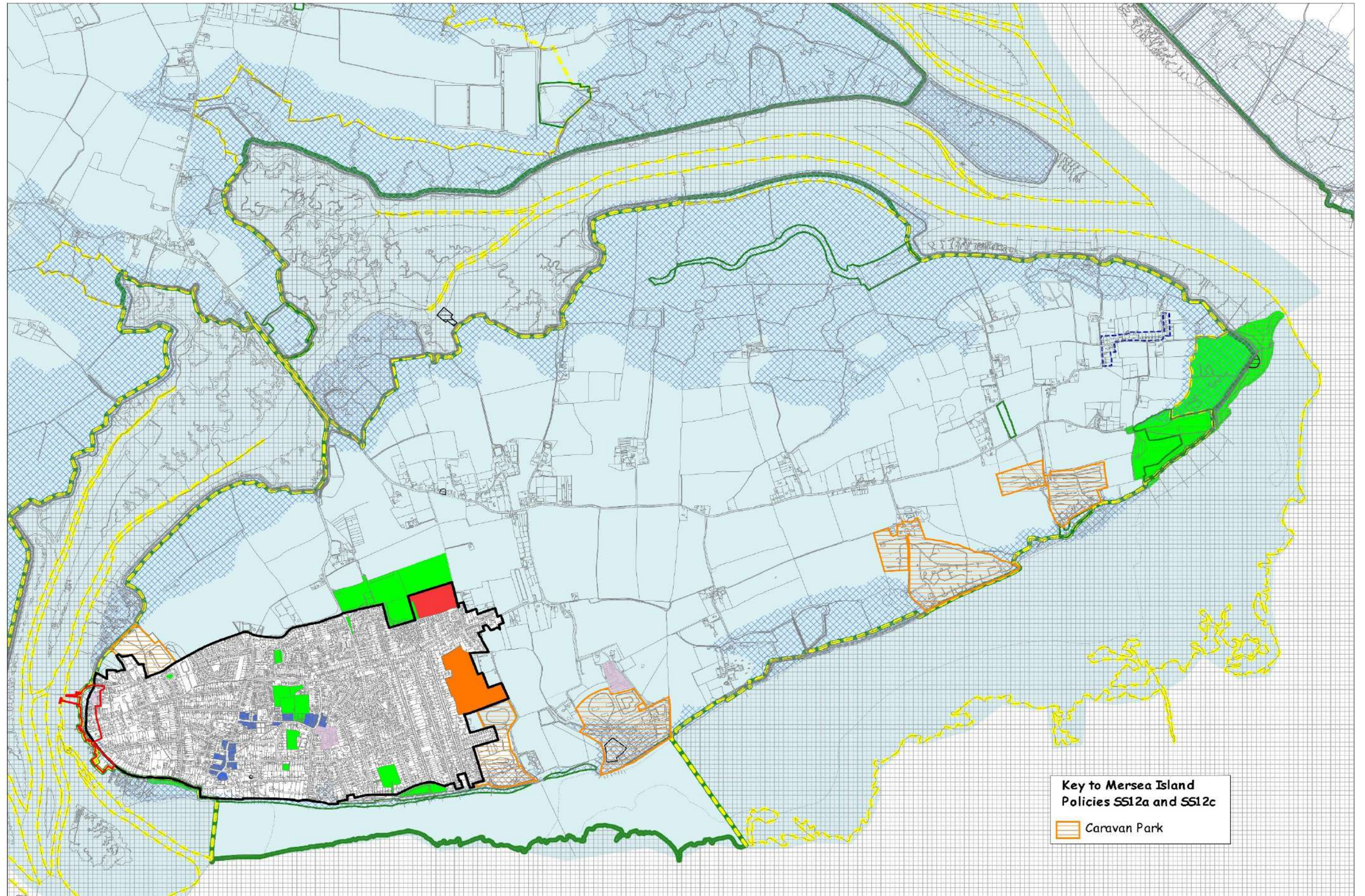


Marks Tey Policy SS11



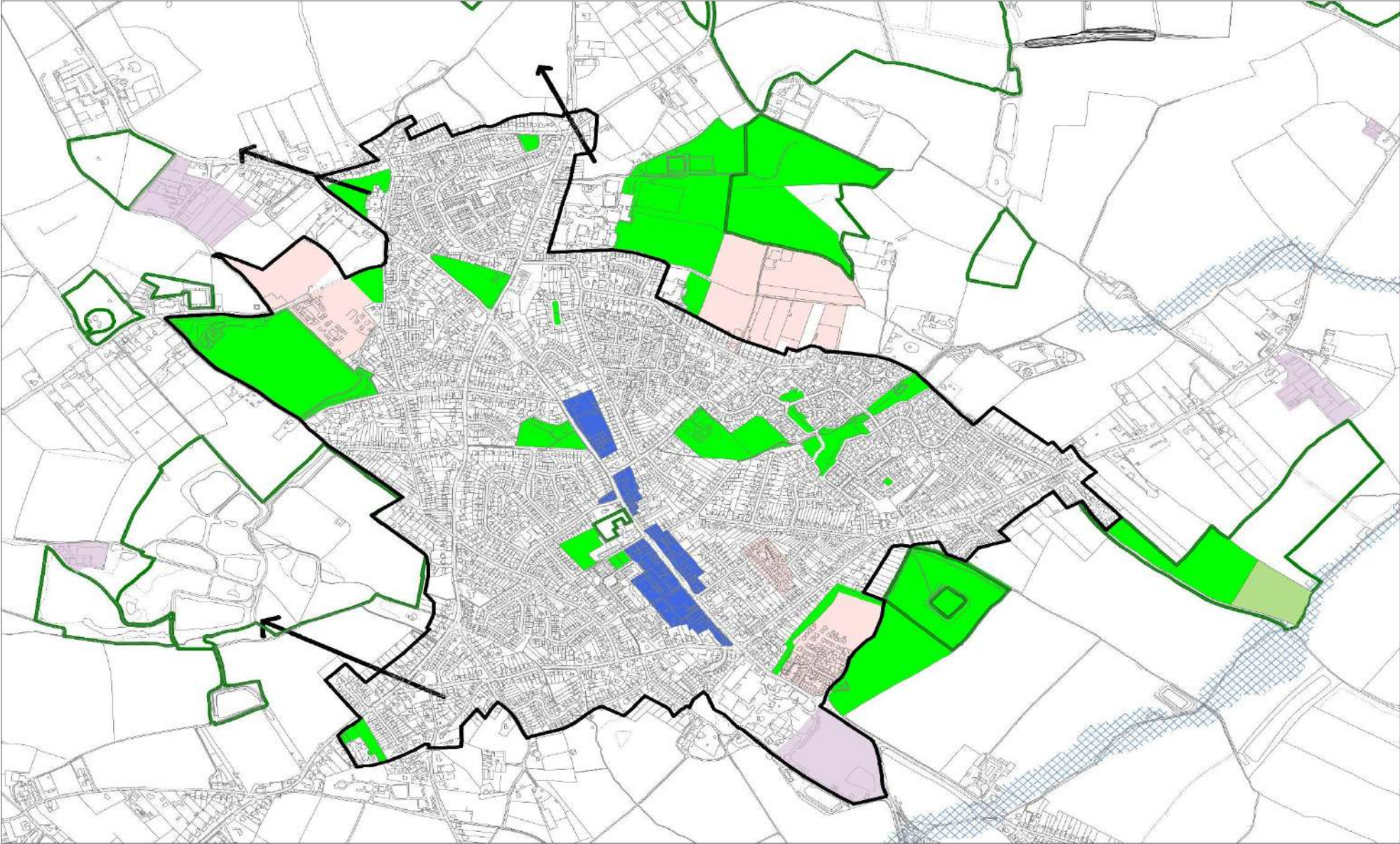
MERSEA ISLAND

Policies SS12a and SS12c



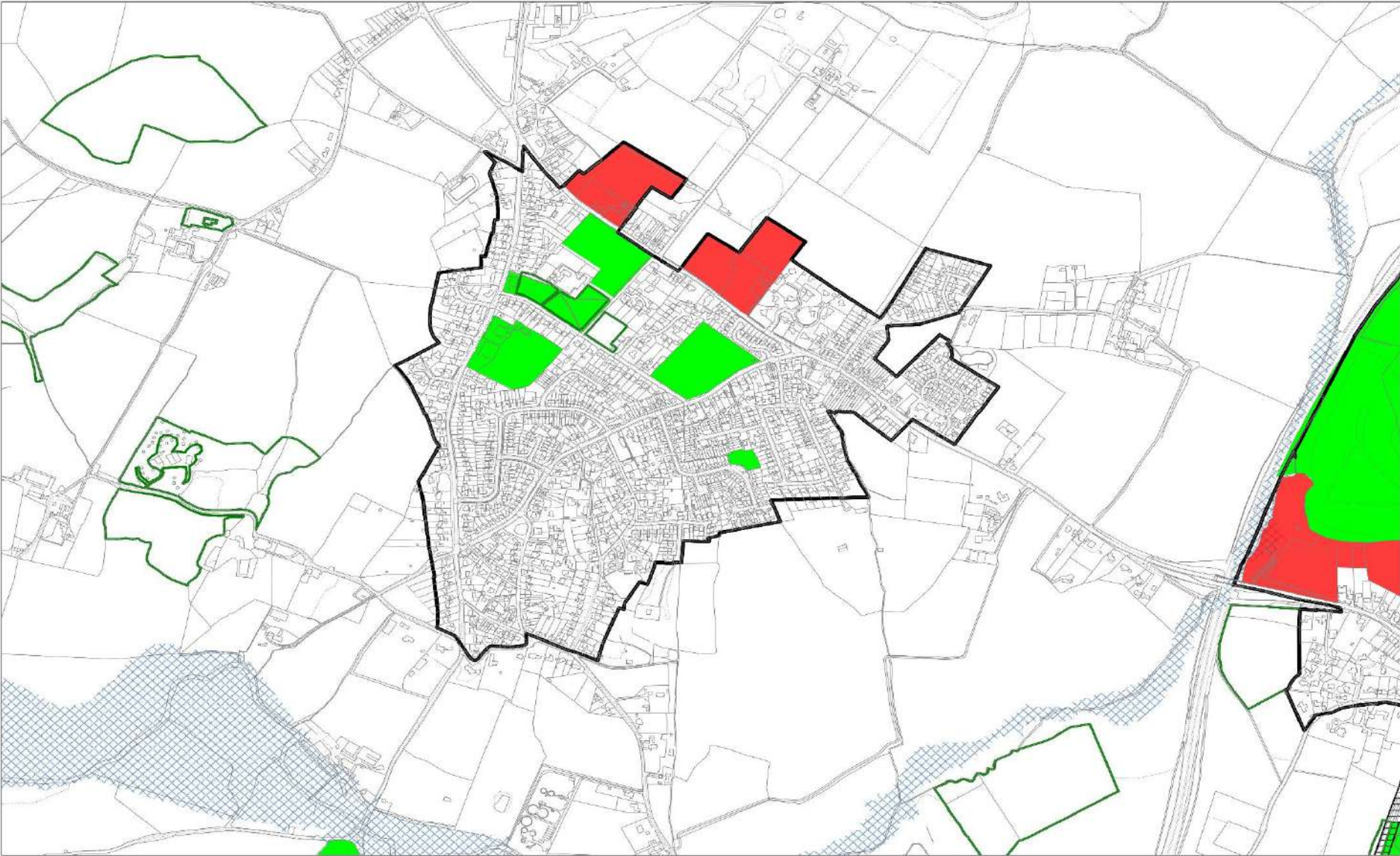
TIPTREE

Policy SS14



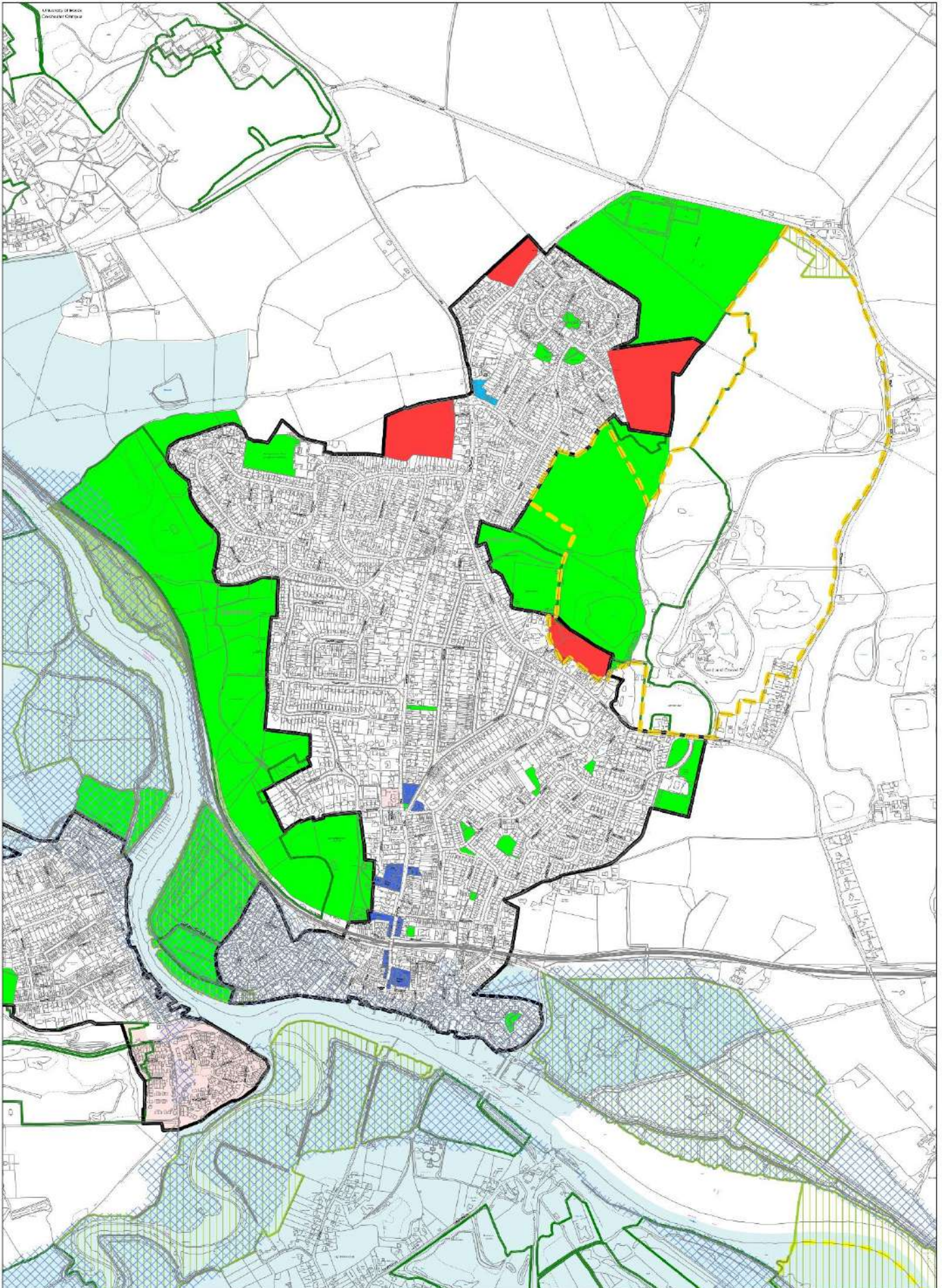
WEST BERGHOLT

Policy SS15



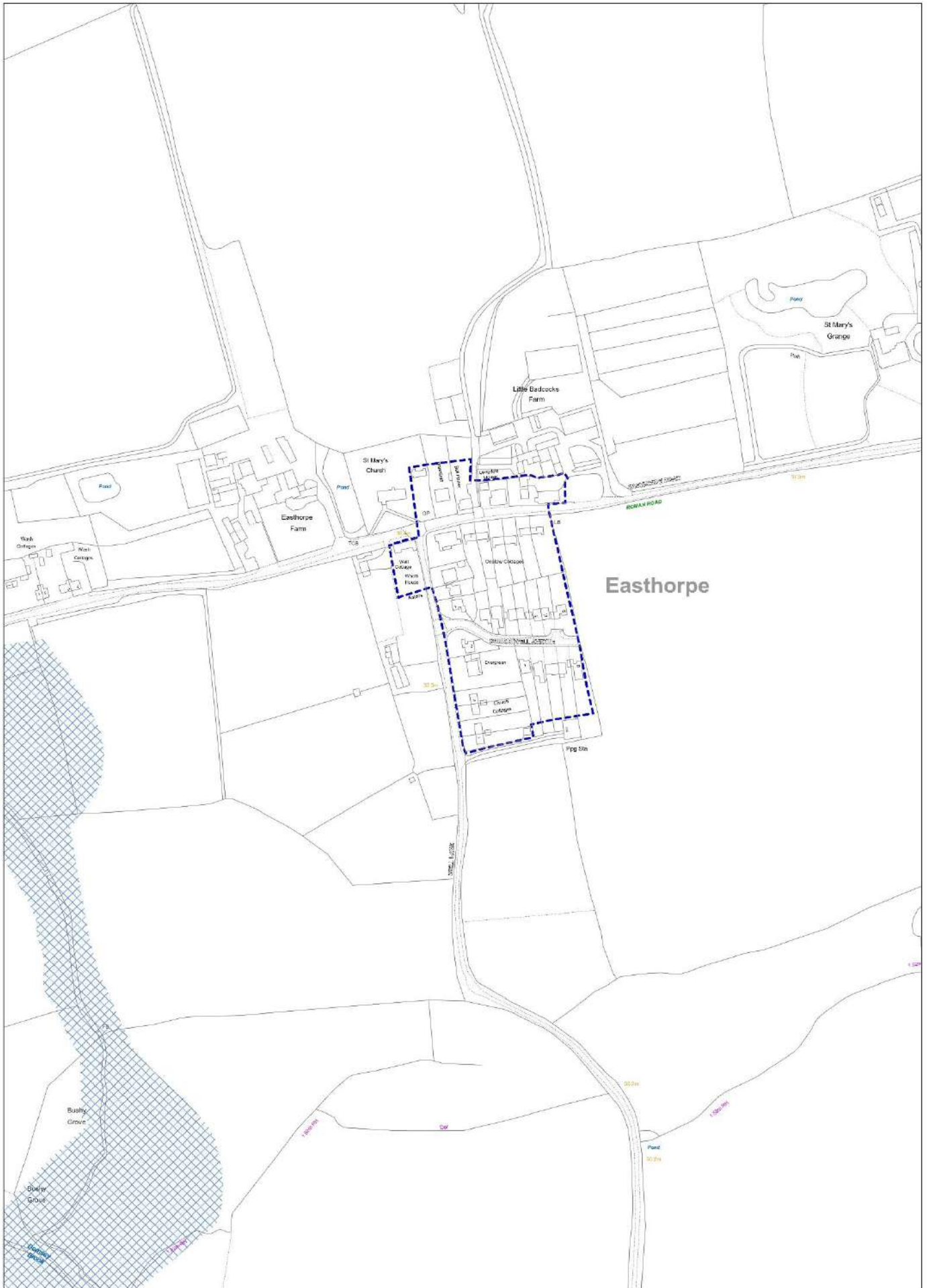
WIVENHOE

Policy SS16



EASTHORPE

Policy OV1



DEDHAM AND DEDHAM HEATH

Policy OV1

