

Colchester City Council Submission Draft Local Plan Policies Maps

Regulation 19 Consultation

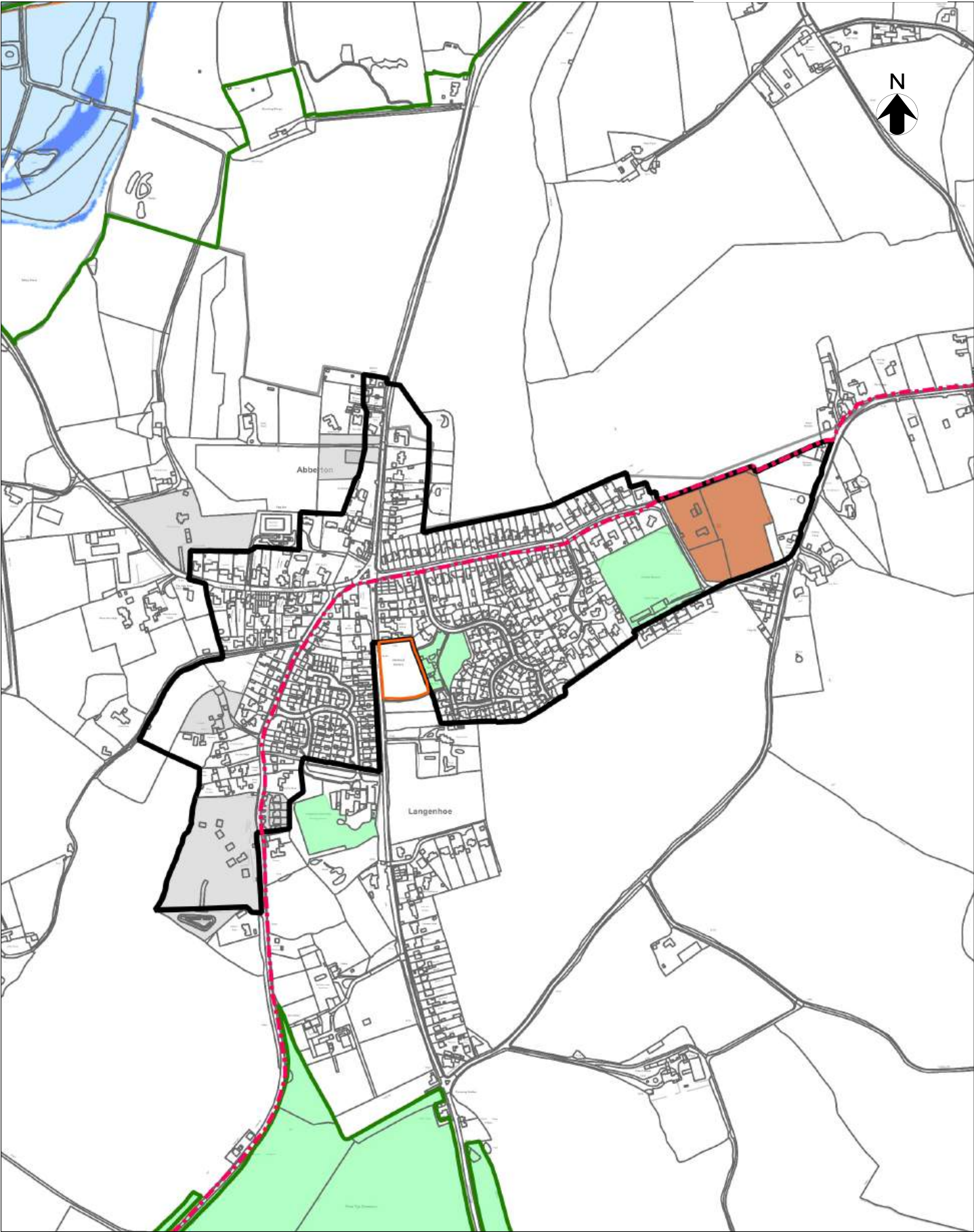
August 2026



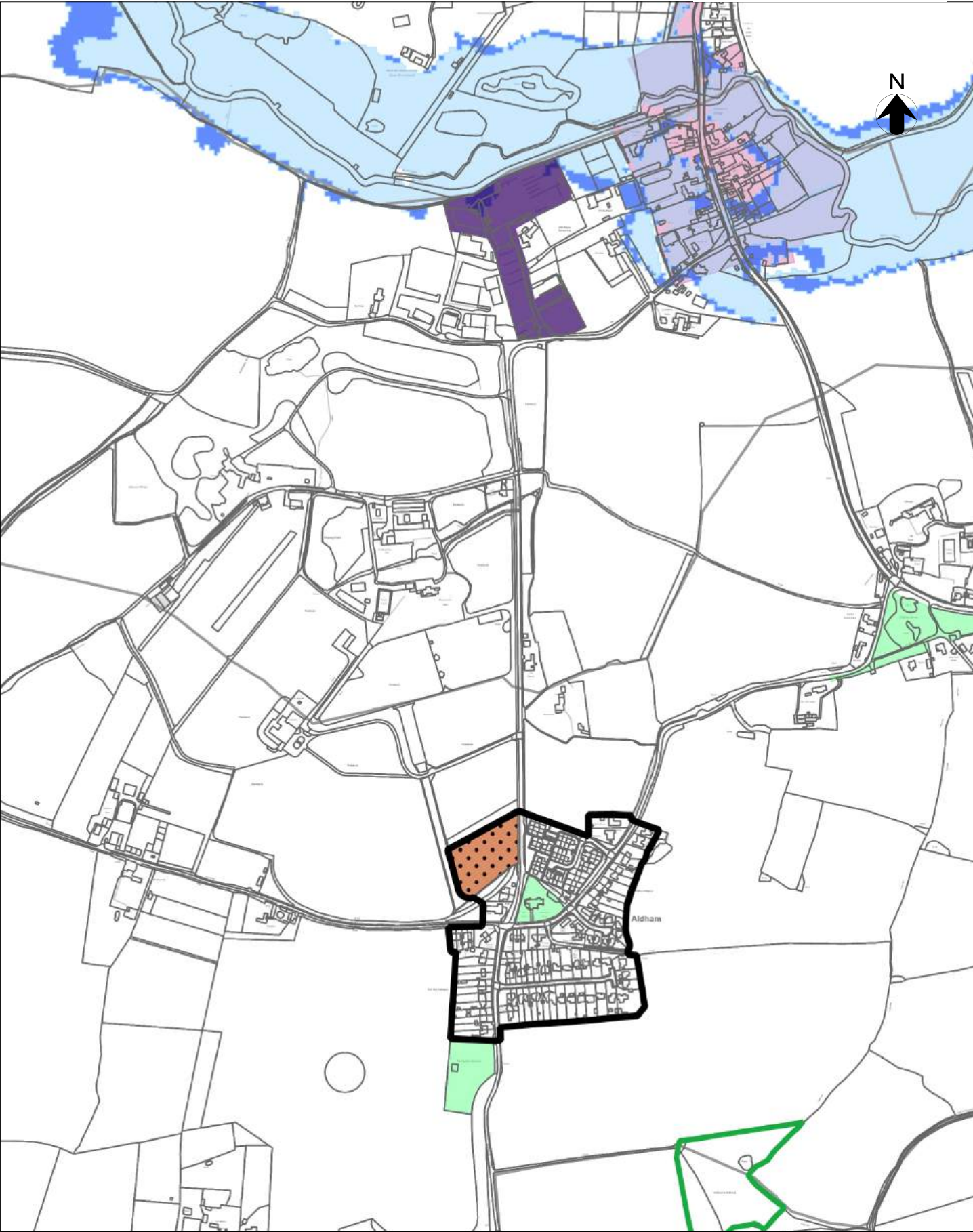
KEY

	Colchester Administrative Boundary
	Settlement Boundary
	Core City Centre Boundary
	City Centre Primary Shopping Area
	Transport Interchange Boundary
	Allotments
	Local Wildlife Site
	Coastal Protection Belt
	Isolated Villages
	Garden Community Boundary
	Northern Gateway Opportunity Area
	Northern Gateway Mixed Use Area
	Local Character Assessment
	Coast Road
	Registered Parks and Gardens
	Colchester Orbital Route
	Strategic Biodiversity Area
	Infrastructure
	Local Green Space
	Local Nature Reserve
	Marine Conservation Area
	Reg 19 Committments
	Caravan Parks
	Roman River Corridor
	University Uses
	Special Protection Area
	Regionally Important Geographical Sites
	Scheduled Monument
	Open Space
	Special Area of Conservation
	SSSI
	District Centre
	Gypsy & Traveller Sites
	Local Centre
	Employment Allocations
	Enhanced Open Space Provision
	Marks Tey Growth Area
	Copford Strategic Green Gap
	North Station Mixed Use Site
	Residential Allocations
	Conservation Area
	Flood Zone 2
	Flood Zone 3
	Ramsar
	Zoological Park Expansion
	Zoological Park
	Dedham Vale National Landscape

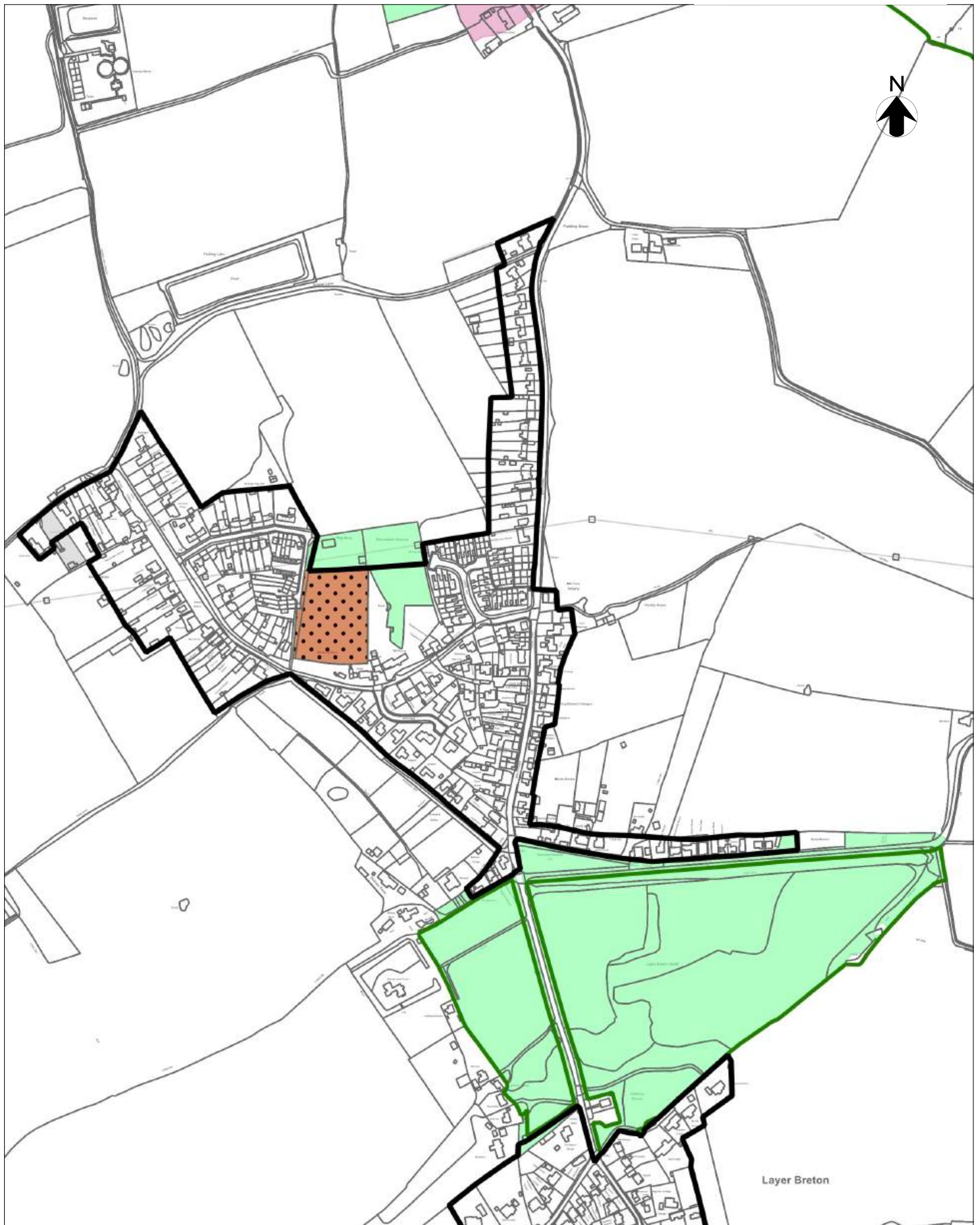
ABBERTON & LANGENHOE



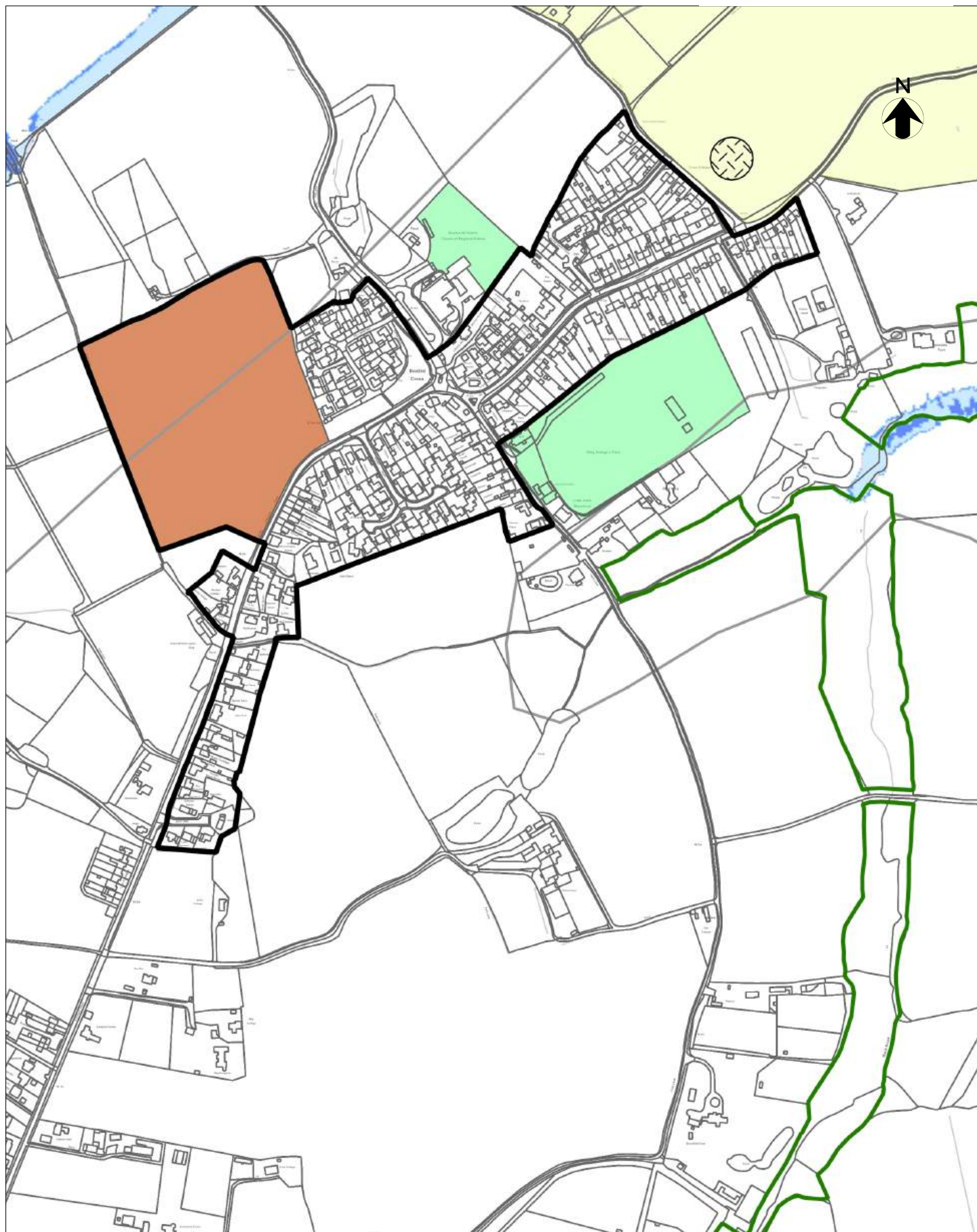
ALDHAM



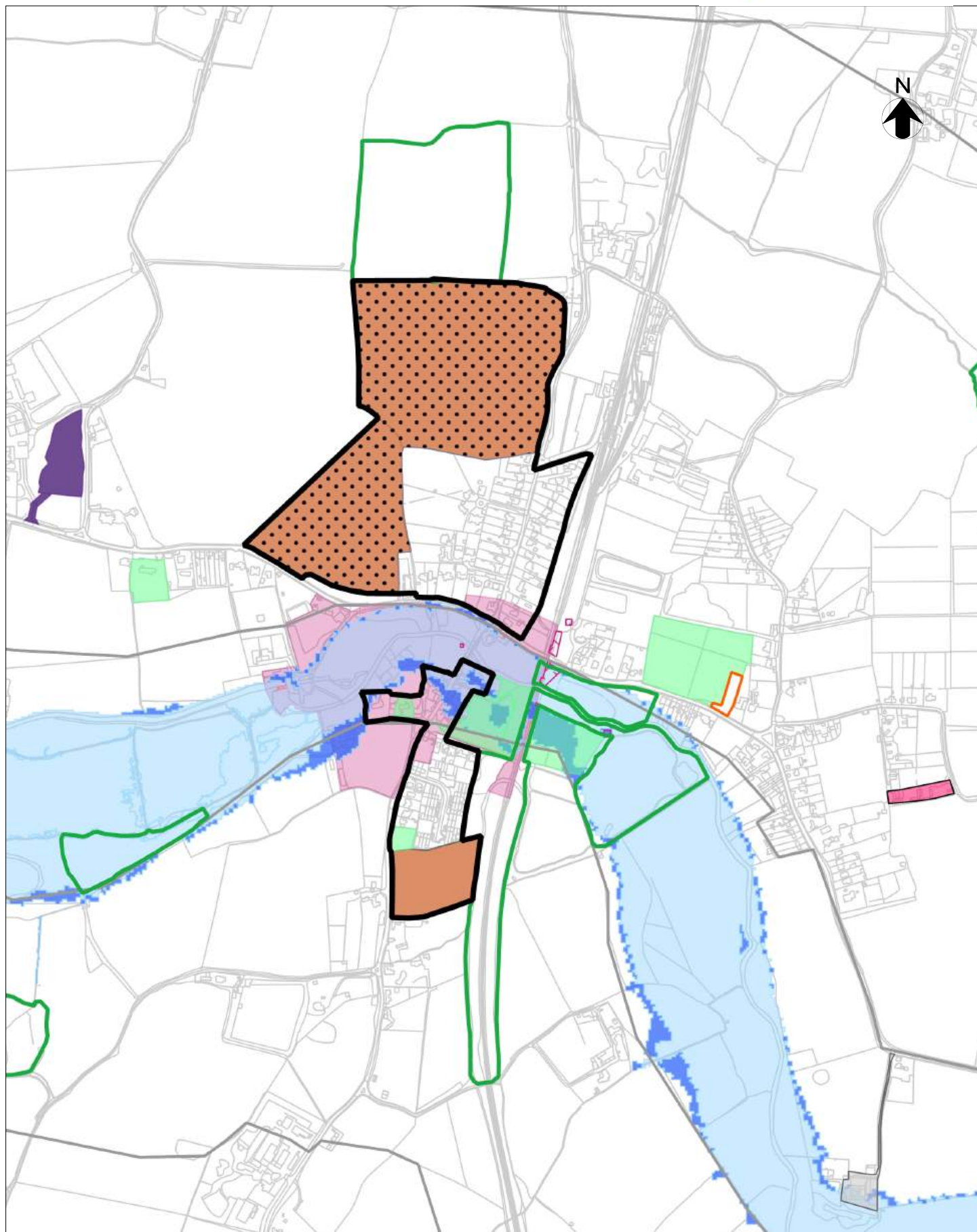
BIRCH

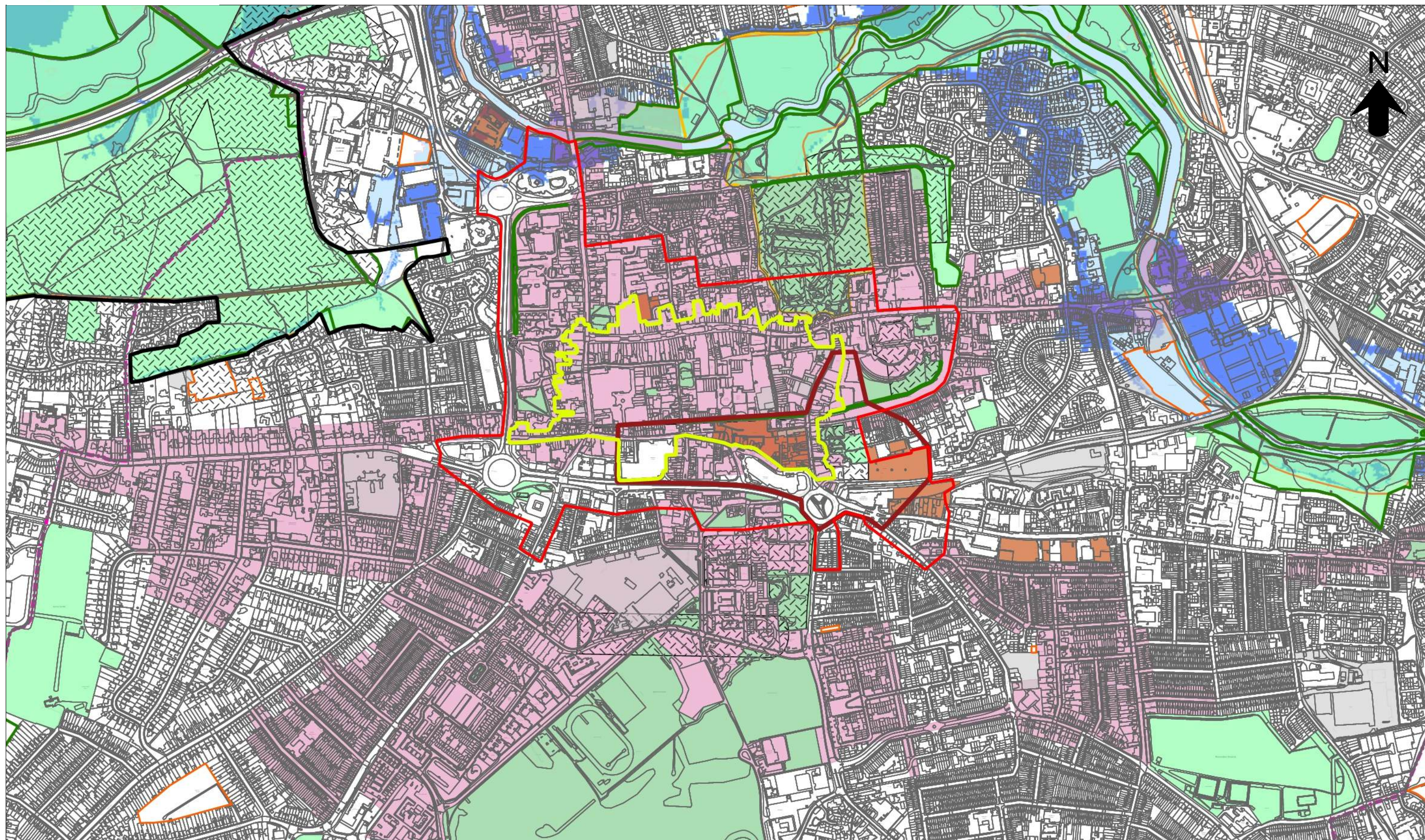


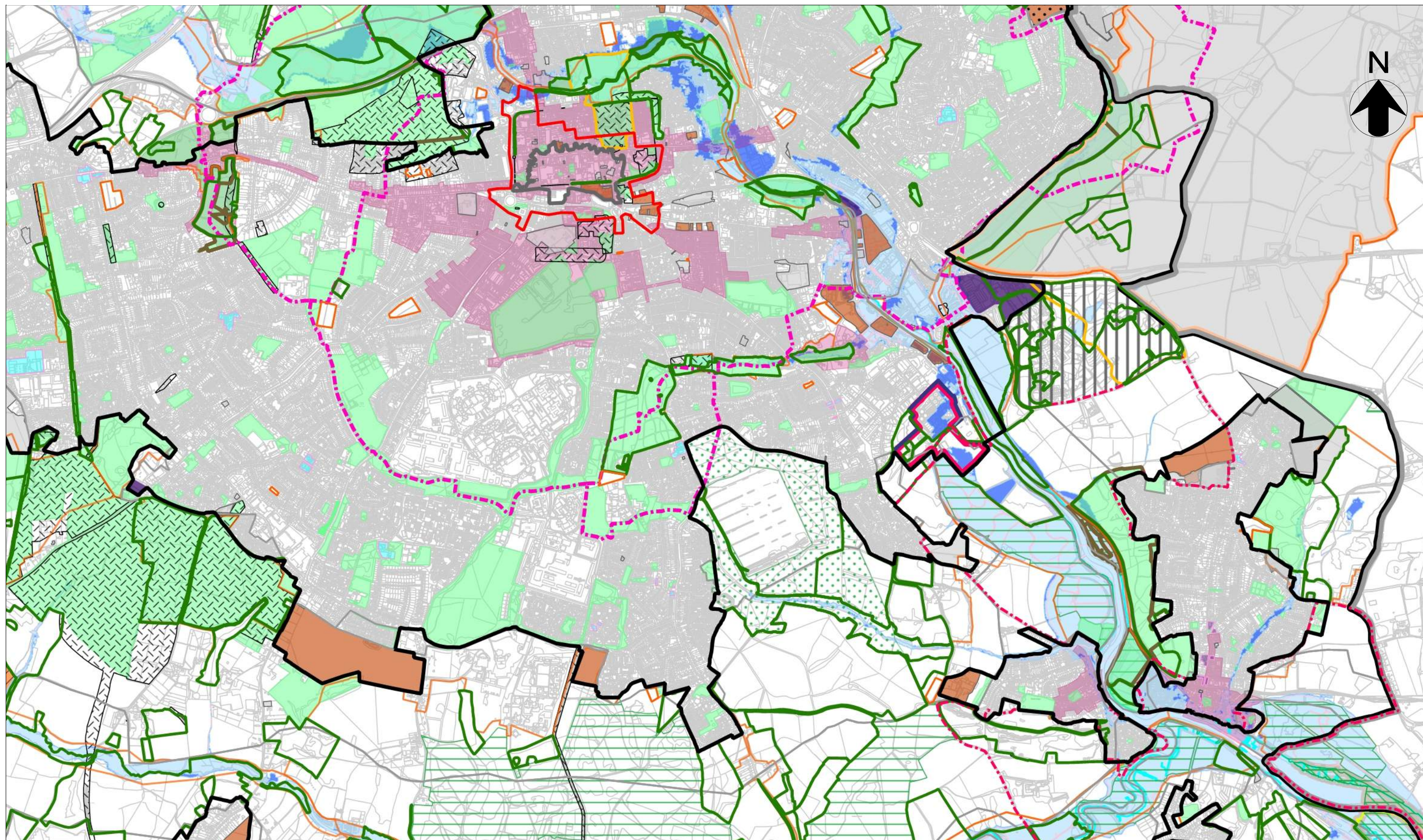
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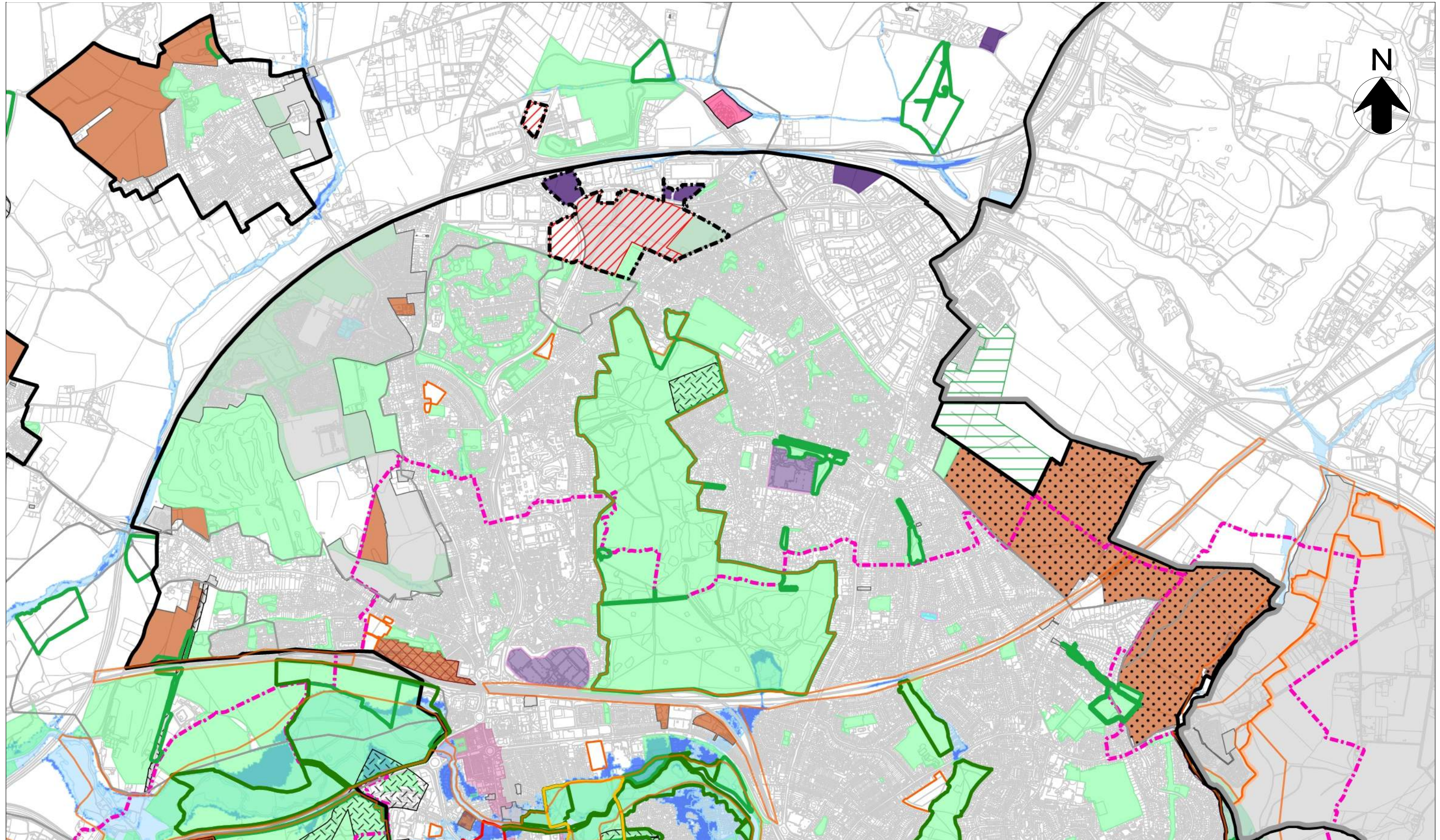


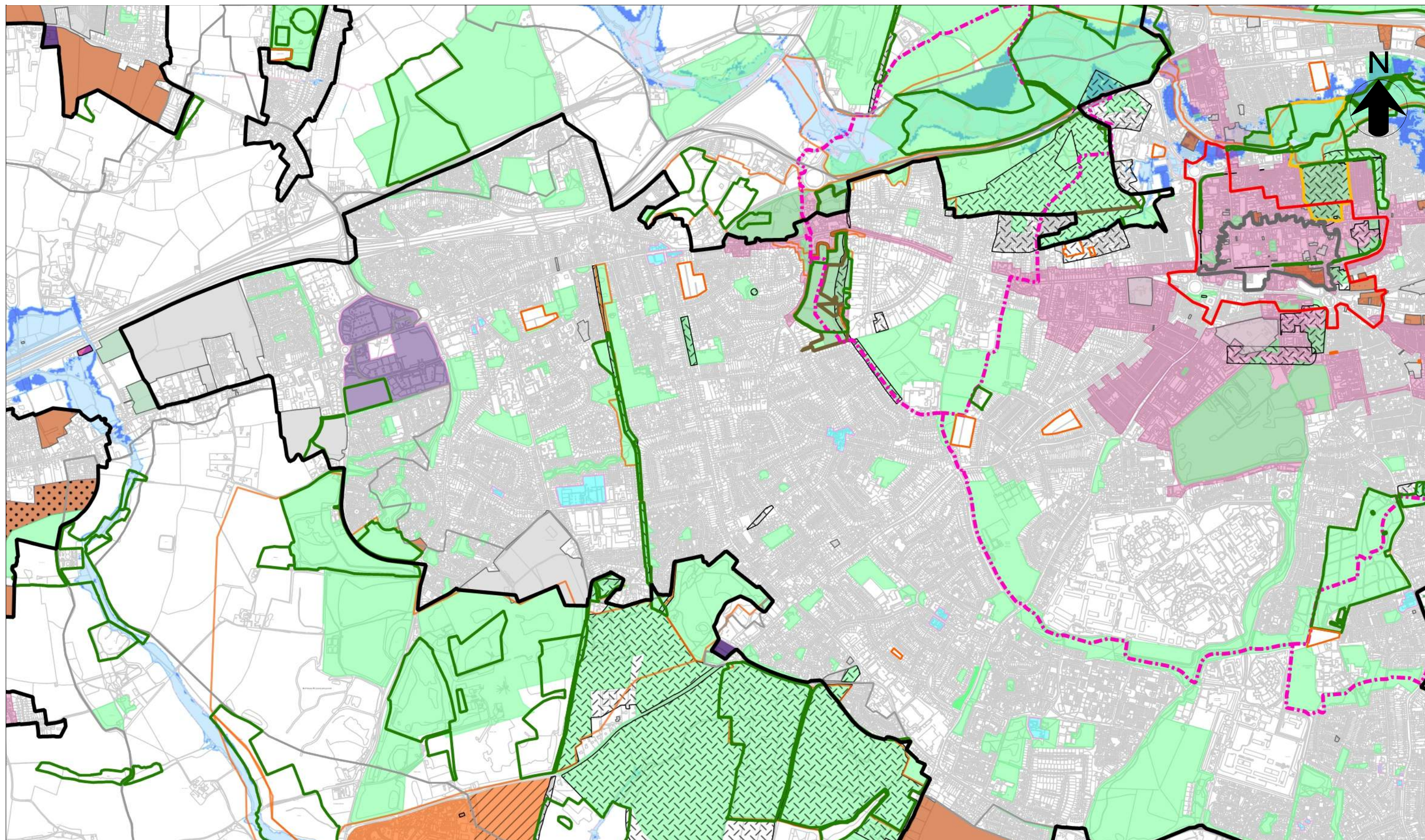
CHAPPEL & WAKES COLNE



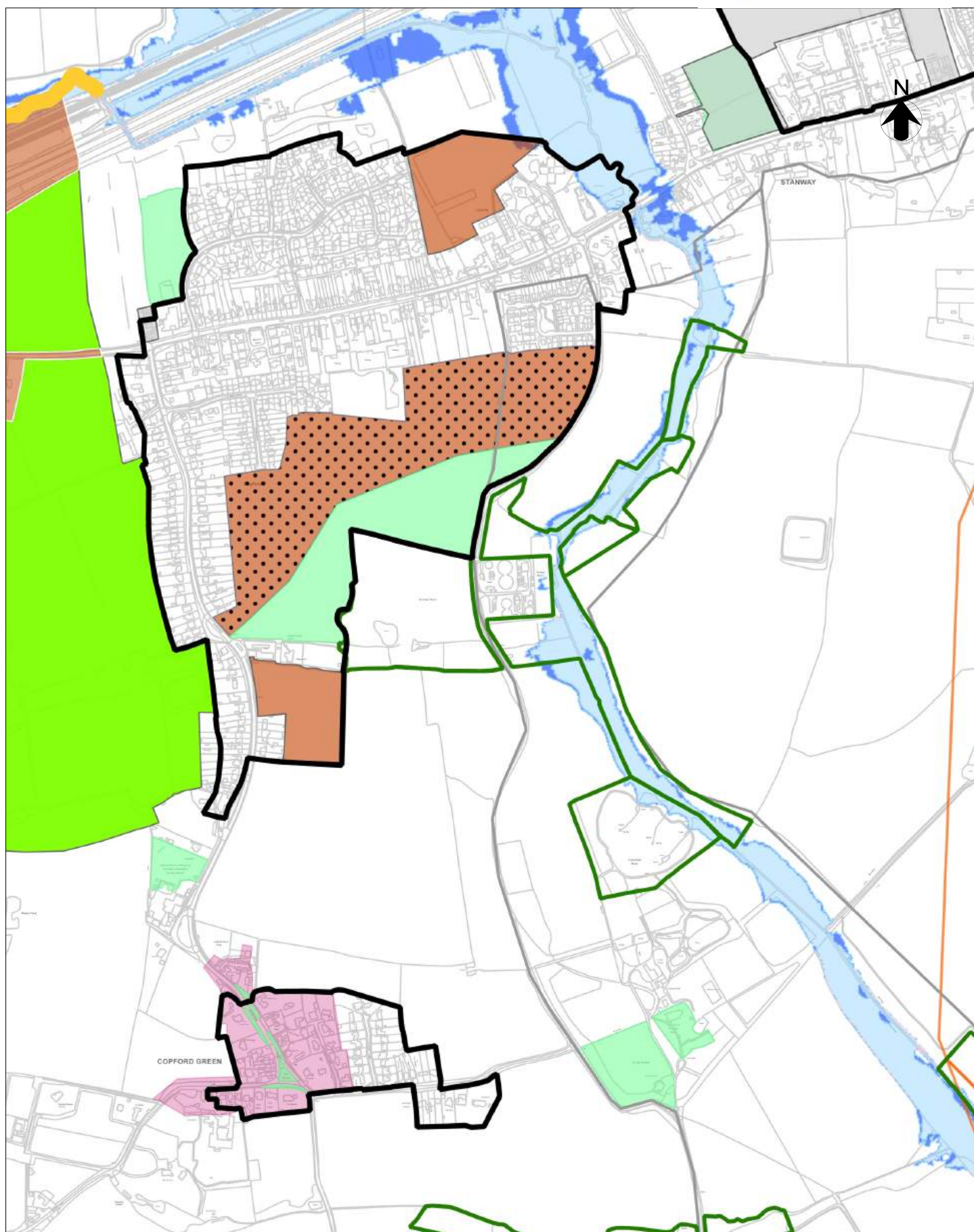




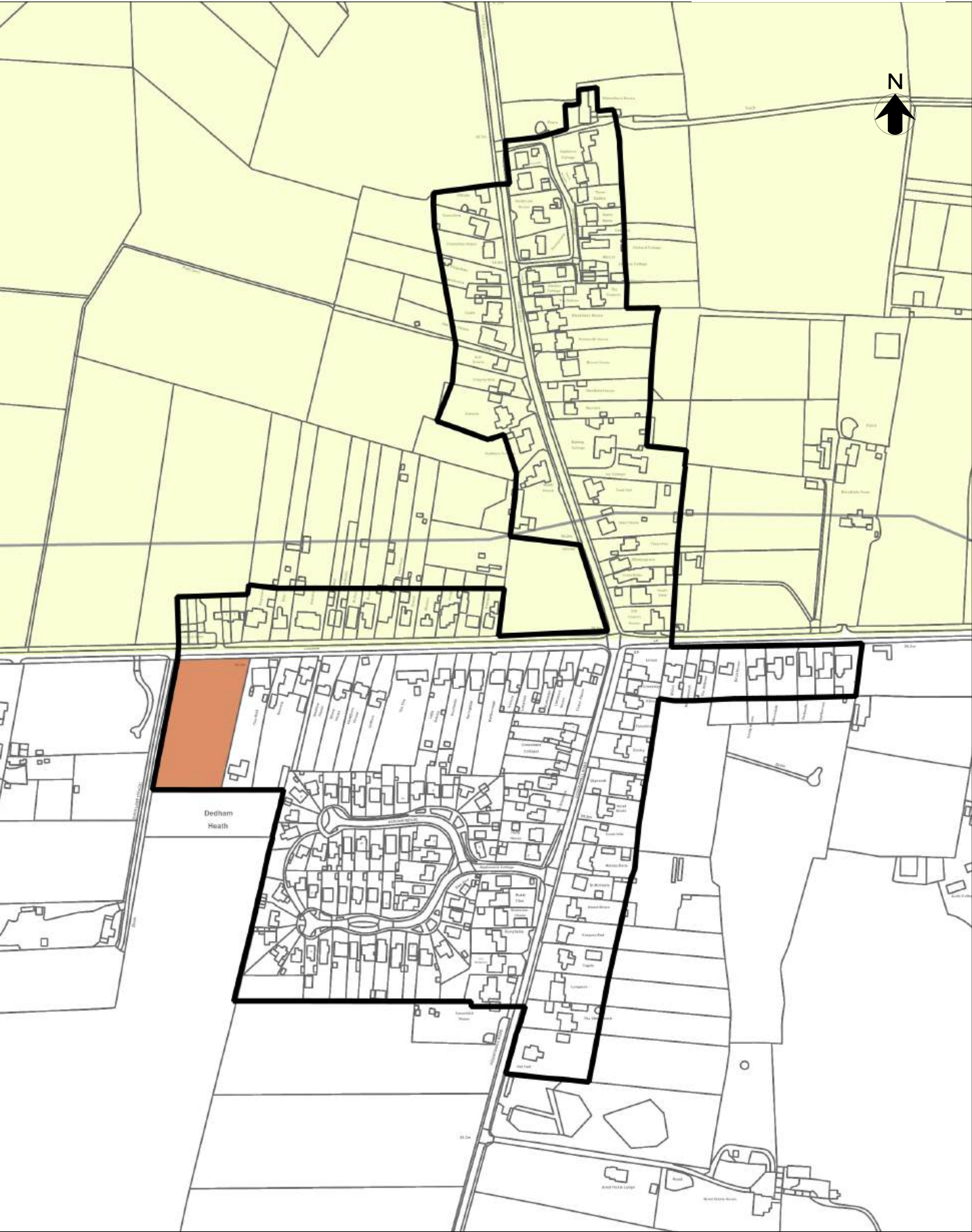




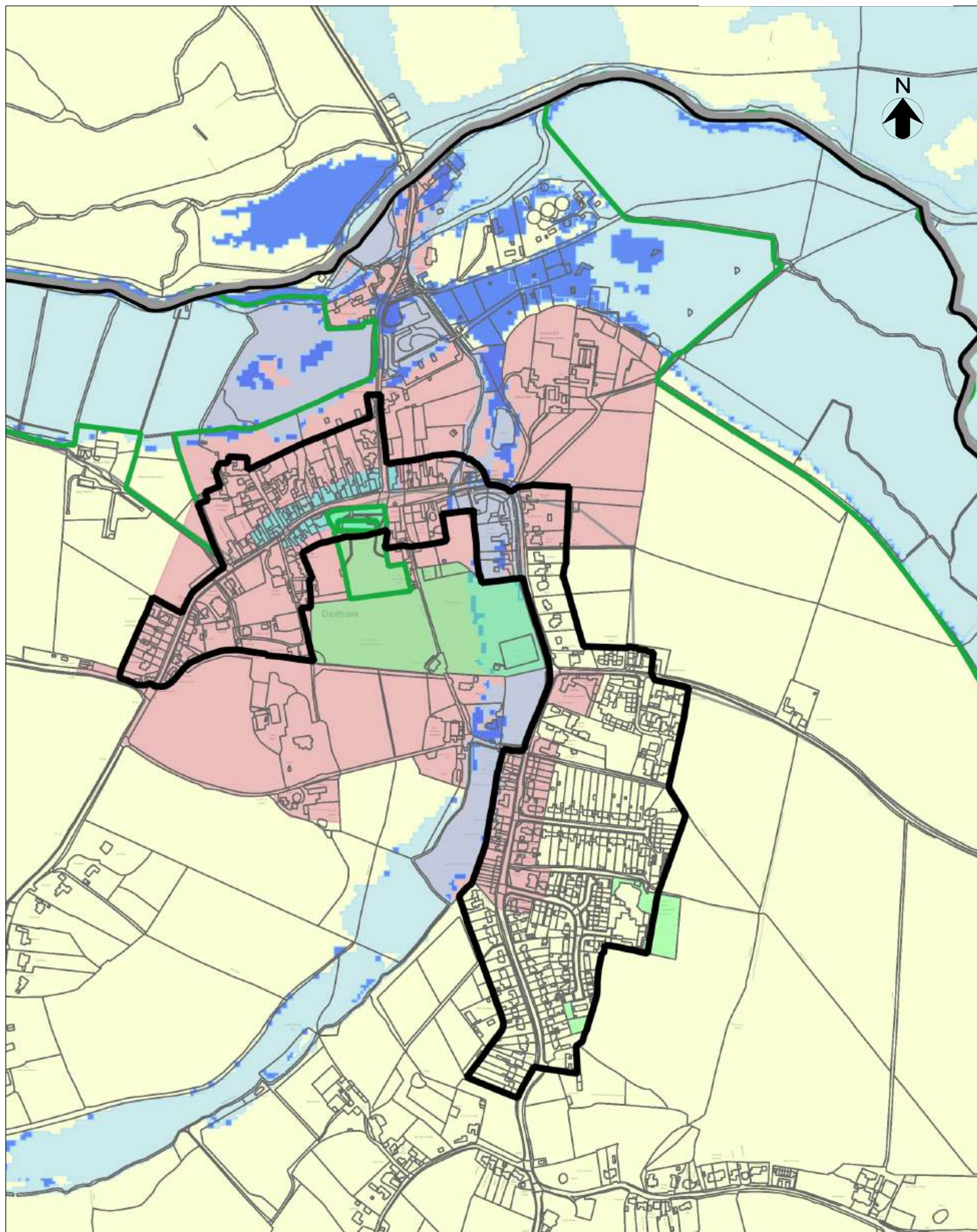
COPFORD & COPFORD GREEN



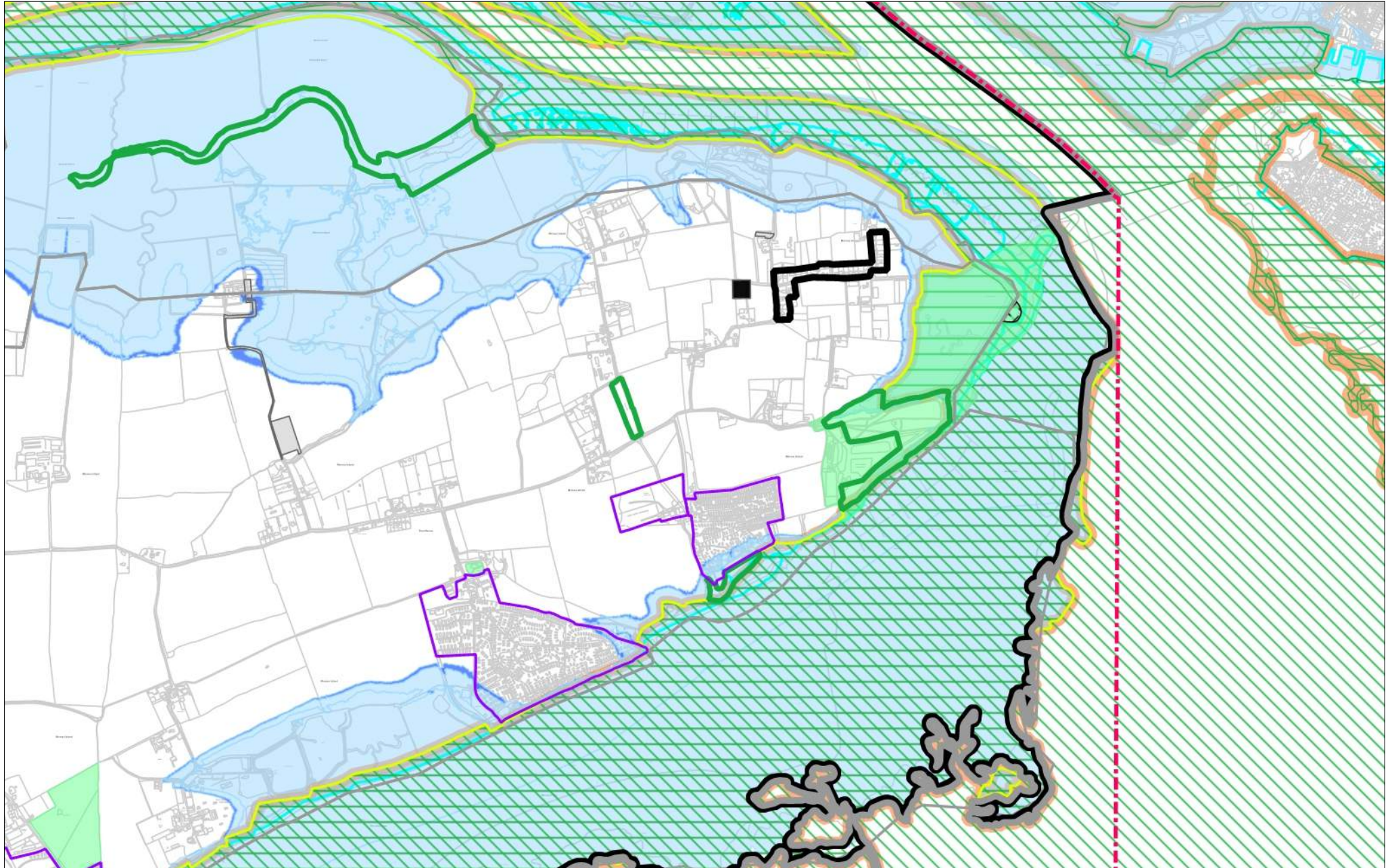
DEDHAM HEATH



DEDHAM



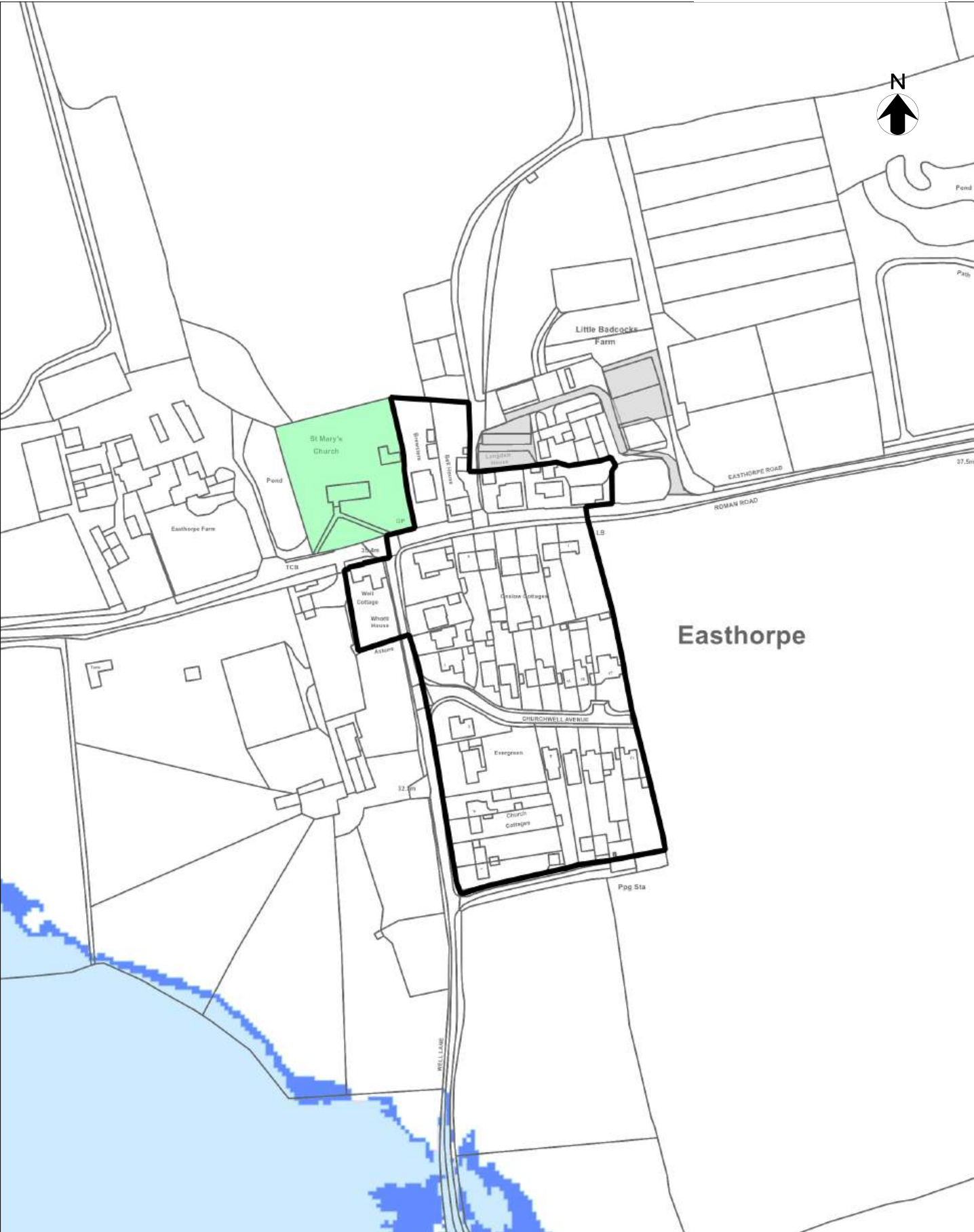
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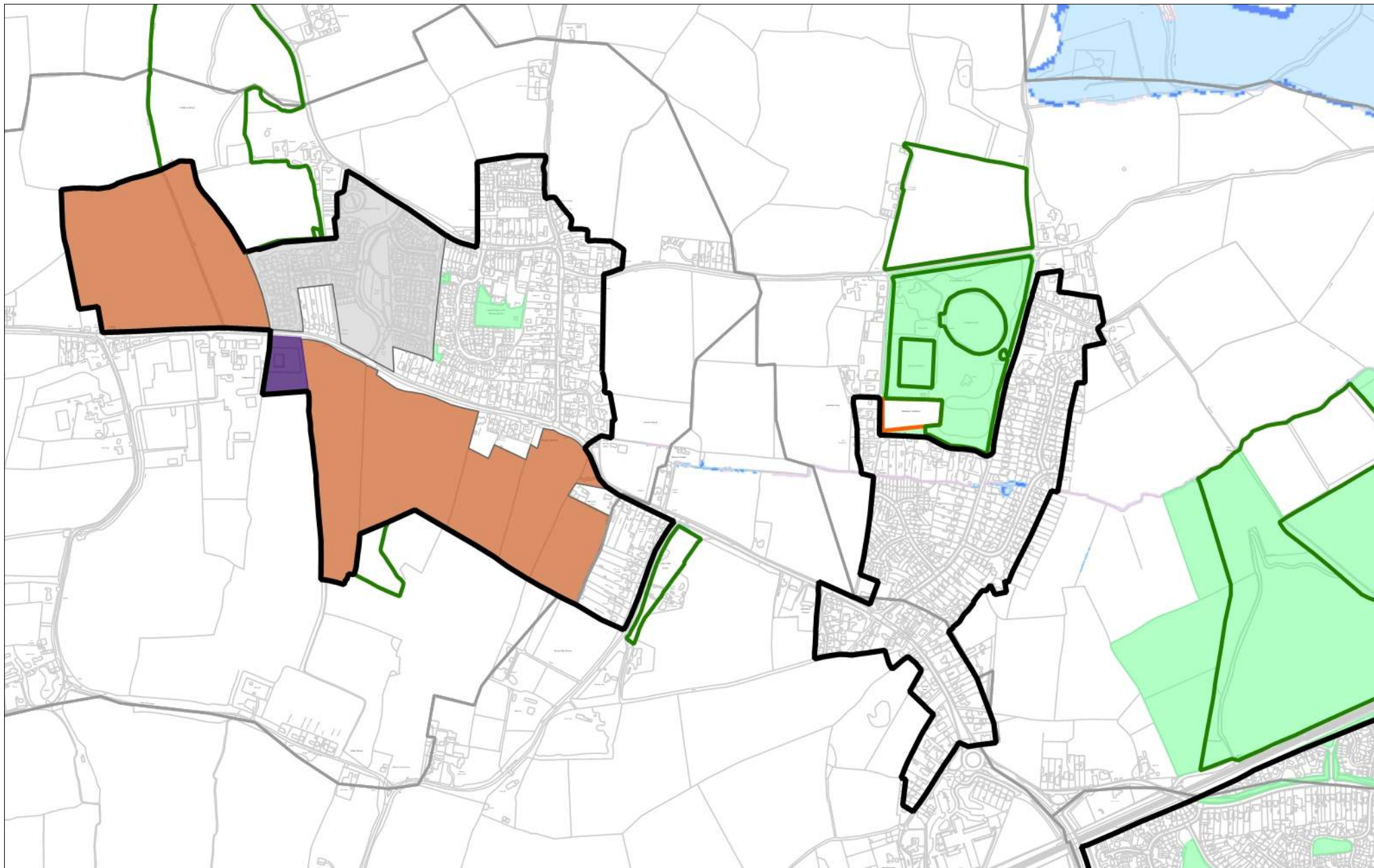
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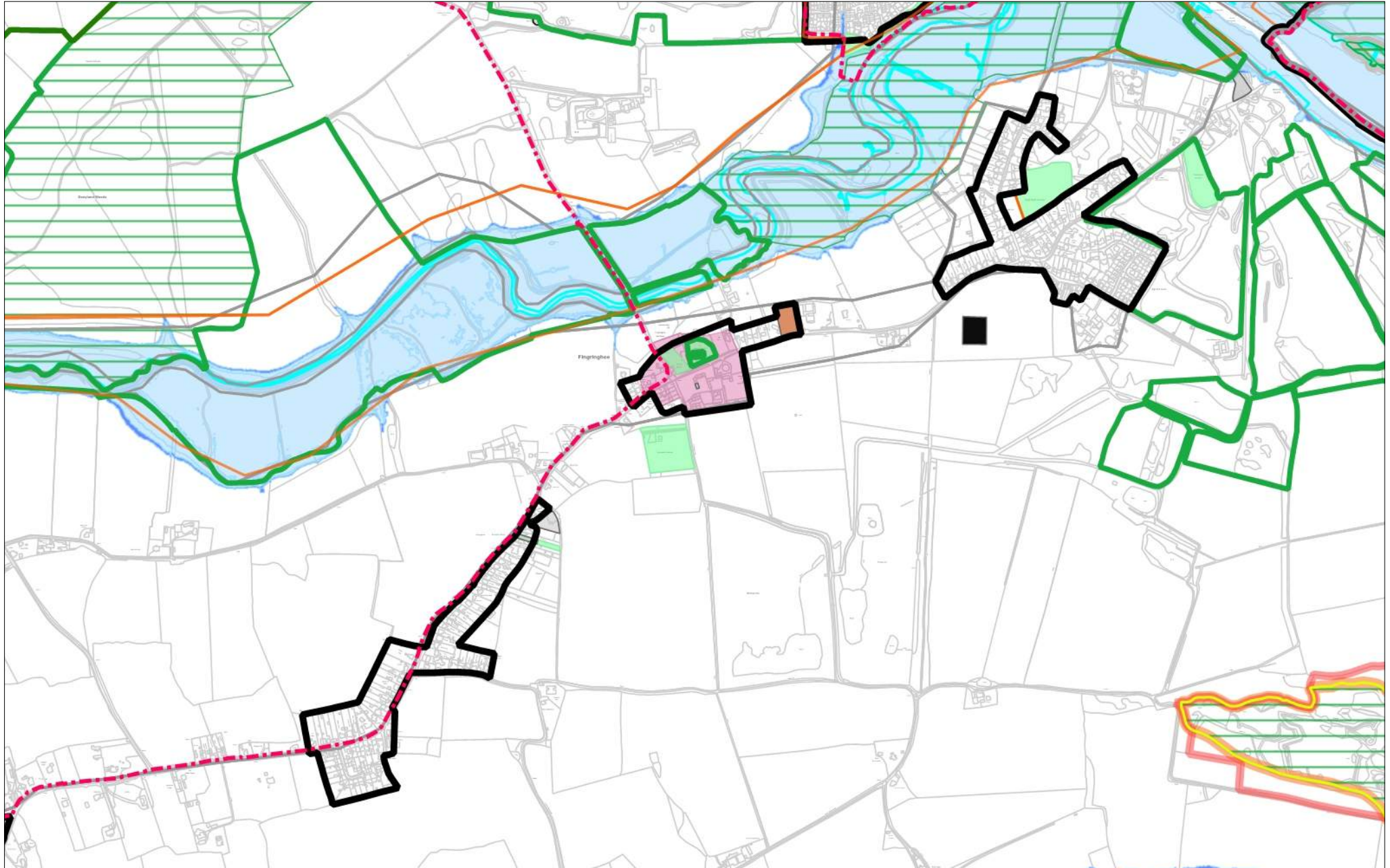
EASTHORPE



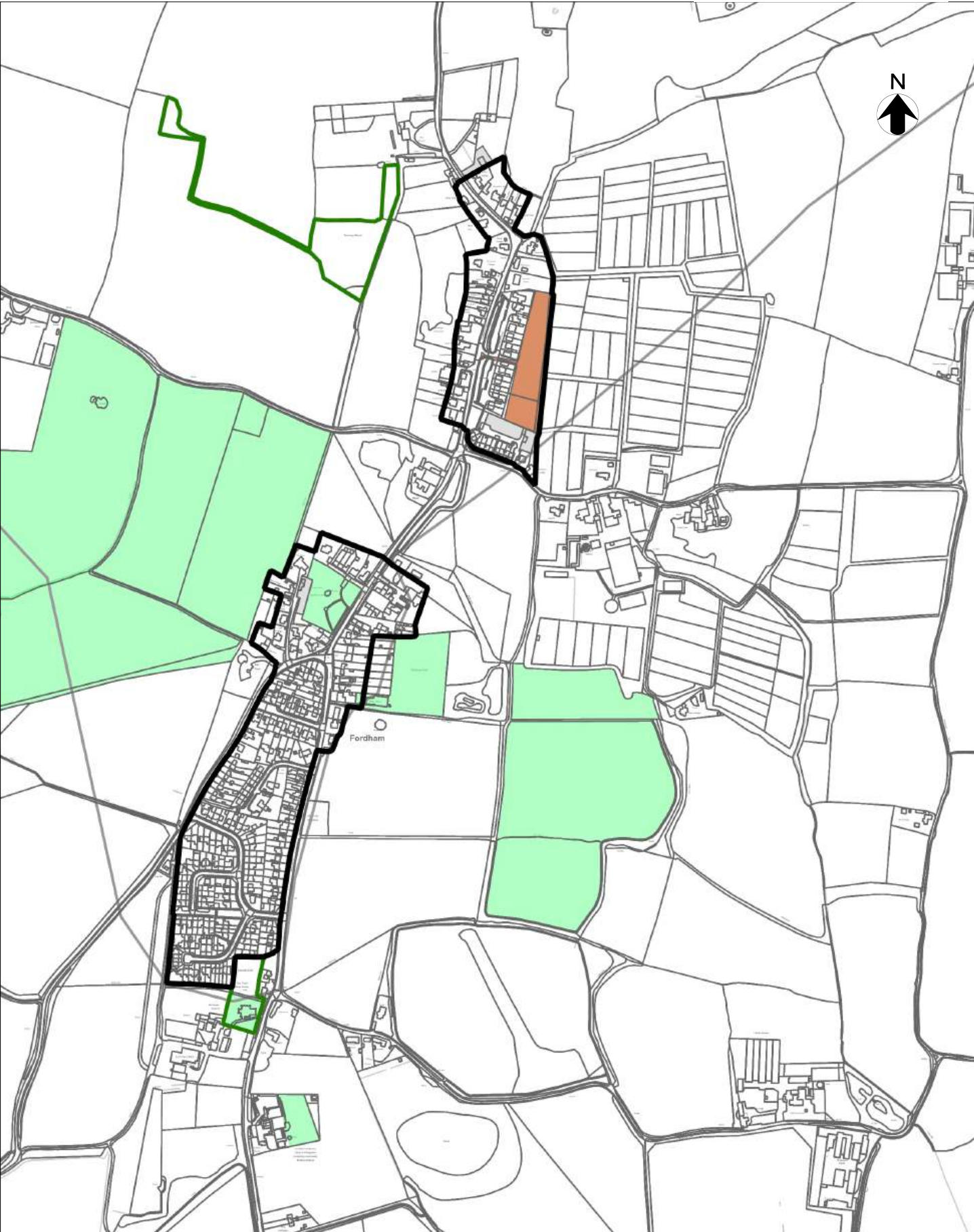
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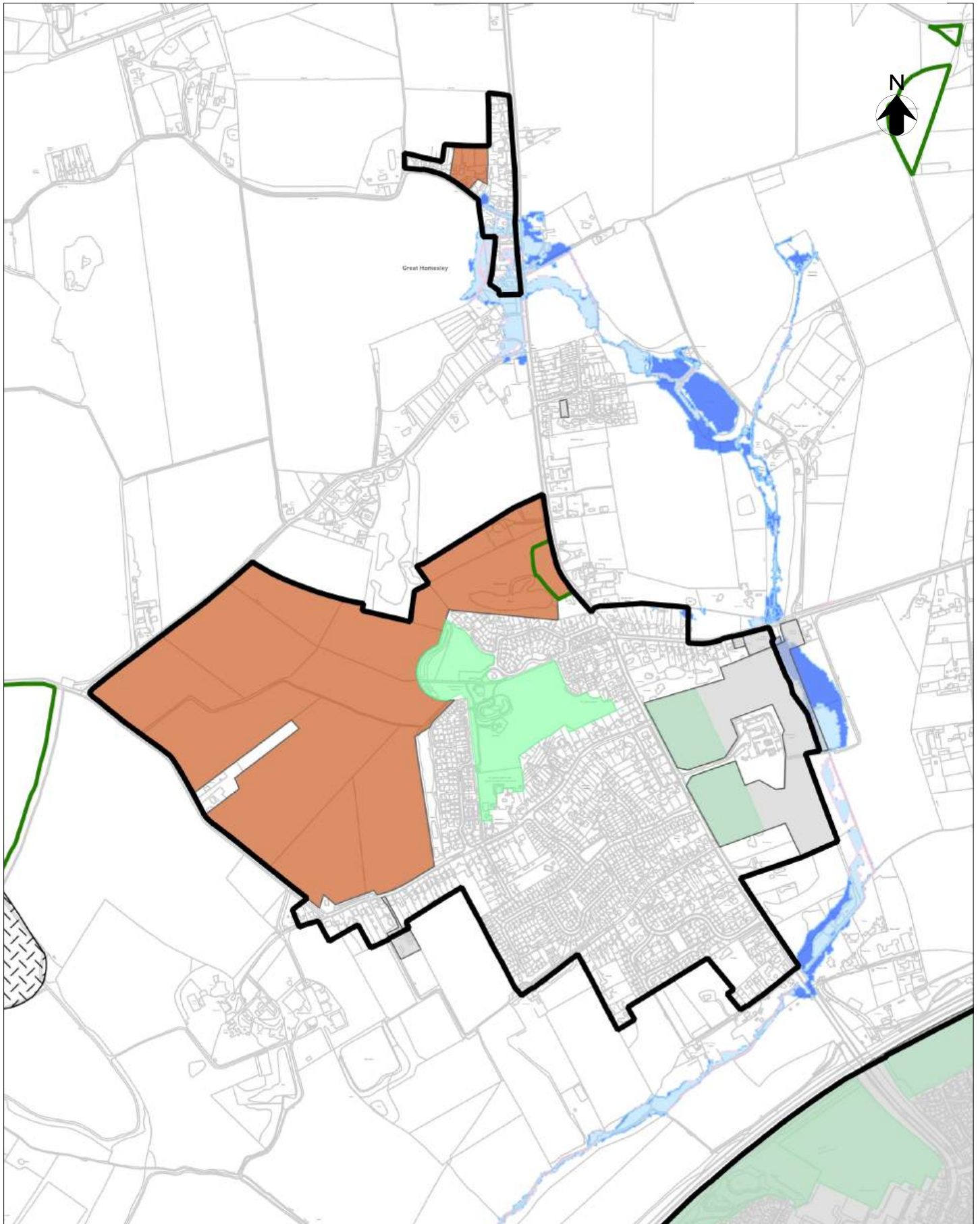
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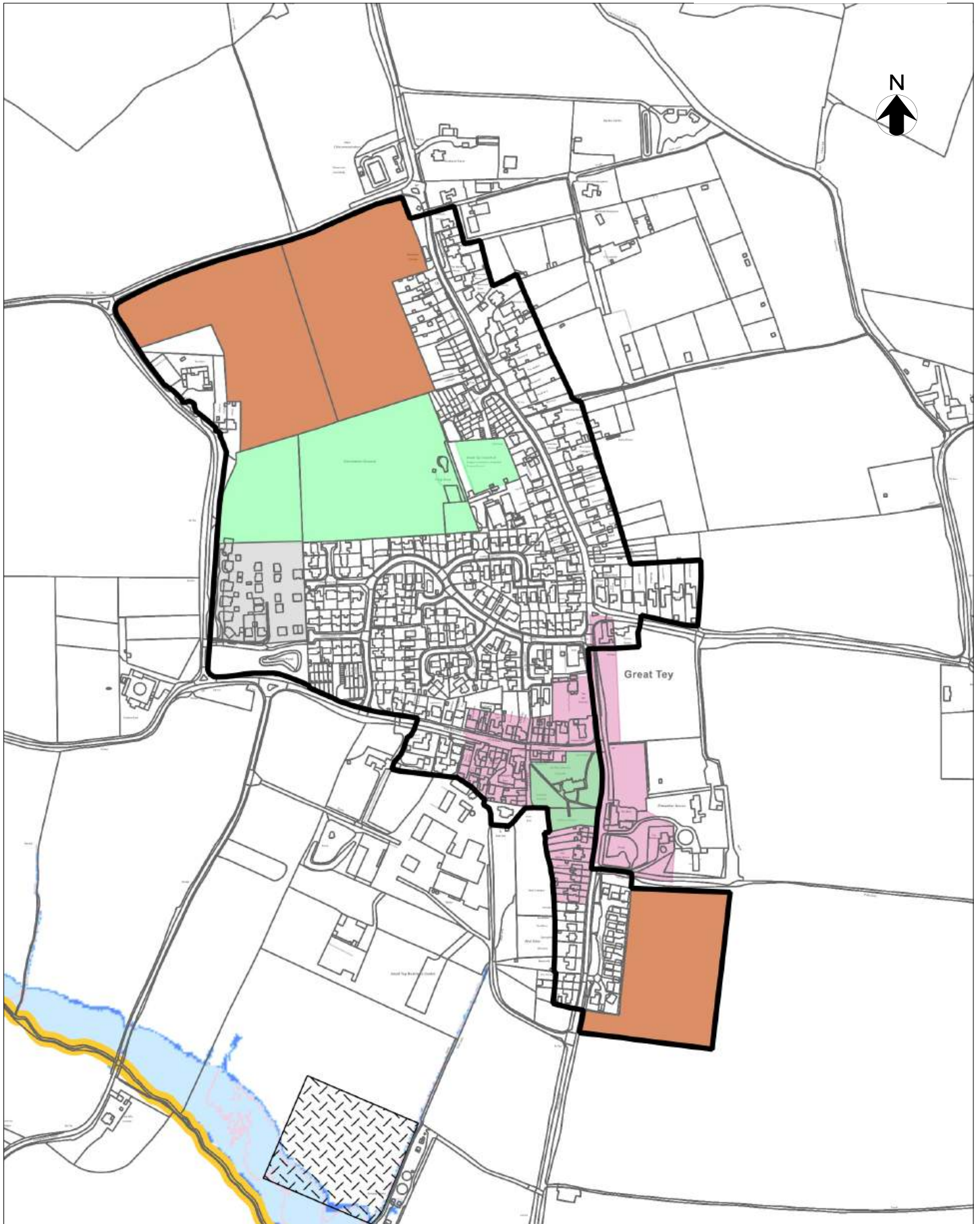
FORDHAM



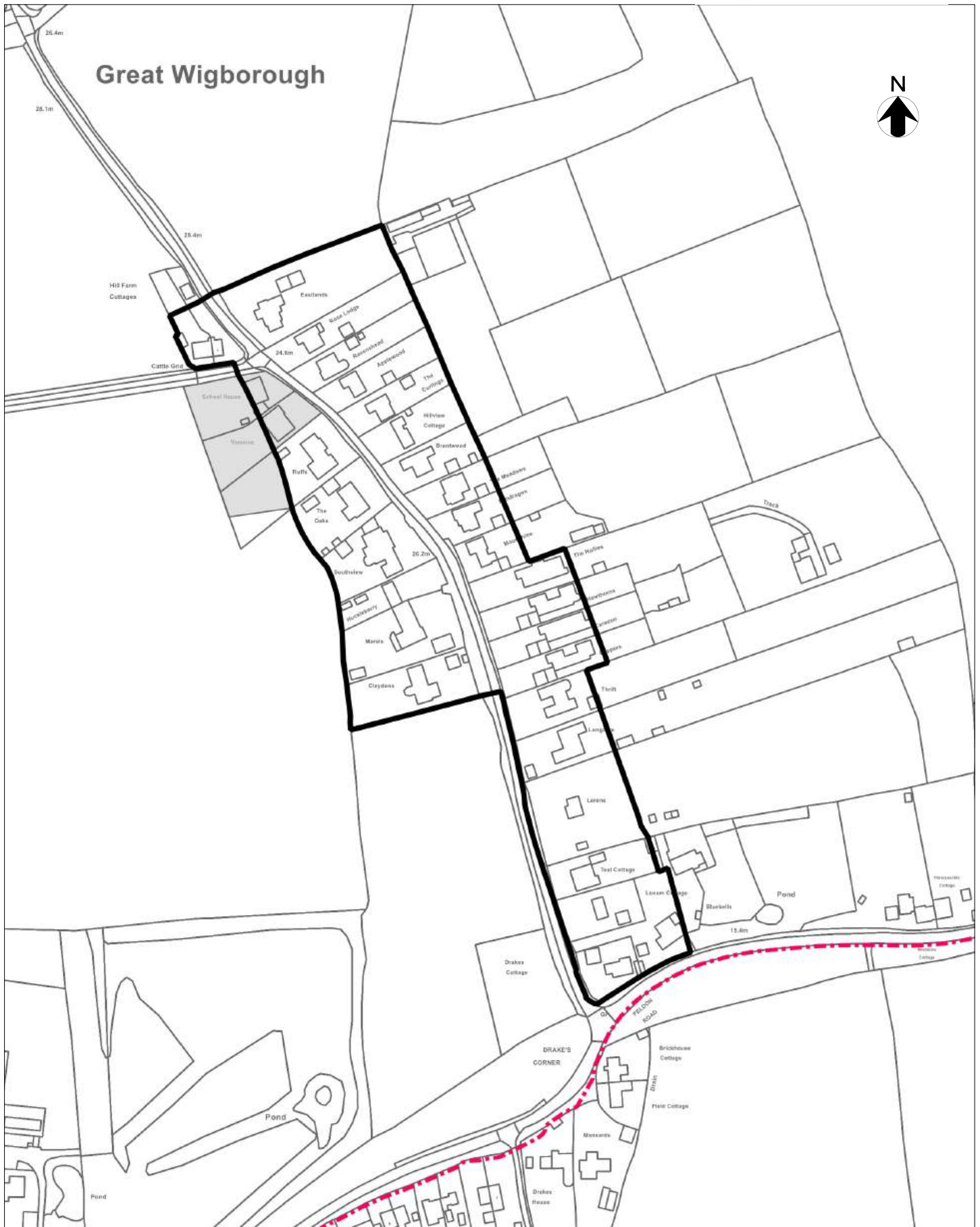
GREAT HORKESLEY



GREAT TEY



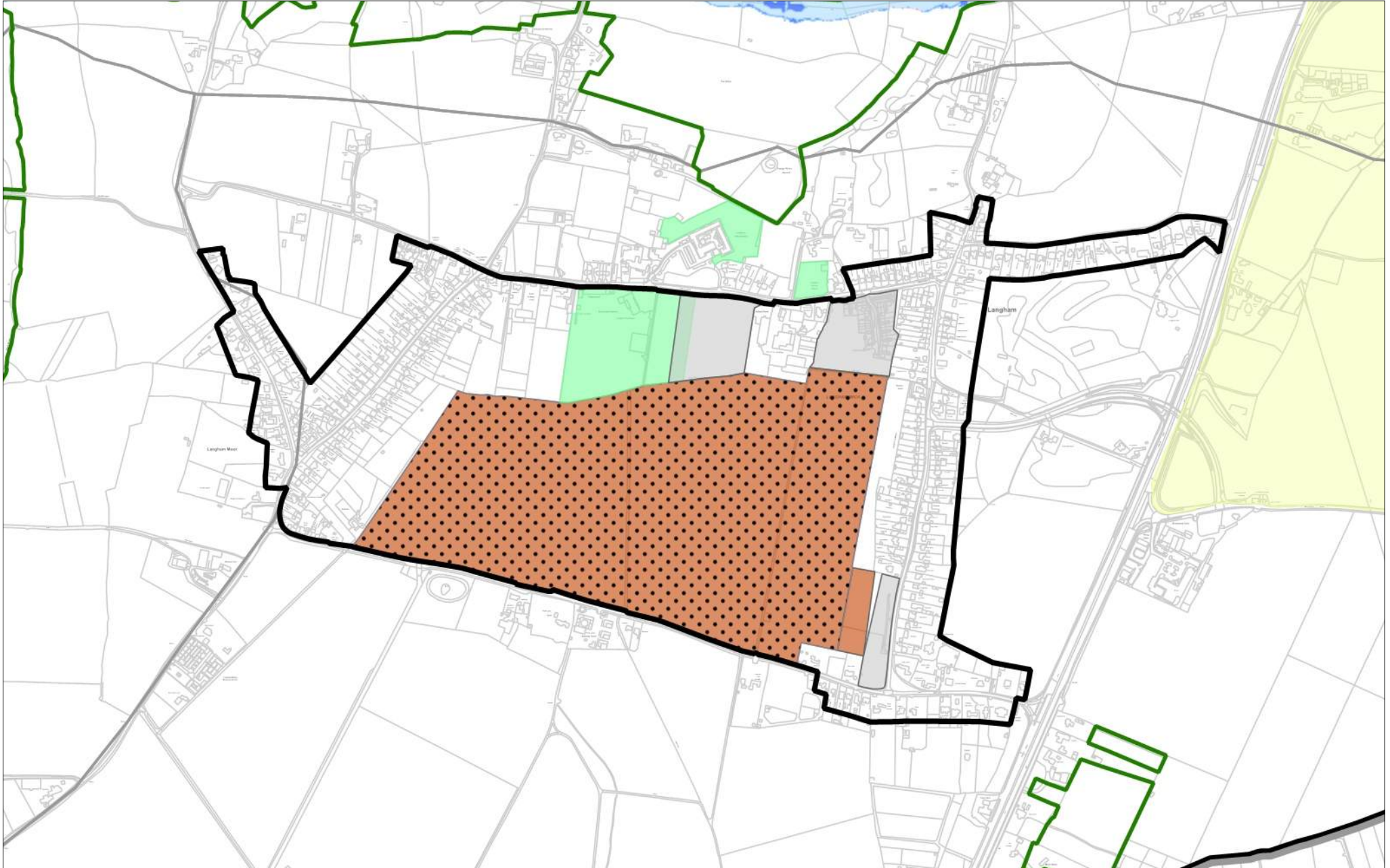
GREAT WIGBOROUGH



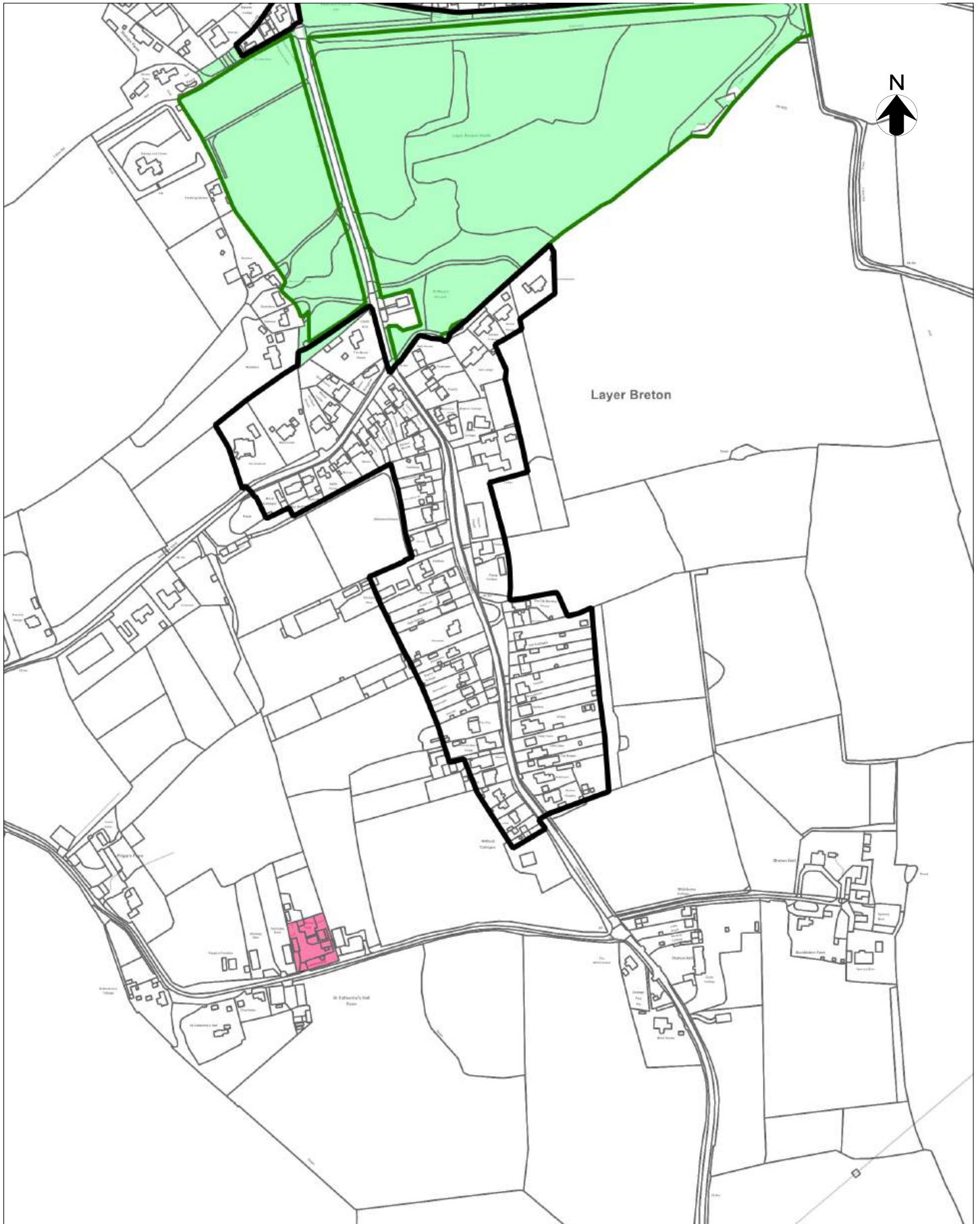
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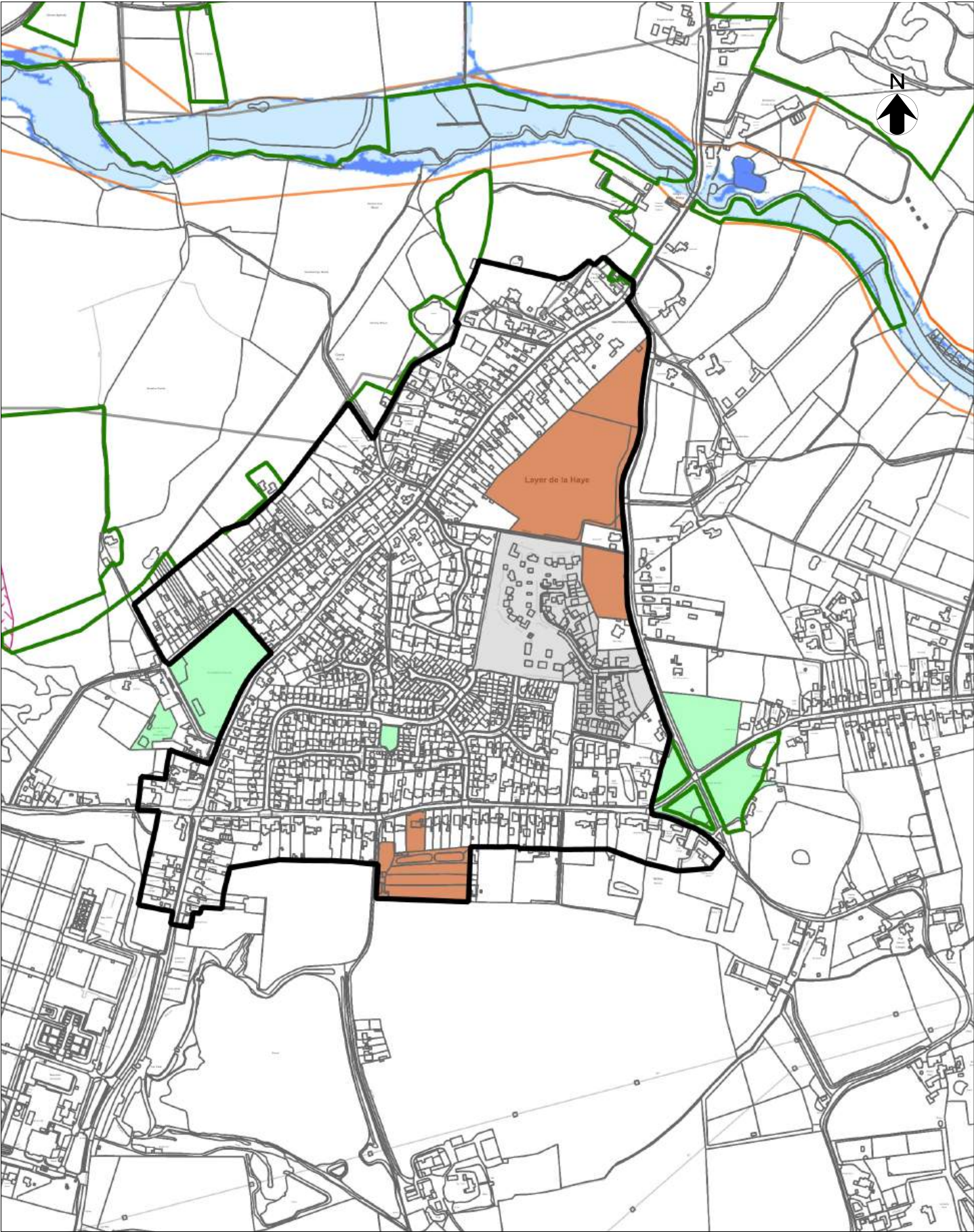
LANGHAM



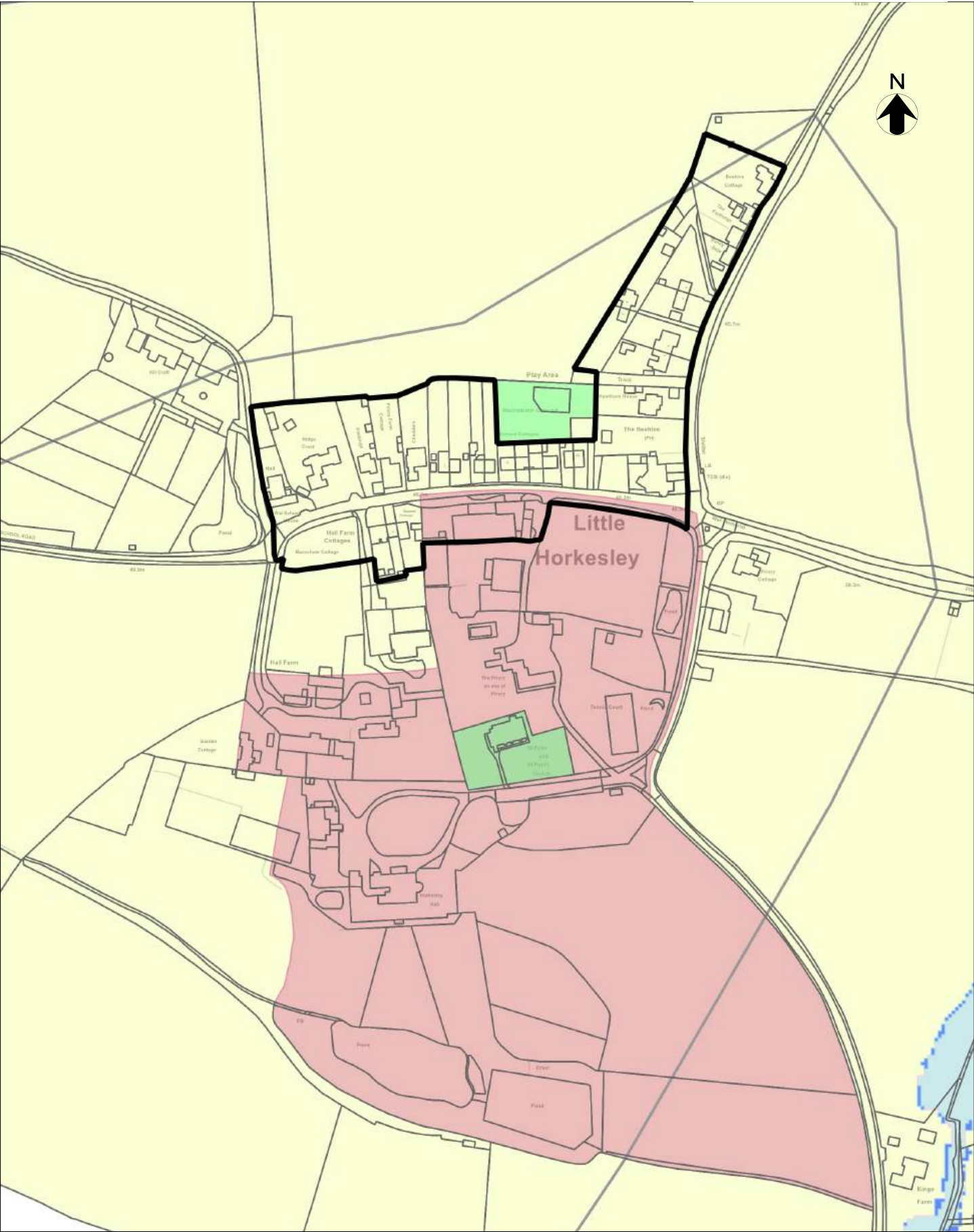
LAYER BRETON

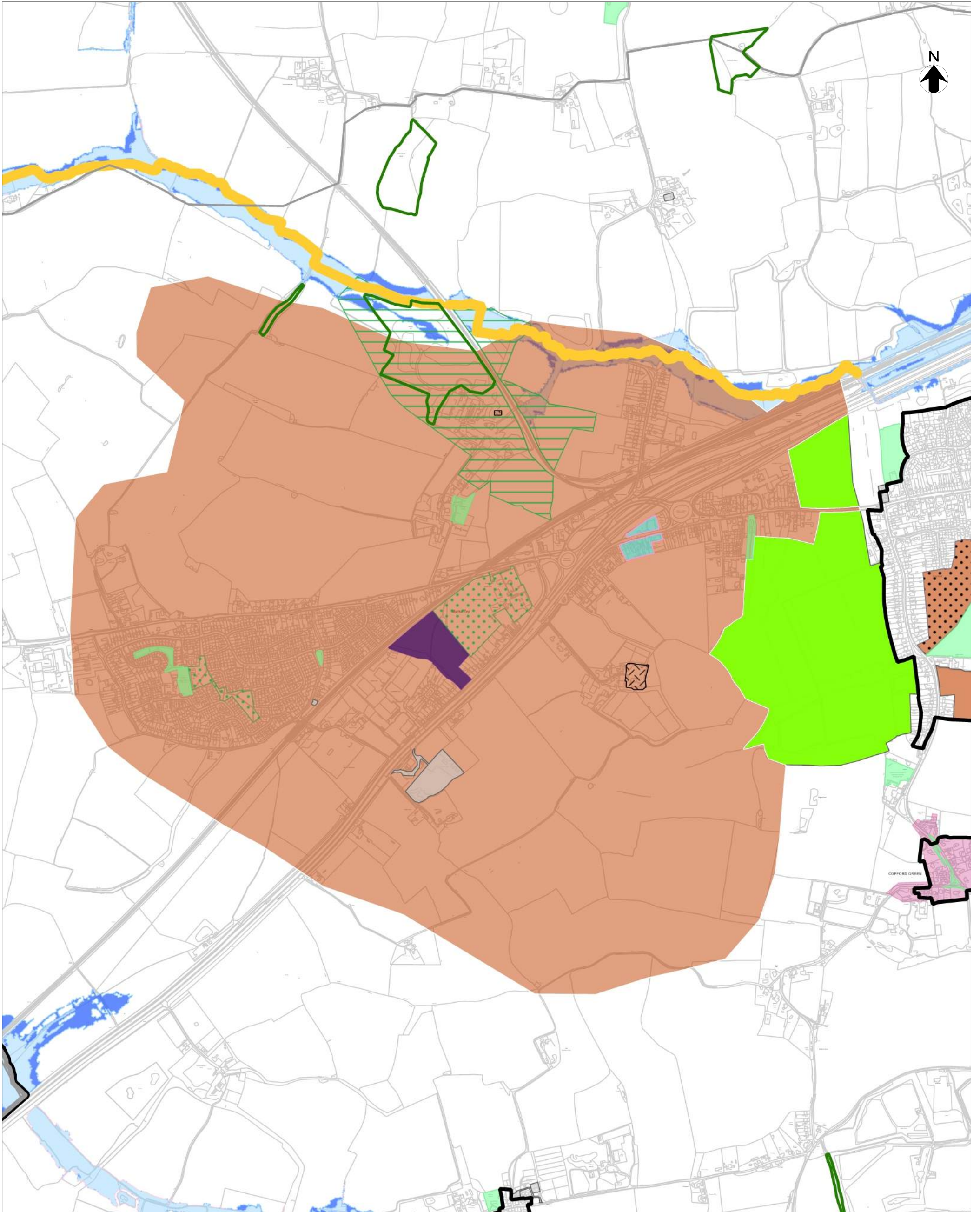


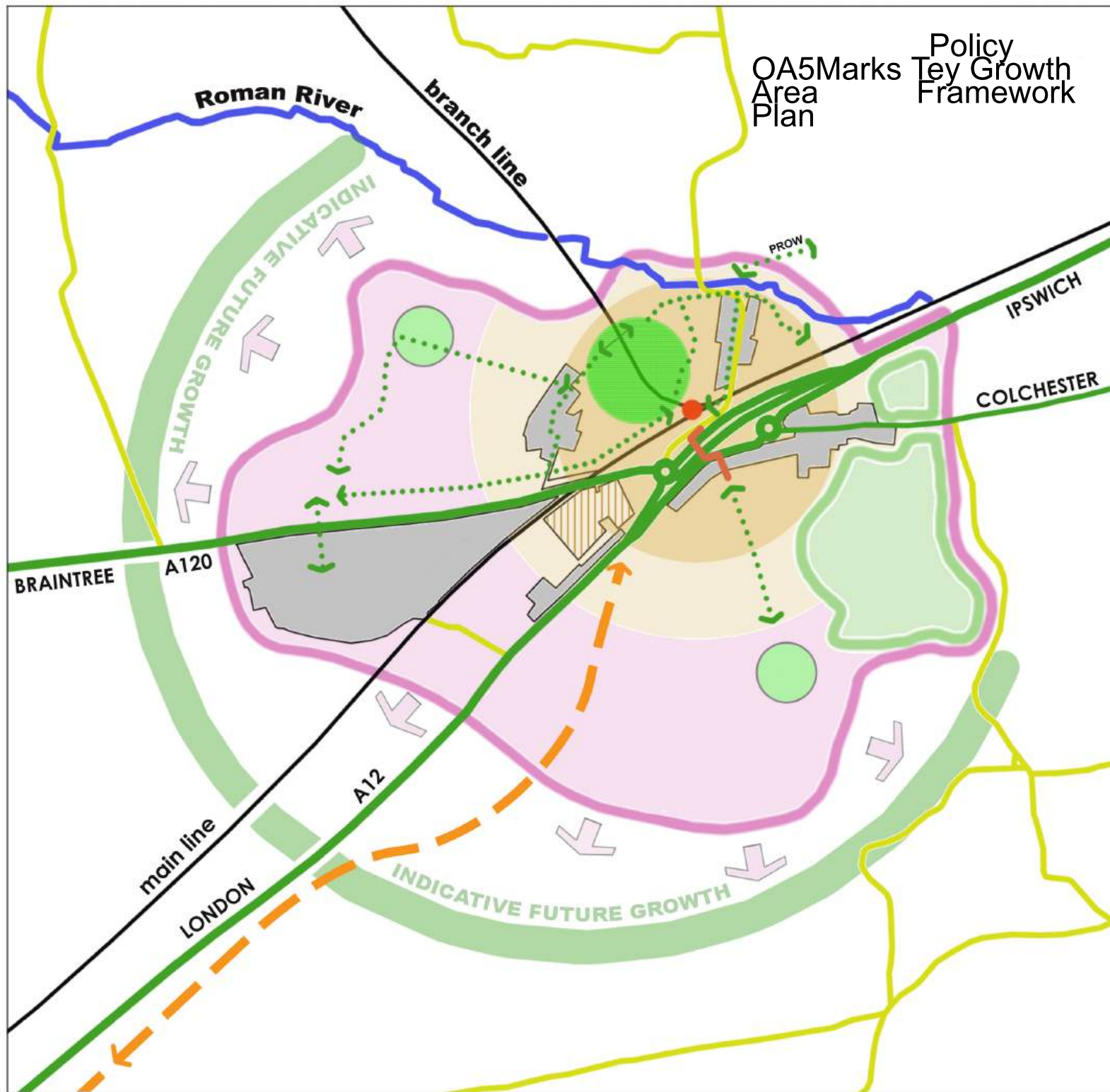
LAYER DE LA HAYE



LITTLE HORKESLEY







KEY

Growth area

High density

Medium density

Active travel bridge

Active travel route

A12 widening scheme

Copford Strategic Green Gap

SANG

Brickpits SSSI/Local Wildlife Site

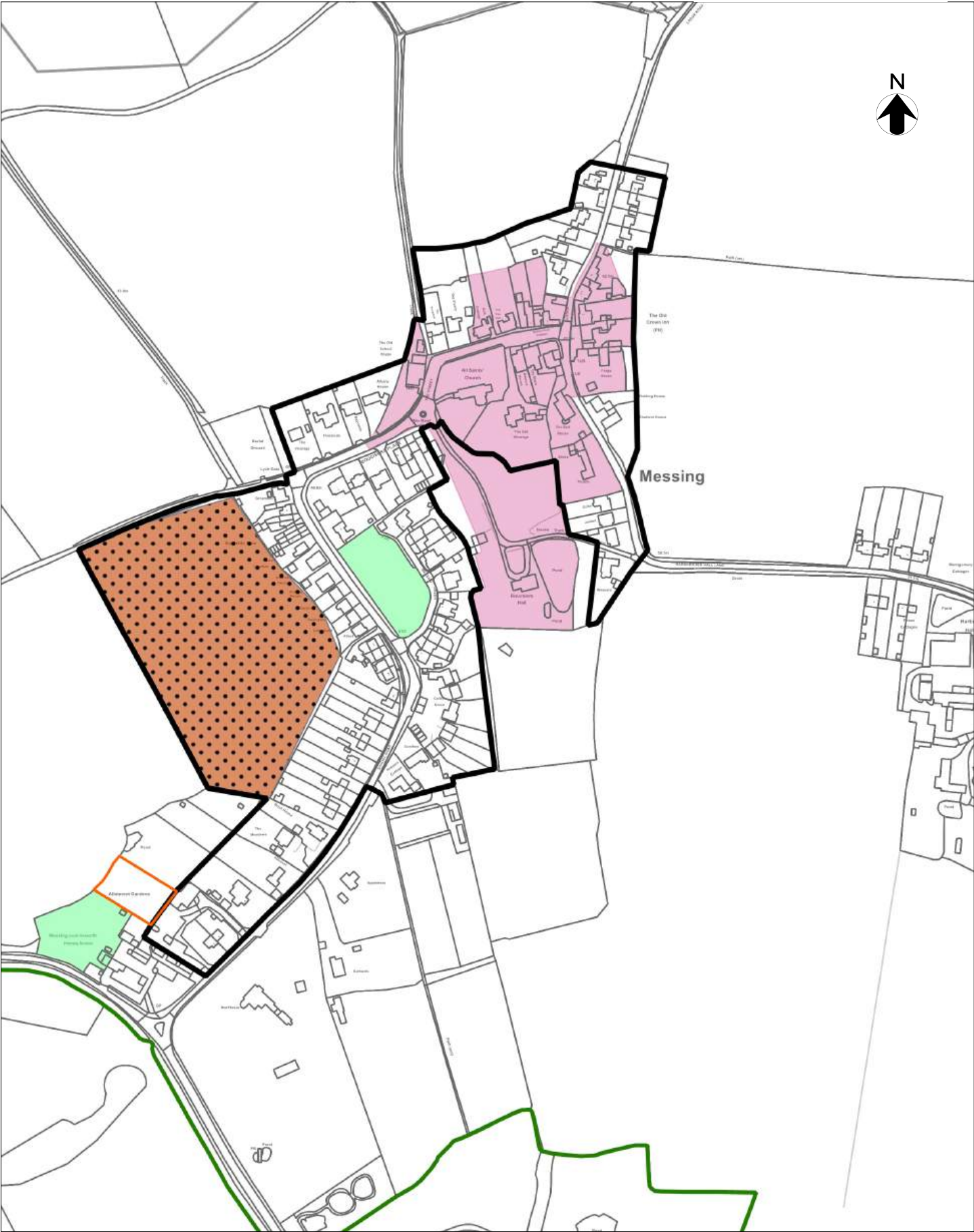
Connection to PROW

Existing settlement areas

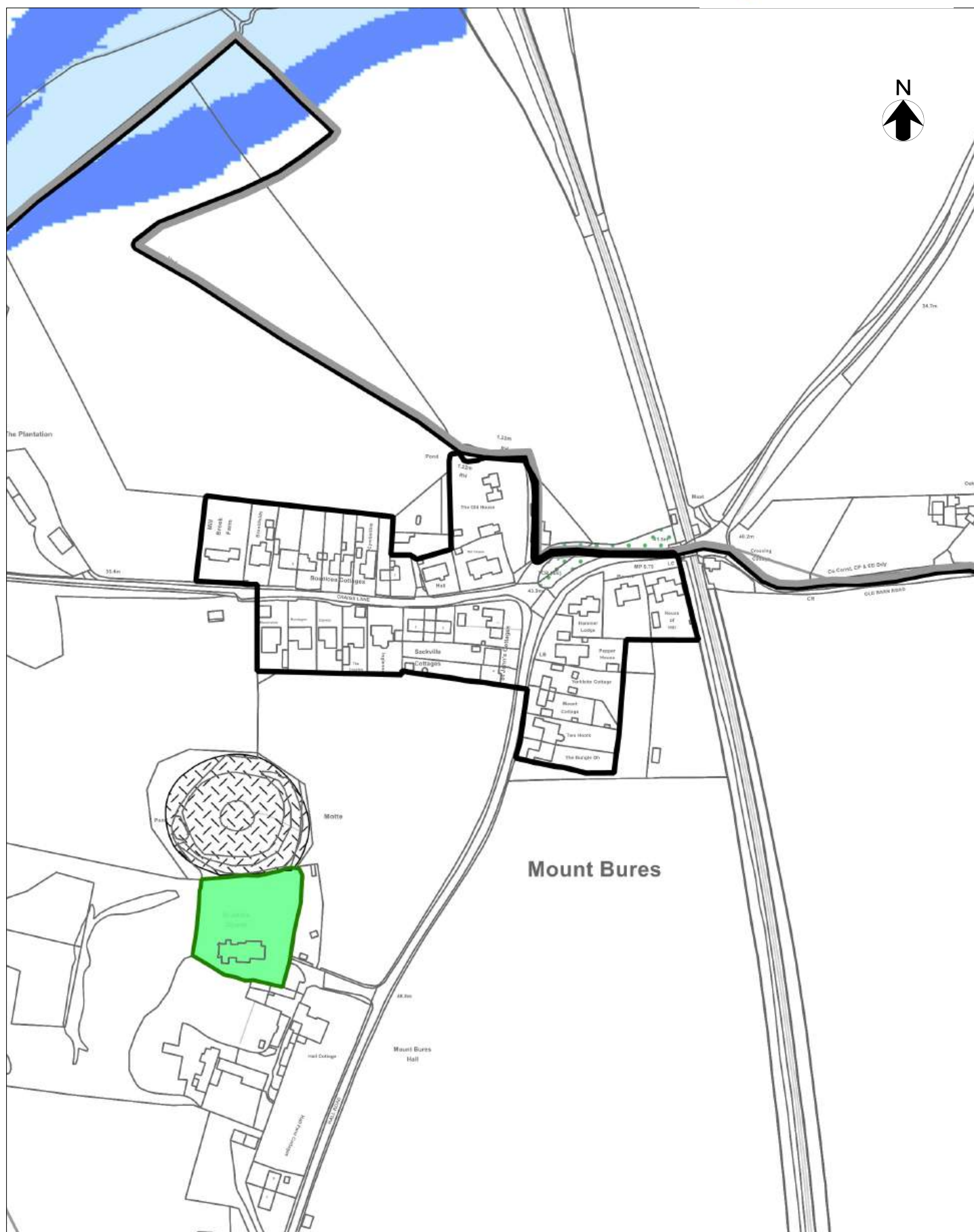
Marks Tey Village Hall & Recreation Ground



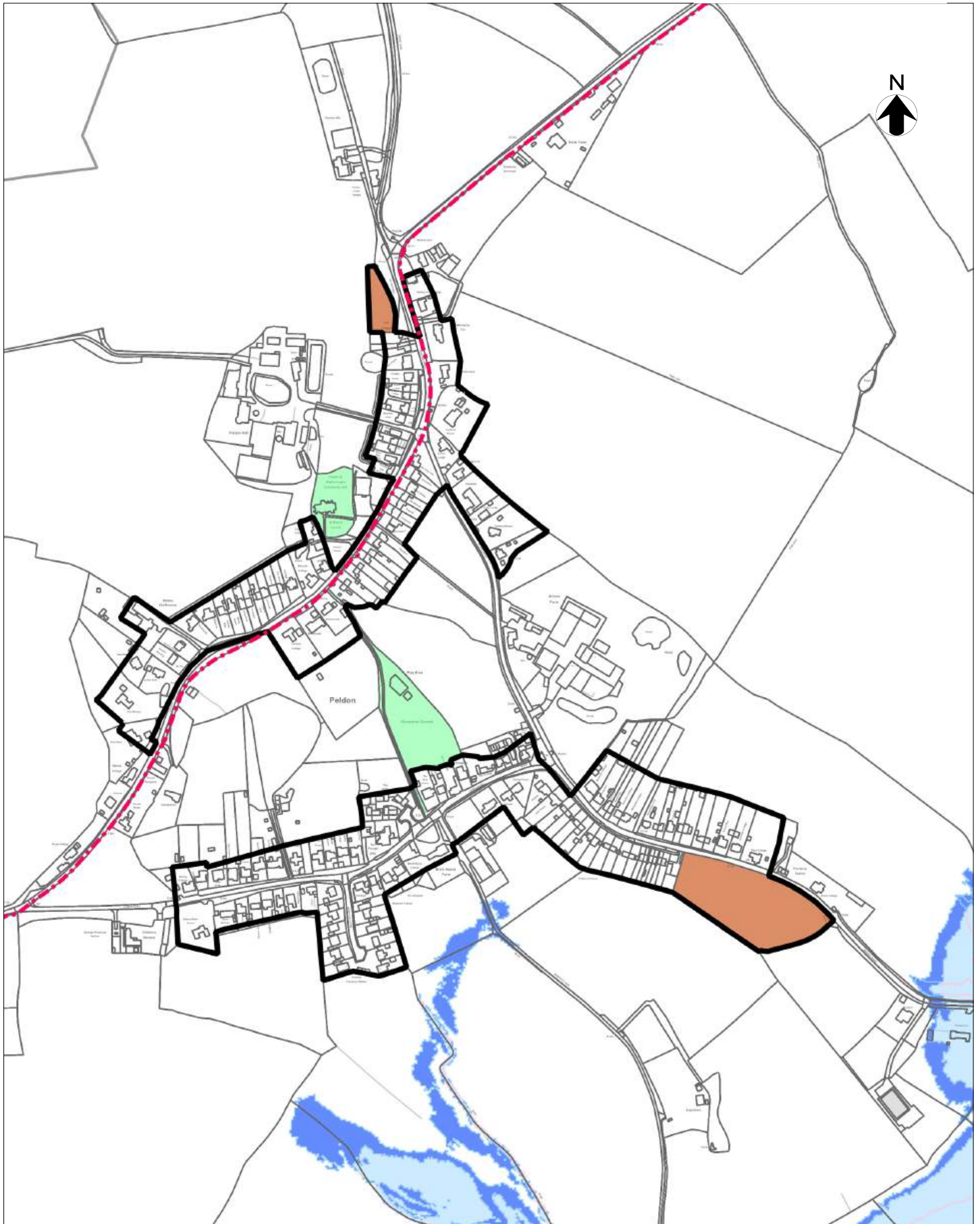
MESSING



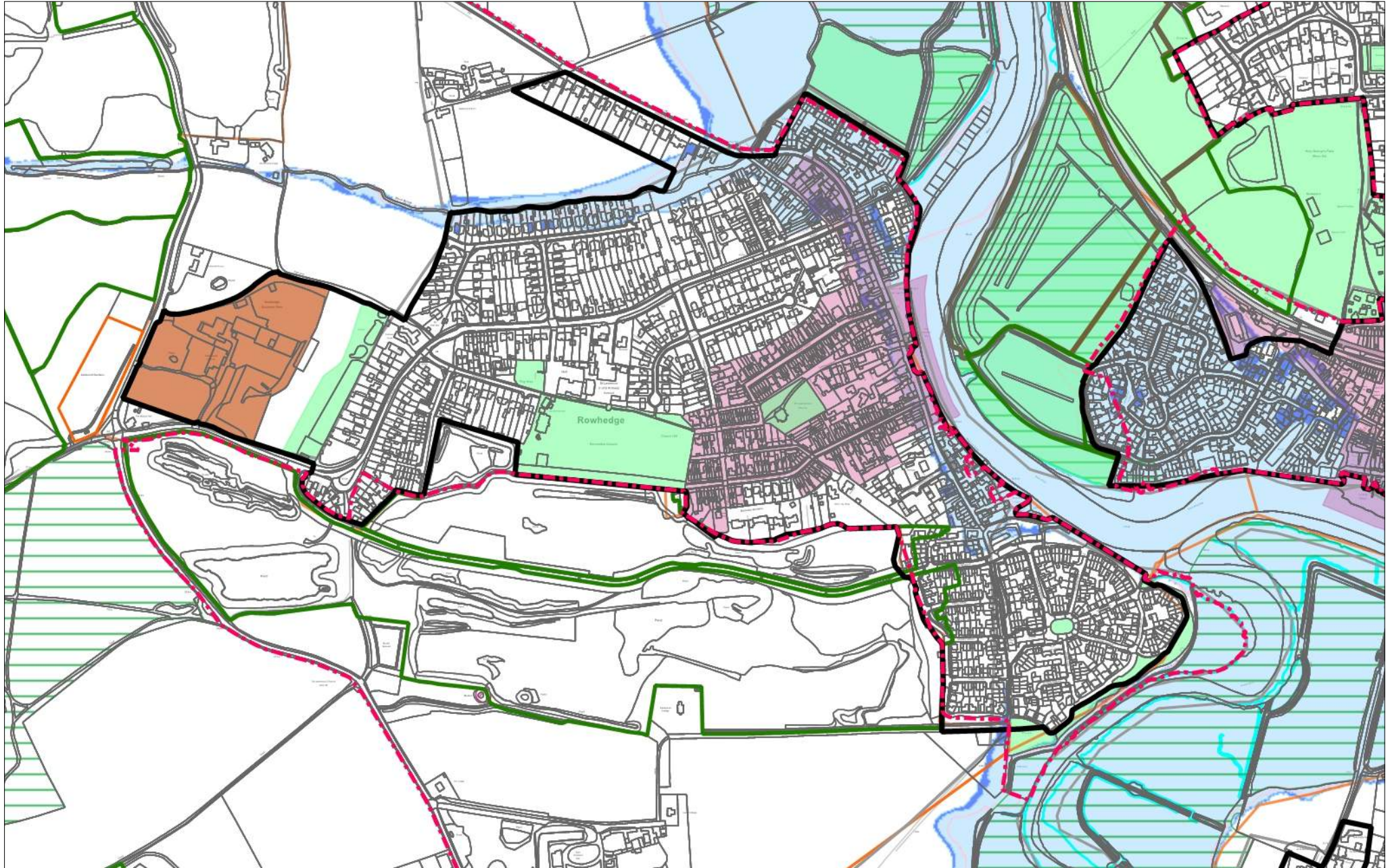
MOUNT BURES



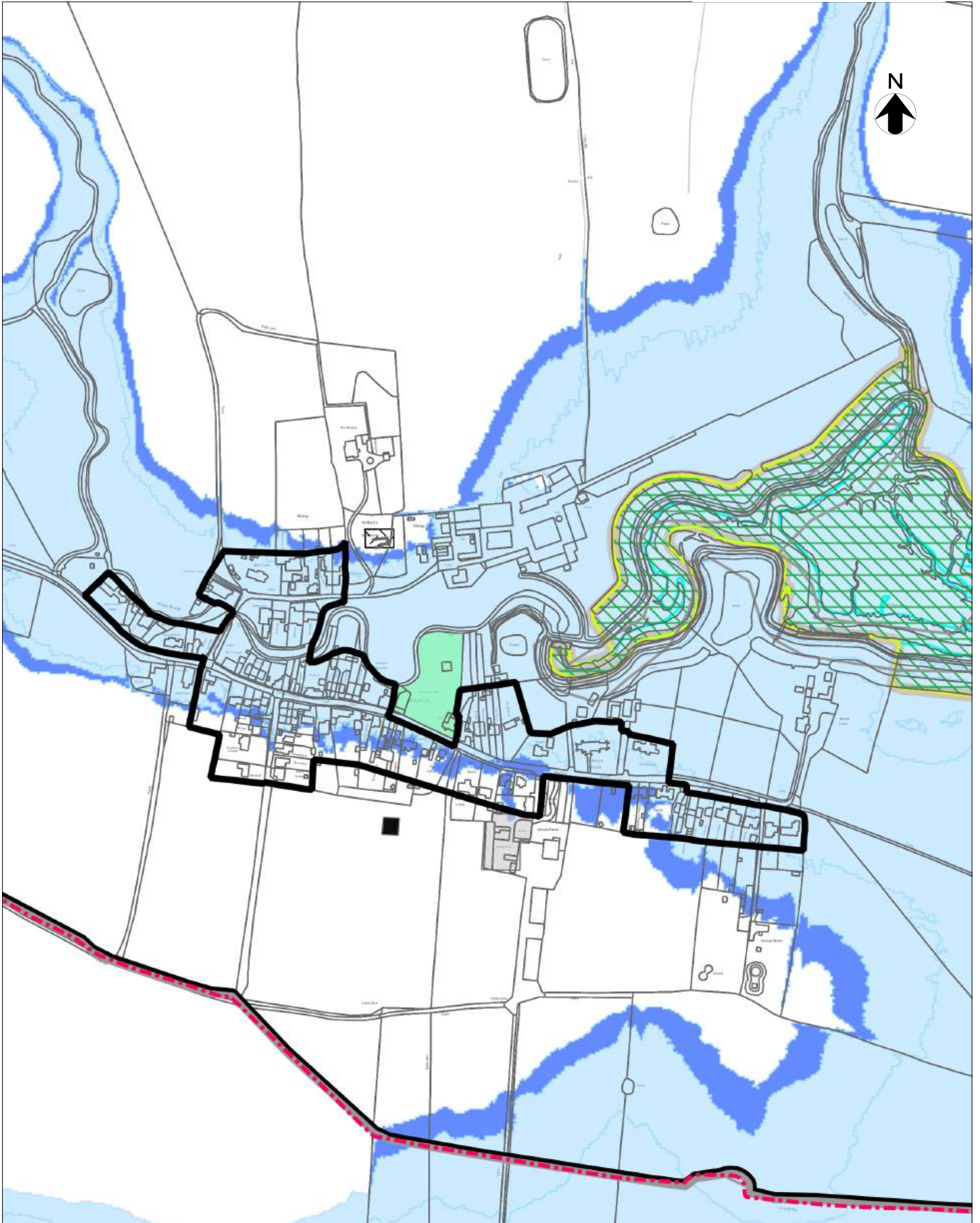
PELDON



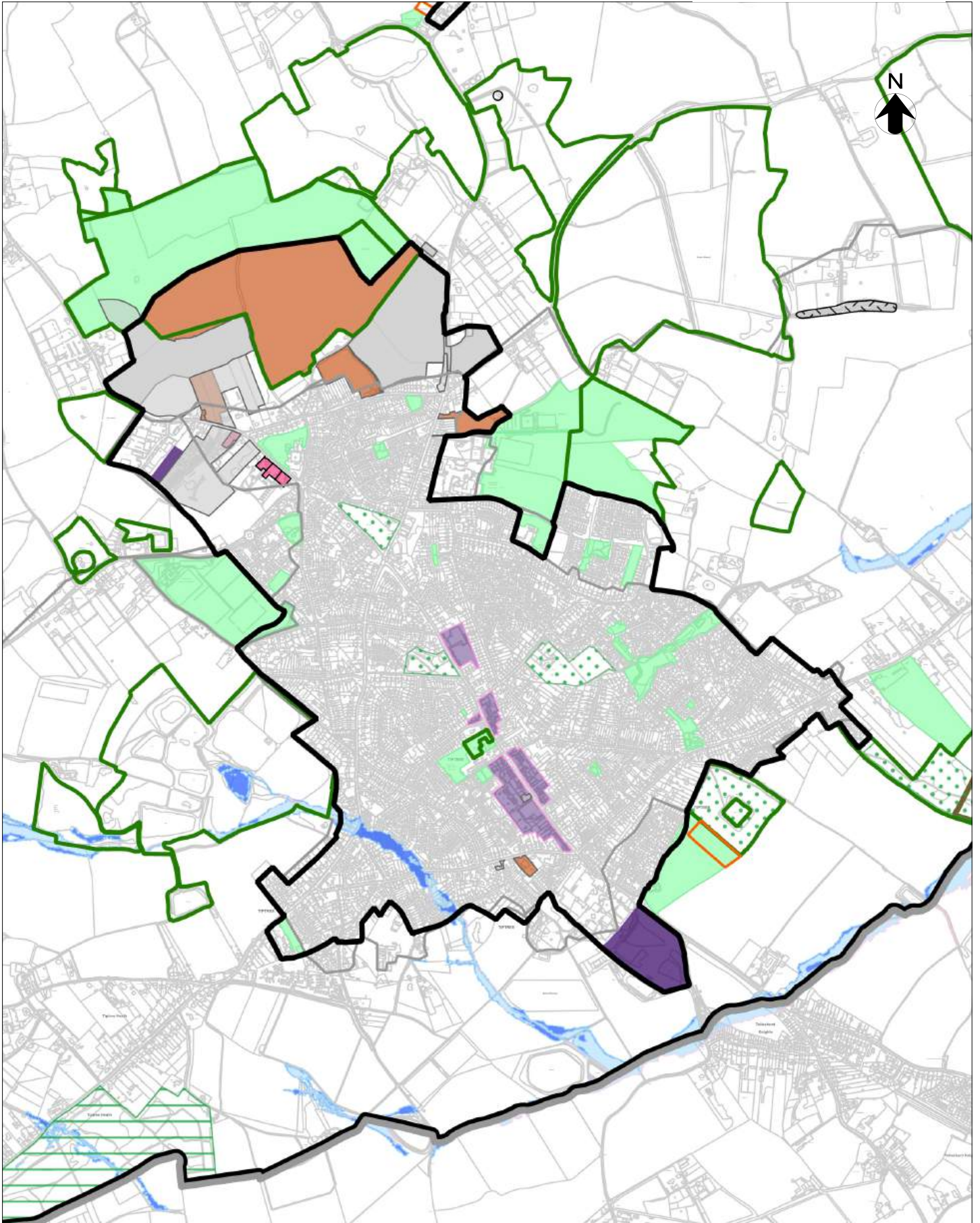
ROWHEDGE



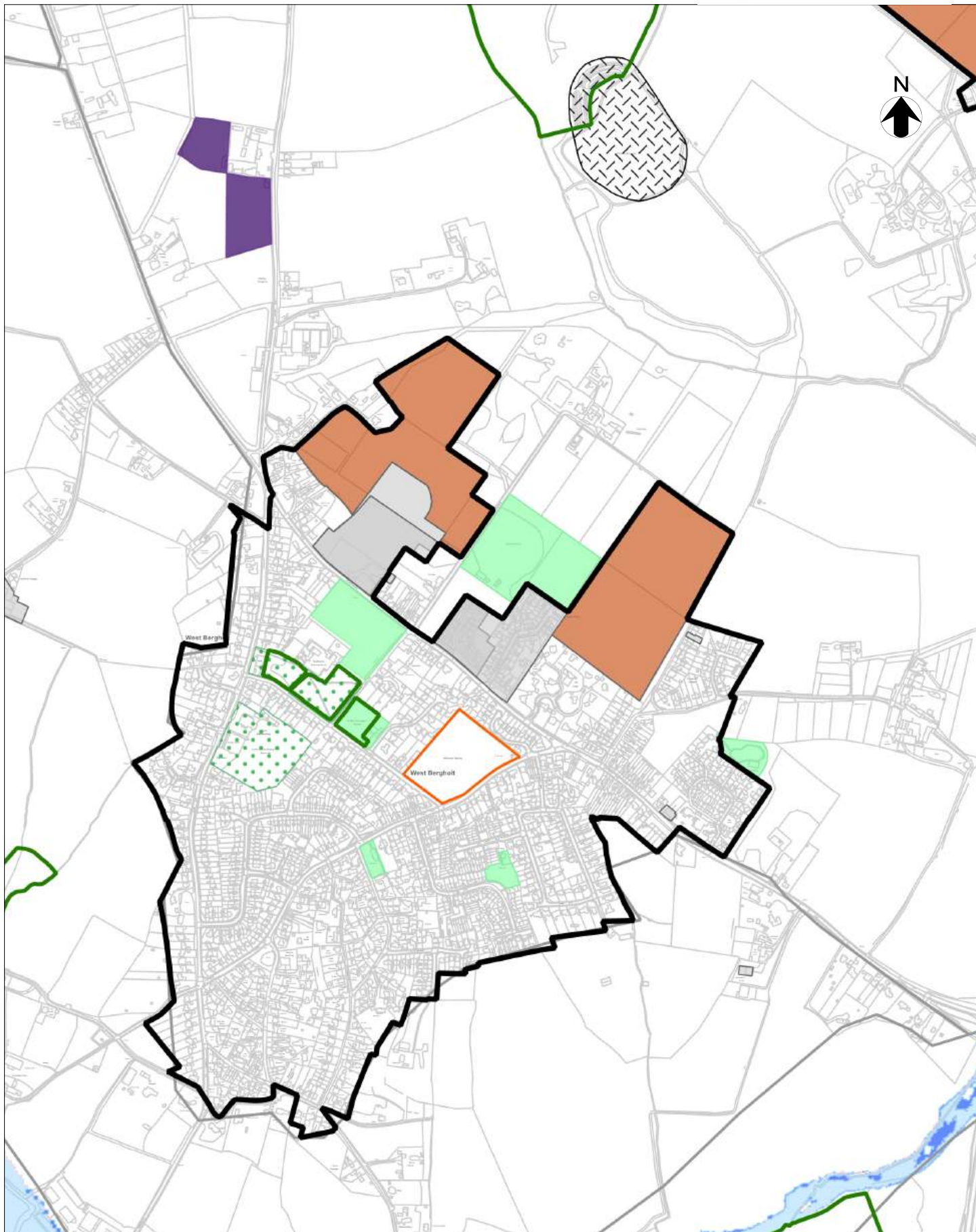
SALCOTT

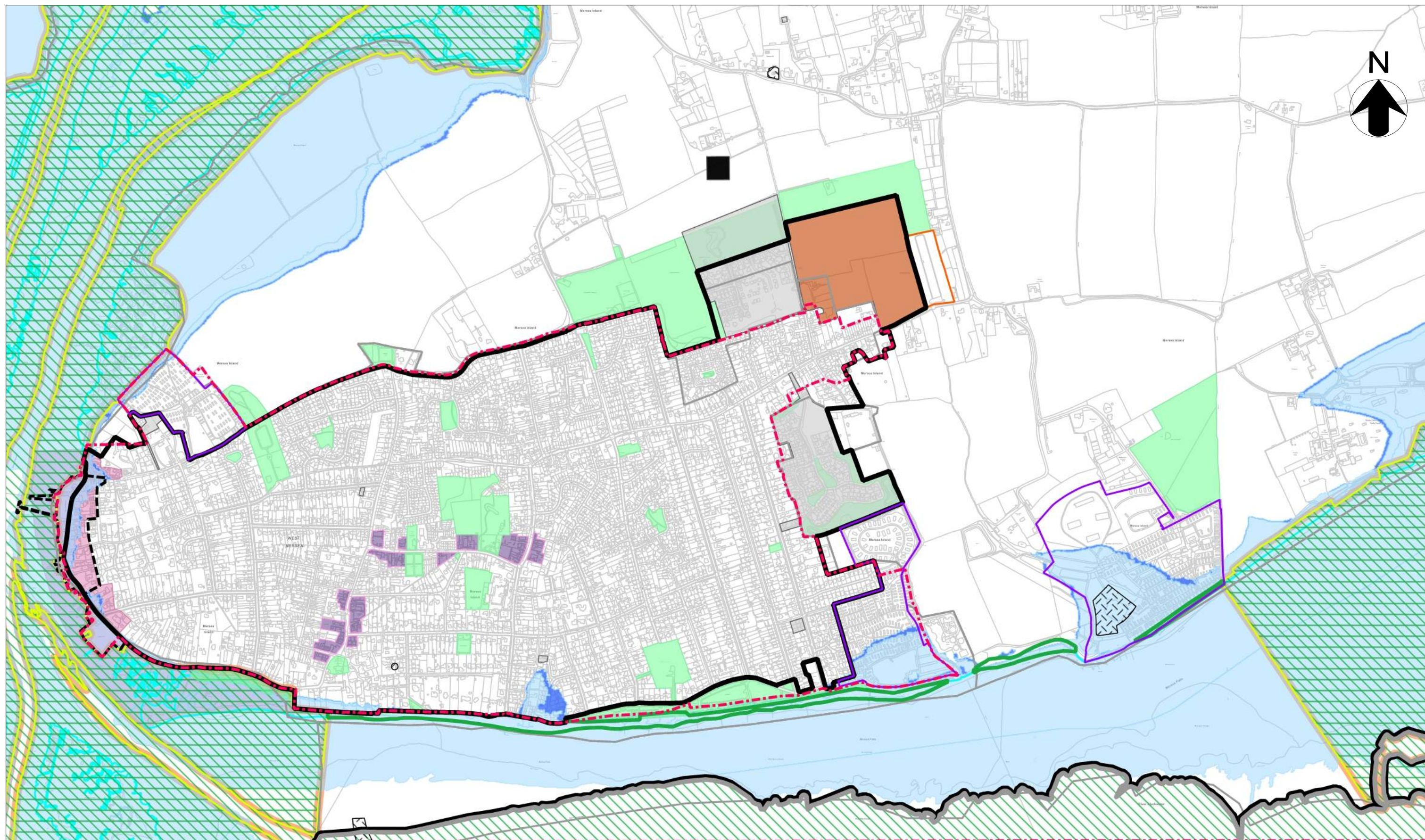


TIPTREE

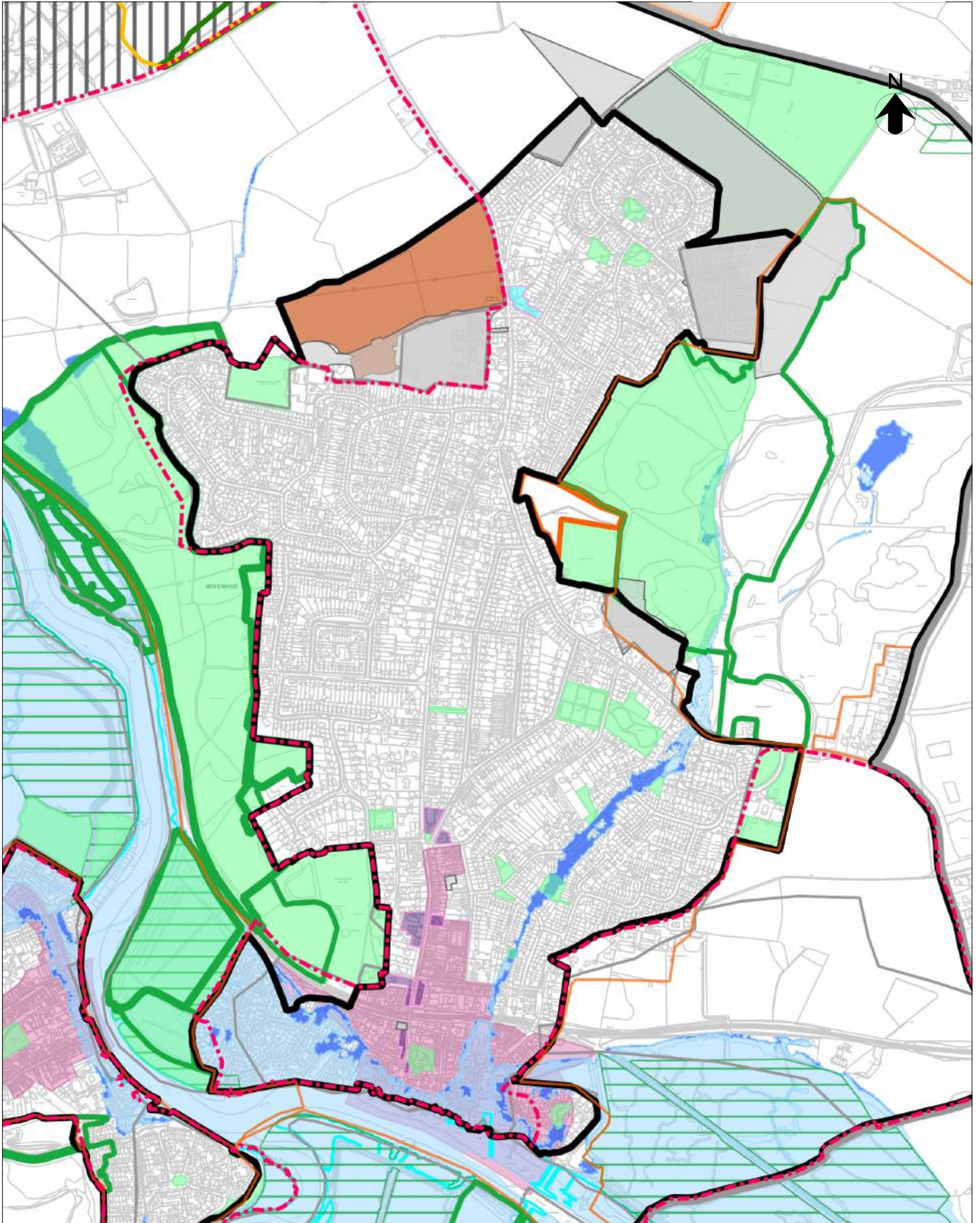


WEST BERGHOLT

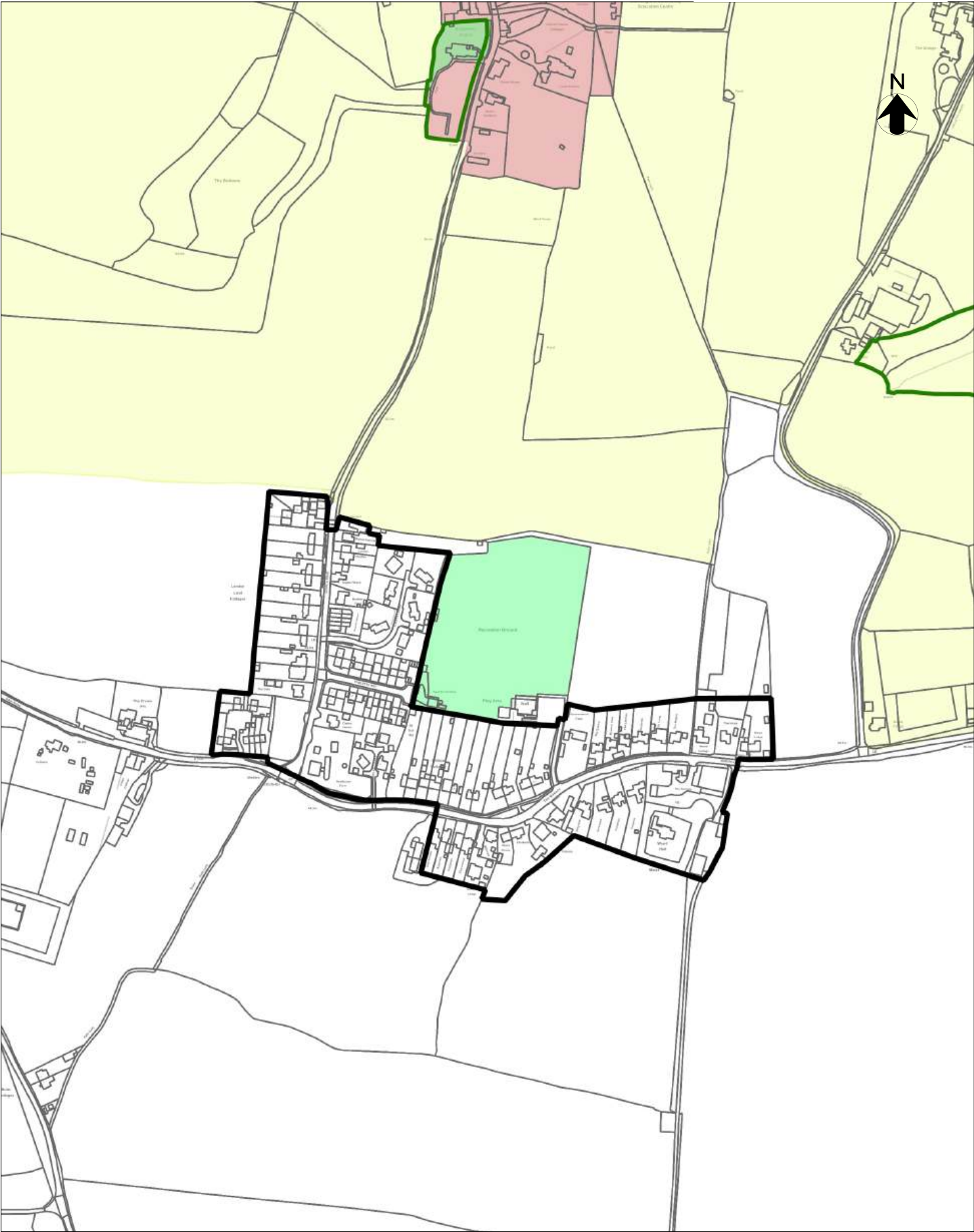




WIVENHOE



WORMINGFORD



ESSEX COUNTY COUNCIL MINERAL SAFEGUARDING AREAS

