



Colchester  
City Council

# LOCAL DEVELOPMENT SCHEME

Colchester City Council's  
Local Development  
Scheme 2024 – 2027

June 2026



# Contents

- 1. Introduction ..... 3
- 2. Planning Context..... 4
- 3. Documents to be prepared during 2024 to 2027 - an overview..... 5
  - A. Phasing of work for Development Plan Documents ..... 5
  - B. Phasing of work for Other Planning Documents ..... 9
- 4. Documents to be prepared during 2024 to 2027 - detailed profiles .....11
- 5. Monitoring and Review .....20
- 6. Resources .....21
- 7. Risk Assessment.....22
- Appendix 1 – Existing Supplementary Planning Documents and Planning Guidance.....24
- Notes - status as of June 2026 .....24
- Appendix 2 – Summary of Amendments to the March 2025 LDS .....26

# 1. Introduction

The Local Development Scheme (LDS) sets out the Council's timetable for adopting new planning documents which will help guide development across the City. The LDS sets out a three-year rolling programme on the timetable.

Colchester City Council first adopted an LDS in May 2005 with various revisions published since then. The latest revision was in March 2025 which this current version (June 2026) now supersedes. Since 2011 the production of an LDS has been guided by the requirements of s.111 of the Localism Act 2011 which amended s.15 of the Planning and Compulsory Purchase Act 2004 and is further supported by the Town and Country Planning (Local Planning) (England) Regulations 2012.

The LDS will:

- Provide a brief description of all the Local Plan documents and Neighbourhood Plans to be prepared and the content and geographical area to which they relate.
- Explain how the different documents relate to each other and especially how they relate to the Local Plan.
- Set out the timetable for producing Local Plan documents, giving the timings for the achievement of the following milestones:
  - consulting statutory bodies on the scope of the Sustainability Appraisal
  - publication of the document
  - submission of the document
  - adoption of the document
- Provide information on related planning documents outside the Local Plan, including the Statement of Community Involvement, Authority Monitoring Report and adopted guidance.

Progress of the scheme is reviewed as part of the Colchester City Council Authority Monitoring Report (usually published every December).

In 2022 Colchester was awarded city status. Colchester Borough Council became Colchester City Council on 23 November 2022. Any reference to Colchester, Colchester City or City within this document refers to the entire administrative area, unless otherwise stated.

## 2. Planning Context

The Council has a good record in meeting the milestones set out in the earlier versions of the LDS and our past delivery rates inform the future programme for the preparation of Local Plan documents up to the end of 2027.

The Development Plan is a suite of documents that set out the Local Planning Authorities (LPA) policies and proposals for the development and use of land and buildings in the authority's area. This includes Local Plans and Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. Within Colchester this currently includes:

- Section 1 Local Plan (adopted February 2021);
- Section 2 Local Plan (adopted July 2022);
- Tiptree Jam Factory DPD (adopted 2013); and
- Neighbourhood Plans.

Local Plans need to be in conformity with national policy as set out in the National Planning Policy Framework (NPPF), with further guidance in the regularly updated Planning Practice Guidance available online: <http://planningguidance.planningportal.gov.uk>.

The Adopted Colchester Local Plan is in 2 parts. Section 1 provides a shared strategic policy context and addresses cross boundary matters for North Essex together with Braintree and Tendring Councils. Including the Tendring Colchester's Borders Garden Community. The Section 1 Local Plan was adopted by Colchester Borough Council on 2 February 2021.

Section 2 of the Colchester Local Plan 2017-2033 provides the policy framework, site allocations and development management policies for Colchester up to 2033. This was adopted by Colchester Borough Council on 4 July 2022.

For minerals and waste matters, Essex County Council are the authority responsible for production of the Waste and Minerals Local Plans, which forms part of the Colchester Development Plan. At present the adopted plans are:

- Essex Minerals Local Plan (2014)
- Essex and Southend-on-Sea Waste Local Plan (2017)

More details on the waste and minerals development documents can be found on the Essex County Council [website](#).

### 3. Documents to be prepared during 2024 to 2027 - an overview

The overview below demonstrates the main milestones, as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, for the production of each of the documents we intend to prepare over the next four years. The tables later in the document set out each stage of plan preparation and the amount of time the Council expects each stage to be completed. The LDS is kept under review to reflect any changes in local circumstances and/or government policy.

#### A. Phasing of work for Development Plan Documents

##### **The Colchester Local Plan**

The Colchester Local Plan is in two sections covering the period to 2033. The Section 1 Colchester Local Plan covers strategic and cross boundary issues for North Essex, including housing and employment targets and allocates the Tendring Colchester Borders Garden Community (TCBGC). This was adopted on 2 February 2021.

The Section 2 Colchester Local Plan sets the policy framework, site allocations and development management policies across Colchester. This was adopted on 4 July 2022.

As outlined in the NPPF, a Local Plan is required to be reviewed every 5 years. Therefore, the Section 1 Local Plan should have been reviewed by 2026 and the Section 2 Local Plan by 2027. The Local Plan Review is planned to be as one Plan so will align with the earlier date for review. This means the plan is now out of date.

The Government has confirmed that Local Plans being prepared under the existing system must be submitted for examination no later than 31 December 2026. Plans not meeting this deadline will need to be prepared under the new plan-making system.

It is critical that Colchester City Council adheres to the timetable set out in this Local Development Scheme to ensure submission of the Local Plan by December 2026. Failure to meet this deadline would require the Council to commence a new Local Plan under the new plan-making system. This would be likely to result in a significant delay to plan adoption, potentially taking several years and would leave the authority without an up-to-date Local Plan for an extended period. In these circumstances, decision-making would be more heavily reliant on national policy, including the presumption in favour of sustainable development.

In addition, the Council will need to continue to have regard to the implications of Local Government Reorganisation (LGR), including the potential for the formation of a new authority with Tendring and Braintree. Should neighbouring authorities have adopted Local Plans in place whilst Colchester does not, this could create an imbalance in the planning policy framework across the wider area. It may also complicate future plan-making

### **Tendring Colchester Borders Garden Community (TCBGC) Development Plan Document (DPD)**

In Partnership with Tendring District Council, a Development Plan Document (DPD) has been prepared to further guide development on the Tendring Colchester Borders Garden Community. The DPD, includes the location and scale of land uses alongside the required infrastructure.

The preparation of the TCBGC DPD has followed the same process as a Local Plan. However, this document contains only non-strategic policies - building upon the strategic policies in the Shared Section 1 Local Plan. The DPD is meant to provide significantly more implementation detail to Section 1 policies to further assist in facilitating the planning application process for the Garden Community.

Section 1 of the Local Plan, Policy SP8, states that no planning consent for development forming part of the Garden Community will be granted until the TCB DPD has been adopted and that the DPD will set out the nature, form, and boundary of the new community. The DPD has been produced in consultation with stakeholders and includes a concept masterplan showing the disposition and quantity of future land-uses. It was produced alongside the master planning process and provides the framework for the subsequent development of more detailed masterplans and other design and planning guidance for the Tendring Colchester Borders Garden Community.

The DPD was adopted in May 2025.

### **Community Infrastructure Levy**

The Community Infrastructure Levy (CIL) is a charge local authorities can use to fund infrastructure needed to support new development. The adoption process takes roughly 12 to 18 months and involves four core phases: viability testing, public consultation, independent examination, and formal council approval. The Council has progressed work on implementing CIL.

The detailed step-by-step adoption process involves the following stages:

1. **Viability Testing & Draft Charging Schedule:** The local planning authority gathers evidence on local infrastructure needs and tests the economic viability of new developments (ensuring the levy won't halt development). They draft a Charging Schedule outlining proposed rates per square metre. This evidence is based on up-to-date policies as they can impact viability.

2. Public Consultation (Regulation 15 & 16): The council publishes the Draft Charging Schedule for a minimum of 4 weeks, inviting feedback from developers, local residents, and stakeholders.
3. Independent Examination (Regulation 21): The schedule and consultation responses are submitted to an independent examiner or Planning Inspector. The examiner assesses whether the rates are justified and compliant with CIL regulations, resulting in a binding report.
4. Formal Adoption (Regulation 25): If the examiner finds the schedule sound (potentially with modifications), Full Council formally votes to adopt the CIL Charging Schedule.
5. Implementation: The council publishes the finalised schedule, officially bringing the levy into effect on all liable planning permissions (usually developments of 100 m<sup>2</sup> or more, or those creating a new dwelling).

## Neighbourhood Planning

The Localism Act 2011 and the publication of the NPPF in March 2012 placed greater emphasis on developing plans at the community level through a concept of Neighbourhood Planning. Neighbourhood Plans are produced by local communities and once completed (subject to examination and local referendum) they become part of the local authorities' Development Plan and have a significant influence on the future growth and development of the respective area.

The first stage of developing a Neighbourhood Plan is to designate a neighbourhood area. Once a neighbourhood area has been agreed, preparation of a Neighbourhood Plan can be carried out by a parish or town council, or in the case of unparished areas, a neighbourhood forum.

The table below provides the Council's estimation of adoption for each Neighbourhood Plan, although as these are prepared by Parish Councils or neighbourhood forums their delivery is beyond the remit of the City Council.

Further Neighbourhood Plans will be added to the table below as required, when they are brought forward by local communities and when the LDS is revised in future.

| Area                        | Date NP Area agreed | Key Dates & Current stage |
|-----------------------------|---------------------|---------------------------|
| Boxted                      | October 2012        | Adopted December 2016     |
| Myland and Braiswick        | January 2013        | Adopted December 2016     |
| Myland and Braiswick Review | January 2013        | Adopted October 2023      |
| Wivenhoe                    | July 2013           | Adopted May 2019          |
| West Bergholt               | July 2013           | Reviewed October 2024     |
| Eight Ash Green             | June 2015           | Adopted December 2019     |
| Marks Tey                   | September 2015      | Adopted April 2022        |
| West Mersea                 | November 2016       | Adopted April 2022        |
| Tiptree                     | February 2015       | Adopted May 2023          |

| <b>Area</b>            | <b>Date NP Area agreed</b> | <b>Key Dates &amp; Current stage</b>         |
|------------------------|----------------------------|----------------------------------------------|
| Copford with Easthorpe | May 2015                   | Adopted October 2023                         |
| Great Tey              | June 2017                  | Adopted October 2024                         |
| Great Horkesley        | June 2022                  | Evidence gathering and plan preparation      |
| Messing                | July 2013                  | Work abandoned no active NHP Group currently |
| Stanway                | June 2014                  | Work abandoned no active NHP Group currently |

## B. Phasing of work for Other Planning Documents

### **Supplementary Planning Documents (SPDs)**

Supplementary Planning Documents (SPDs) complement policy contained in the Local Plan. They cannot set new policy but are treated as a material consideration in the determination of planning applications across the City. Although SPDs are not subject to examination, they are produced in consultation with the community and other interested parties and are still subject to regulations regarding their consultation.

The following 5 SPDs are those most recently adopted:

- Affordable Housing adopted 6 February 2023
- Climate Change adopted 11 December 2023
- Active Travel adopted 11 December 2023
- Biodiversity adopted 12 June 2023
- Colchester City Centre Master Plan adopted January 2024

Under national planning reforms introduced through the Levelling-up and Regeneration Act 2023 SPD's will be phased out. No new documents can be produced and existing SPDs will only remain in force until the new Local Plan is adopted. It will be important to ensure detail currently contained in SPDs is reflected in the Plan itself and within adopted Council guidance.

Appendix 1 lists the existing SPDs.

### **Statement of Community Involvement (SCI)**

The Statement of Community Involvement (SCI) provides a first step in plan making as it outlines the processes for consultation and engagement during the production of planning documents and determination of planning applications. The most recent iteration of the SCI was adopted in February 2023.

The production of an SCI is in part governed and directed by guidance and requirements at the national level. Should the regulations change, or new examples of best practice be introduced the Council will update the SCI accordingly.

### **Authority Monitoring Report (AMR)**

The Authority Monitoring Report (AMR), previously referred to as the Annual Monitoring Report, is usually published each December to demonstrate the progress of the objectives of the Colchester Local Plan.

### **Infrastructure Funding Statement (IFS)**

The Infrastructure Funding Statement is usually published every December. It details the Section 106 agreements that have been entered into during the year,

the money spent, the money held for future spend and the number of affordable homes delivered.

### **Adopted Guidance Notes**

Guidance notes and other documents are produced as required by the Council to assist in explaining specific protocols and other technical matters. They are non-statutory documents that are essentially informative and may be used to assist the determination of planning applications or in other areas where planning decisions are required. These include guidance on topics such as air quality, contaminated land and archaeology but they may also contain spatially specific guidance in the form of site design briefs.

The current guidance notes are listed in Appendix 1 and information on additional guidance will be added to the Council's Adopted Guidance area of the website as and when it is completed.

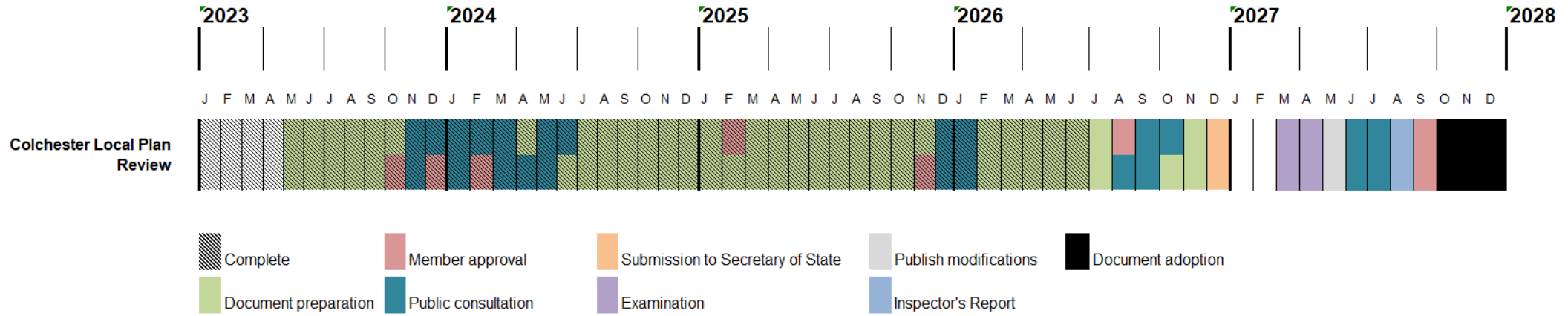
## 4. Documents to be prepared during 2024 to 2027 - detailed profiles

Details of the documents we intend to produce in the next four years are followed in the tables below. The timetable for the production of documents reflects previous experience. The Planning Inspectorate (PINs) are also consulted about the production timetable specifically with regard to documents which require submission of the document to the Secretary of State and a formal examination in public.

The image below provides a summary of the key milestones for the Local Plan.



# Local Plan Review Timetable 2023 - 2027



## Colchester Local Plan Review

|                                                                                                                      |                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject and Scope</b>                                                                                             | This document will develop the overall strategic objectives and areas for growth in the city. The Local Plan will replace both the Section 1 and Section 2 Local Plan. |
| <b>Geographical area</b>                                                                                             | All Colchester City                                                                                                                                                    |
| <b>Status</b>                                                                                                        | Local Plan document                                                                                                                                                    |
| <b>Chain of conformity</b>                                                                                           | Must be in conformity with the National Planning Policy Framework.                                                                                                     |
| <b>Timetable for production</b>                                                                                      |                                                                                                                                                                        |
| <b>Initial document preparation / scoping</b>                                                                        | May 2023 – November 2023                                                                                                                                               |
| <b>Preparing evidence base (documents will be commissioned at different stages during plan preparation)</b>          | May 2023 – September 2024                                                                                                                                              |
| <b>Iterative Consultation on Issues and Options</b>                                                                  | November 2023 -July 2024                                                                                                                                               |
| <b>Drafting Preferred Options</b>                                                                                    | June 2024 – January 2025                                                                                                                                               |
| <b>Member approval – Preferred Options (Reg 18 Plan)</b>                                                             | February 2025 (Not approved)                                                                                                                                           |
| <b>Member Approval – Preferred Options (Reg 18) Plan</b>                                                             | November 2025                                                                                                                                                          |
| <b>Consultation on Preferred Options and Sustainability Appraisal (Reg 18)</b>                                       | December 2025 – January 2026                                                                                                                                           |
| <b>Summarising representations to Preferred Options (Reg 18), draft a response &amp; make amendments to the plan</b> | January 2026 – February 2026                                                                                                                                           |
| <b>Review evidence base and draft the Submission Version Plan</b>                                                    | February 2026 – August 2026                                                                                                                                            |
| <b>Member approval – Submission Draft (Reg 19 Plan)</b>                                                              | August 2026                                                                                                                                                            |
| <b>Submission Draft (Reg 19) of Local Plan document and Sustainability Appraisal for consultation</b>                | August-October 2026                                                                                                                                                    |
| <b>Submission of Reg 19 Plan and summary of comments received to Secretary of State</b>                              | December 2026                                                                                                                                                          |
| <b>Independent examination</b>                                                                                       | Spring 2027                                                                                                                                                            |

|                                      |                                                                                                                                                                                                    |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Consultation on modifications</b> | Summer 2027                                                                                                                                                                                        |
| <b>Inspector's Report</b>            | Summer 2027                                                                                                                                                                                        |
| <b>Adoption</b>                      | Autumn/Winter 2027                                                                                                                                                                                 |
| <b>Production arrangements</b>       | Led by Planning Policy Team; input from all internal CCC service groups and Essex County Council as appropriate. The SCI outlines how external parties and members of the public will be involved. |
| <b>Timetable for review</b>          | The Local Plan will set the overall spatial strategy for the Borough and will be reviewed as required after adoption, with the review period being within 5 years.                                 |

## Community Infrastructure Levy (CIL)

|                                                                                                           |                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Subject and Scope</b>                                                                                  | CIL is a charge local authorities can use to fund infrastructure needed to support new development.                                                                                                                                                                                                   |
| <b>Geographical area</b>                                                                                  | All Colchester City                                                                                                                                                                                                                                                                                   |
| <b>Status</b>                                                                                             | Once adopted CIL is legally binding and non-negotiable                                                                                                                                                                                                                                                |
| <b>Chain of conformity</b>                                                                                | CIL must be set at a level that does not undermine delivery of new development and tested against up-to-date policies in a Local Plan. It must be in accordance with the National Planning Policy Framework, national policy guidance and the Community Infrastructure Levy Regulations (as amended). |
| <b>Timetable for production</b>                                                                           |                                                                                                                                                                                                                                                                                                       |
| <b>Viability Testing &amp; Draft Charging Schedule</b>                                                    | March 2026                                                                                                                                                                                                                                                                                            |
| <b>Member Approval</b>                                                                                    | Winter 26/27                                                                                                                                                                                                                                                                                          |
| <b>Consultation on draft Charging Schedule</b>                                                            | Early 2027                                                                                                                                                                                                                                                                                            |
| <b>Summarise representations to charging schedule, draft a response &amp; make amendments if required</b> | Spring 2027                                                                                                                                                                                                                                                                                           |
| <b>Member approval to Submit</b>                                                                          | Spring 2027                                                                                                                                                                                                                                                                                           |
| <b>Independent examination</b>                                                                            | Summer 2027                                                                                                                                                                                                                                                                                           |
| <b>Inspector's Report</b>                                                                                 | Summer 2027                                                                                                                                                                                                                                                                                           |
| <b>Adoption</b>                                                                                           | Autumn 2027                                                                                                                                                                                                                                                                                           |
| <b>Production arrangements</b>                                                                            | Led by Strategic Infrastructure and Planning Manager with input from all internal CCC                                                                                                                                                                                                                 |

|                             |                                                                         |
|-----------------------------|-------------------------------------------------------------------------|
|                             | service groups and Essex County Council. Will require consultancy work. |
| <b>Timetable for review</b> | Within 5 years                                                          |



## **Evidence Base**

The evidence base is a key feature of Colchester's Local Plan and associated planning documents and guidance. It seeks to guarantee that the development plan's proposals and policies are soundly based. To ensure this a number of specialist studies and other research projects are undertaken. A full review of the existing evidence base will be undertaken as part of the work on the Local Plan Review, including identifying where new studies are required.

Some documents will also be published that are not specifically for planning purposes but are important in informing the process (e.g., Colchester City Council's Strategic Plan and other service strategies).

Each document will be made publicly available at the appropriate time in the process, on the Council's website ([www.colchester.gov.uk](http://www.colchester.gov.uk)). All documents will be made available at the relevant examination. Other documents may also be produced as needed during the process, such as topic papers.

### **Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA)**

All policies and proposals contained within the Local Plan will be subject to a Sustainability Appraisal and also a Strategic Environment Assessment and Habitat Regulations Assessments where appropriate. This involves scoping reports and assessments throughout the preparation of the Local Plan to ensure an iterative approach. These documents form part of the evidence base.

### **Integration with other Strategies**

The Local Plan has a key role in providing a spatial dimension for many other strategies and helping their co-ordination and delivery. The Council works closely with other public bodies and stakeholders to satisfy the duty to co-operate on strategic matters and the evidence base reflects collaborative working with other authorities and stakeholders.

## 5. Monitoring and Review

The Development Plan system is a continuous process with monitoring and review being fundamental aspects to the delivery of a successful plan. While production of an Authority Monitoring Report (AMR) is no longer a statutory requirement, local authorities need to continue to demonstrate how plan objectives are being delivered. The Council usually publish an AMR annually in December. However, as the Council is currently undertaking a review of the Local Plan, a shorter monitoring statement was published for 2025, which captured key information and data regarding the planning service and preparation of the Development Plan.

The AMR will analyse the period of the previous financial year (1 April to 31 March). The report will:

- Set out how the Council is performing in the production of documents against the timescales and milestones set out in the LDS.
- Provide information on how the strategies/policies/targets in the Local Plan are being achieved.
- Advise on whether any documents need reviewing; and
- Provide data and information across the City's administrative area.

As part of the Local Plan Review, a new monitoring framework will be prepared which will form the basis of the Authority Monitoring Report going forward.

Following the initial adoption of a Development Plan Document, it is anticipated that subsequent reviews will be in the form of a rolling programme following recommendations from the Local Plan Committee.

The AMR will provide information regarding the performance of each document as well as identifying areas where strategies/policies/targets are not being achieved. The outcomes will be dependent on a variety of influences such as changes to Government policy or pressures for development(s) across the City.

Should an update to the LDS be required, this will be prepared by officers and considered by the Council's Local Plan Committee.

## 6. Resources

The Local Plan process will be led by the Planning Policy Team as part of Place and Prosperity at Colchester City Council. The Place Strategy Manager will be responsible for the overall Local Plan project and policy direction. The Planning Policy team includes Principal Planning Policy Officers, Senior Planning Policy Officer, Planning Policy Officer and Assistant, Active Environment Officer as well as other support staff who will be responsible for various elements of the Local Plan process.

There is a dedicated Garden Community Project Team (shared between Colchester, Essex and Tendring Councils) who are leading the delivery of the Colchester Tendring Borders Garden Community.

Additional staff will be brought into the process from time to time as required from other professional groups within the Council and outside agencies as follows:

### **Place and Prosperity**

- Planning
- Economic Growth
- Sustainability

### **Other CCC Services**

- Parks, Open Space and Waterways
- Environmental and Protection Services
- Community Enabling
- Research and Engagement
- Strategic Government Services (Democratic Services and Elections)
- Communications

### **Partners**

- Essex County Council (other highway matters, education, planning etc)
- Highways England (strategic highways matters)
- Rural Community Council for Essex (to promote/facilitate links with parish councils)
- Specialist consultants (to develop elements of the evidence base).

### **Stakeholders and the Community**

The Statement of Community Involvement (SCI) sets out in detail who we will consult and at what stage in the production of all documents. The SCI covers both plan making and decision taking, therefore all aspects of the Council's statutory planning functions have been included within the SCI.

## 7. Risk Assessment

There are several factors which may impact upon the ability of the Council to keep to the timetable for the production of documents. The table below considers and deals with the main risks.

| Issue and level of risk                                                                                          | Comment and proposed mitigating measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Significant public opposition to plan proposals.</b><br><br><b>High Risk, Medium Impact</b>                   | <p>The production of the Local Plan Review and specifically the allocation of land is likely to be contentious. Whilst every effort will be made to build cross-community consensus, there is a high risk of significant public opposition.</p>                                                                                                                                                                                                                                                                                      |
| <b>Inability of PINS to deliver examinations/reports to timetable.</b><br><br><b>Low Risk, Medium Impact</b>     | <p>The capacity of the Planning Inspectorate is an issue given the demands on its limited resources. PINS may not be able to provide Inspectors at the appropriate times.</p> <p>If problems do occur, caused by factors outside the council's control, we may have to accept some slippage of the timetable. The LDS would need to be amended accordingly. The impact may be felt in decision making if the current Local Plan becomes out of date.</p>                                                                             |
| <b>Changes to the Planning System – Government Legislation and Guidance</b><br><br><b>High Risk, High Impact</b> | <p>There is uncertainty surrounding the future plan making process as a result of the recent NPPF Consultation and the Levelling Up and Regeneration Act.</p> <p>The Council will continue to keep fully informed of any changes and/or publication of Government Legislation and the NPPF. In the event there are significant changes to the plan making process, officers will assess the impacts and any subsequent revisions to the Local Plan Review timescale and procedure.</p>                                               |
| <b>Loss/turnover of staff</b><br><br><b>Medium Risk, High Impact</b>                                             | <p>The Planning Policy Team have benefitted from low turnover in recent years, but there is currently a national shortage of planning officers and the risk needs to be acknowledged.</p>                                                                                                                                                                                                                                                                                                                                            |
| <b>Financial shortfall</b><br><br><b>Medium Risk, High Impact</b>                                                | <p>Preparation of Development Plan documents is a costly exercise, involving preparation of an evidence base, production of documents, consultation and examination.</p> <p>In previous years the Council has allocated funds through the Housing &amp; Planning Delivery Grant (replaced by New Homes Bonus) and its Service and Financial Planning process to allow for the preparation of the Local Plan. At a time when Council finances are particularly stretched, any additional expenditure will be subject to scrutiny.</p> |

| Issue and level of risk                                                   | Comment and proposed mitigating measures                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                           | Examination costs may inflate due to the length/complexity of the Examination. This will be kept under review.                                                                                                                                                                                                                                                                                    |
| <b>Changing Political Priorities</b><br><br><b>High Risk, High Impact</b> | This document has been considered and approved by Local Plan Committee which has a cross party representation of members. Elections could result in political changes and/or there could be changing priorities. Any future changes in the documents to be produced can be dealt with at the annual review.                                                                                       |
| <b>Legal Challenge</b><br><br><b>Low Risk, High Impact</b>                | <p>A legal challenge may be lodged within 6 weeks of adoption of a Development Plan Document. The degree to which this will happen is uncertain. However, a challenge will only succeed if the Council (or Inspector) has made a mistake in procedure or in fact.</p> <p>To avoid a legal challenge, every effort will be made to ensure that procedures are followed, and facts are correct.</p> |

# Appendix 1 – Existing Supplementary Planning Documents and Planning Guidance

Notes - status as of June 2026

**Table 1 Existing Supplementary Planning Documents**

| <b>Subject</b>                                                    | <b>Adoption Date</b>                |
|-------------------------------------------------------------------|-------------------------------------|
| <b>City Centre Masterplan</b>                                     | January 2024                        |
| <b>Active Travel</b>                                              | December 2023                       |
| <b>Climate Change</b>                                             | December 2023                       |
| <b>Biodiversity</b>                                               | June 2023                           |
| <b>Affordable Housing</b>                                         | February 2023                       |
| <b>ABRO Development Brief SPD</b>                                 | December 2021                       |
| <b>Recreational Disturbance Avoidance and Mitigation Strategy</b> | August 2020                         |
| <b>Provision of Open Space, Sport and Recreational Facilities</b> | July 2006, updated April 2019       |
| <b>Street Services</b>                                            | October 2012, revised February 2016 |
| <b>Sustainable Drainage Systems Design Guide</b>                  | April 2015                          |
| <b>Community Facilities</b>                                       | September 2009, revised July 2013   |
| <b>North Colchester Growth Area</b>                               | June 2012                           |
| <b>Shop Front Design Guide</b>                                    | June 2011                           |
| <b>Sustainable Construction</b>                                   | June 2011                           |
| <b>Backland and Infill Development</b>                            | December 2010                       |
| <b>Car Parking Standards (ECC)</b>                                | September 2009                      |
| <b>Colne Harbour Masterplan</b>                                   | January 2008                        |
| <b>Garrison Masterplan</b>                                        | November 2002                       |

**Table 2 Existing Guidance Notes and Development Briefs**

| <b>Subject</b>                                         | <b>Adoption Date</b> |
|--------------------------------------------------------|----------------------|
| <b>Canopy Cover Assessment</b>                         | October 2022         |
| <b>Permitted Development</b>                           | August 2022          |
| <b>Dedham Vale Management Plan</b>                     | 2016                 |
| <b>Planning for Broadband</b>                          | February 2016        |
| <b>Managing Archaeology in Development</b>             | 2015                 |
| <b>Essex County Hospital</b>                           | December 2014        |
| <b>Magdalen Street Rail Sidings</b>                    | August 2014          |
| <b>Magdalen Street Development Brief</b>               | February 2014        |
| <b>Stanway Southern Sites Access Development Brief</b> | December 2013        |

| <b>Subject</b>                                        | <b>Adoption Date</b> |
|-------------------------------------------------------|----------------------|
| <b>Developing a Landscape for the Future</b>          | September 2013       |
| <b>Tollgate Vision</b>                                | July 2013            |
| <b>Rural Workers Dwellings</b>                        | August 2012          |
| <b>Planning guidance note on Air Quality</b>          | August 2012          |
| <b>North Colchester Growth Area</b>                   | June 2012            |
| <b>Town Centre Public Realm Lighting Strategy</b>     | June 2011            |
| <b>Development and Public Rights of Way</b>           | January 2010         |
| <b>Procedure and Policy for Public Path Creations</b> | June 2008            |
| <b>Procedure for Public Path Diversions</b>           | October 2007         |
| <b>External Materials Guide for New Development</b>   | July 2004            |
| <b>The Essex Design Guide</b>                         | 1997                 |

## Appendix 2 – Summary of Amendments to the March 2025 LDS

In accordance with Section 15 (9A) (b) of the Planning and Compulsory Purchase Act 2004, a summary of the amendments made to the LDS since its last publication are set out below:

|                                                                     |                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Front Cover                                                         | Date updated                                                                                                                                                                                                                                                                                                                                        |
| Introduction                                                        | Dates and legislation updated                                                                                                                                                                                                                                                                                                                       |
| A. Phasing of work for Development plan Documents                   | <p>Updated The Colchester Local Plan text explaining the urgency and consequences of meeting the Local Plan deadline and highlighting the risks of delay</p> <p>Adding adoption date to TCBGC</p> <p>New section on Community Infrastructure Levy</p> <p>Updated neighbourhood plan section to include West Bergholt revised neighbourhood plan</p> |
| B. Phasing of work for Other Planning Documents                     | <p>Removed and added new text under Supplementary Planning Documents explaining that SPDs are being phased out.</p> <p>New section on Infrastructure Funding Statement</p>                                                                                                                                                                          |
| 4. Documents to be prepared during 2024 to 2027 - detailed profiles | <p>Local Plan Gant Chart Updated to reflect new dates</p> <p>TCBGC Gant Chart removed as adopted and not needed</p> <p>Local Plan timetable updated to reflect new dates</p> <p>TCBGC timetable removed as adopted and not needed</p>                                                                                                               |

|                    |                                                                                                                   |
|--------------------|-------------------------------------------------------------------------------------------------------------------|
|                    | <p>New Community Infrastructure Levy timetable</p> <p>Shop Front Design Guide SPD timetable removed</p>           |
| 6. Resources       | Updated text to include Senior planning officer and removed reference to TCBGC                                    |
| 7. Risk assessment | <p>Removed reference to TCBGC</p> <p>Revised risk level from medium to high for changing political priorities</p> |
| Appendix 1         | Deleted table 3 Proposed Supplementary Planning documents                                                         |