

Schedule of Main Modifications to the Colchester Local Plan: Section Two, May 2022

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MM1	Whole plan	Correct all references to 'Garden Community' to reflect Section 1 plan now provides for one Garden Community rather than three. Additionally, delete all references to Colchester Braintree Borders Garden Community.
MM2	Whole plan	Amend all references to international sites, European sites and Natura 2000 sites to habitats sites .
MM3	Policy SG1: Colchester's Spatial Strategy	<p>Throughout the Borough, growth will be located at the most accessible and sustainable locations in accordance with the spatial strategy for North Essex set forth in Policy SP36 in Section One and with the spatial hierarchy set out in Table SG1. The spatial hierarchy ranks areas of the Borough in order of their sustainability merits and the size, function and services provided in each area. The centres hierarchy is set out in policy SG3.</p> <p>Development will be focused on highly accessible locations to reduce the need to travel. Development will be supported where a real travel choice is provided and sustainable travel for different purposes is promoted throughout the day.</p> <p>This spatial hierarchy focuses growth on the urban area of Colchester, reflecting its position as the main location for jobs, housing, services and transport. Within this urban area, the Central Area of Colchester including the Town Centre is the most sustainable location for new development given that it can accommodate higher densities reliant on its good access to public transport and concentrated mix of uses which minimise the need to travel. The surrounding built up, North, South, East and West (including Stanway) urban areas of Colchester provide the next sub-level of well connected, sustainable locations for growth. The next tier of preferred growth includes a Garden Communities straddling the boundaries with Tendring District Council adjacent authorities and providing a new greenfield sites in sustainable communities which will grow gradually, over time, extending beyond the plan period. The second tier also includes existing Sustainable Settlements within the Borough most of which are planned for appropriate growth.</p> <p>In the remaining Other Villages and Countryside of Colchester, new development in the open countryside will only be permitted in exceptional circumstances to preserve 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.</p>
MM4	Policy SG2: Housing Delivery	<p>Update policy as follows:</p> <p>The overall distribution of new housing, as shown in Table SG2, is guided by the settlement hierarchy set out in the Spatial Strategy and Policy SG1. New housing development will be focused on the following key areas:</p> <ul style="list-style-type: none"> Colchester urban area (Place policies for Central, North, South, East and West Colchester) Tendring/Colchester Borders Garden Community (Section 1 Policy SP98)

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		<p>● Colchester/Braintree Borders Garden Community (Section 1 Policy SP9)</p> <p>Detailed decisions on the location, type and level of development to be carried out in the Garden Communityies will be made through a joint plans to be agreed with Tendring District Council the relevant local planning authority, either Braintree (west) or Tendring (east), as outlined in Section 1 of this plan.</p>
MM5	Table: Colchester's Housing Provision	<p>Add Table Number SG2</p> <p>Amend Table SG2 as follows– see Appendix 1</p> <p>Amend Tendring Colchester Borders housing figure from 1,250 to 1,100 to 1,250 to reflect the range in the approved Section 1. Delete 1,350 homes for Colchester/Braintree Borders Garden Community.</p> <p>Add 100 units to Stanway New Allocations total to reflect modification to WC2 increasing Lakelands West from 150 to 250.</p> <p>Remove 200 units from Stanway New Allocations following modification to remove former Sainsburys Site following granting of planning permission.</p> <p>Update Colchester Urban Area New Allocations to be consistent with other main modifications relating to Vineyard Gate, ABRO Site and Place Farm.</p> <p>Include Extra Care Housing figure noted separately in the table within the Colchester Urban Area New Allocations</p> <p>Tiptree shown as 326 existing commitments and 400 allocations required</p> <p>Layer de la Haye new allocations figure updated to reflect additional allowance for affordable housing as outlined in Statement of Common Ground with Tollgate Partnership</p> <p>Existing commitments figures updated to reflect latest available data regarding planning permissions following completion of 2020/21 monitoring period which has a consequential change for some of the new allocations numbers (amended to avoid double counting)</p> <p>Add note to the Table:</p> <p>Note SP3 in Section One refers to the housing supply period of 2013-2033 therefore refers to a higher supply total of 18,400. There have been 7,804 new dwellings completed since 2013/14 which when added to</p>

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		the supply of 11,895 results in a total of 19,699 units. 4,075 dwellings have been completed since the Local Plan was submitted in 2017.
MM6	Policy SG3: Economic Growth Provision	The Local Planning Authority will encourage economic development and have allocated 39.7 32 hectares of land to plan for the delivery of B use class employment land (principally Class B2, B8 uses, supporting Class E uses and any associated employment generating sui generis uses) in Colchester Borough up to 2033. An additional 4.5 3.5 hectares of employment land is expected to come forward in Colchester within the Tendring Colchester Borders Garden Communities sy with a further 25 hectares to be allocated in the overall Garden Community for development post-2033.
MM7	Table SG3: Colchester Employment Land Supply 2017-2033	See Appendix 2 which updates the figures the change reflect: <ul style="list-style-type: none"> - Reductions of Stanway allocations - Deletion of Colchester Braintree Borders Garden Community - Reinstatement of employment land at Marks Tey
MM8	SG4: Local Economic Areas	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 and office use within E class where appropriate 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>i) it can be demonstrated that there is no reasonable prospect of the site concerned being used for Class B purposes; and</p> <p>ii) The supply, availability and variety of B use class employment land is sufficient to meet Borough and local needs; and</p>
MM9	Paras 12.49 and 12.50	12.49 Tollgate competes with Colchester Town Centre for comparison goods expenditure. This is likely to be further exacerbated intensified by two as work has commenced to implement a schemes 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 it plays 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.

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		<p>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 the 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 Town Centre (and /or any other defined centre) as a result of proposals within the Tollgate District Centre.</p>
MM10	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 this 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 as required by national policy.</p> <p>Applicants should demonstrate flexibility on issues such as format and scale. Sites should be assessed in terms of their availability, suitability and viability for the broad scale and type of development proposed; and only when alternative sites have been discounted should less sequentially preferable sites be considered. Only when in-centre sites are not suitable and/or available should edge and then out of centre sites be considered.</p> <p>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- vi below).</p> <ul style="list-style-type: none"> i) The pProposals for main town centre uses in or on the edge of centres areis 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; ii) The pProposals for main town centre uses in or on the edge of centres areis 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; 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 iv) The proposal would not have a significant adverse impact on the vitality and viability of Colchester Town Centre and/or any other defined centre either individually or cumulatively with other committed proposals and;

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		<p>v) The proposal would not have a significant adverse impact on committed and / planned public or private investment in Colchester Town Centre and /or any other defined 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 style="padding-left: 40px;">a. In any centre orExceeds the thresholds set out in table SG6 below, or;</p> <p style="padding-left: 40px;">b. Where the proposal is within Tollgate District Centre and exceeds the thresholds set out in table SG6 below or;</p> <p style="padding-left: 40px;">c. Where the Council considers that there are potential impacts arising from the proposal cumulatively with other committed development.</p>
MM11	Table SG6: Impact Assessment Thresholds	Impact Assessments Thresholds – see Appendix 3
MM12	Policy SG7: Infrastructure Delivery and Impact Mitigation	<p>Add the following after the paragraph that begins “Developers will be expected to contribute towards the delivery of relevant infrastructure.”:</p> <p>Measures required to mitigate the impacts of recreational disturbance on habitats sites will be delivered as detailed in the adopted Essex Coast Recreational disturbance Avoidance and Mitigation Strategy.</p>
MM13	Policy SG8: Neighbourhood Plans	<p>Revise wording of Policy:</p> <p>Neighbourhood Plans are being prepared for Eight Ash Green, Marks Tey, Stanway, Tiptree, West Bergholt, Wivenhoe and West Mersea.</p> <p>Once a Neighbourhood Plan is made, this becomes part of the Development Plan. In cases where a Neighbourhood Plan fails at any time prior to being made, responsibility for all planning matters within that plan area will revert back to the Local Planning Authority.</p> <p>Neighbourhood Plans have been made for Boxted, and Myland and Braiswick, Wivenhoe, West Bergholt and Eight Ash Green and these now form part of the Development Plan for Colchester.</p> <p>Neighbourhood Plans are required to be compliant with the following Strategic Policies in this Plan: Section 1 Policies SP1-9 and Section 2 Policies SG1-8, ENV1-5, CC1 and PP1.</p>

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MM14	Para 13.3	<p>Plans or projects, not assessed through the Local Plan, but which after screening, may have a likely significant effect on a European site will require appropriate assessment under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) ('the Habitats Regulations'). Accordingly,</p> <p>Where a proposal is likely to have a significant effect on a habitats site (alone or in-combination) the local planning authority will make an appropriate assessment of the implications of the proposal for the habitats site(s) in view of the site(s) conservation objectives. Applicants will be expected to provide information for the purposes of the Habitat Regulations Assessment. The Local Planning Authority will only grant planning consent plans or projects where it can be ascertained that the proposal will not adversely affect that they will have no adverse effects on the integrity of a habitats European site, unless the exceptional requirements of Regulations 62 and 66 of the Habitats Regulations relating to the absence of alternative solutions, imperative reasons of overriding public interest and provision of compensation have been met.</p>
MM15	Para 13.5	<p>Insert following paragraph to replace paragraph 13.5:</p> <p>The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Strategy Document was adopted in 2019 and SPD was adopted in 2020. The Essex Coast RAMS, which has the brand name Bird Aware Essex Coast, aims to deliver the mitigation necessary to avoid adverse effects on the integrity of habitats sites from the in-combination impacts of residential development in Essex. The Essex Coast RAMS identifies a detailed programme of strategic avoidance and mitigation measures which are to be funded by developer contributions from all qualifying residential development within the Zones of Influence as defined in the adopted RAMS.</p>
MM16	Para 13.7	<p>All development proposals should initially be assessed to establish the likely presence or absence of Protected Species or Species /Habitats of Principal Importance on the development site. This may be through a Phase 1 Habitat Assessment combined with site visits. Where there is a confirmed presence, or reasonable likelihood, of a legally protected species or Species of Principal Importance, on an application site (or where present on adjacent land) and where the species is likely to be affected then detailed ecological surveys should be carried out at the appropriate time of year in accordance with current best practice. Applicants will be required to follow the mitigation hierarchy and demonstrate that adverse impacts upon the species have been avoided. Where impacts cannot be avoided a detailed Ecological Enhancement and Mitigation Plan should be prepared and submitted and agreed with the Local Planning Authority. Where ecological assessments are required, a biosecurity protocol method statement should be included to ensure the introduction of invasive non-native species is prevented. Where district licensing schemes exist, applicants can fulfil their legal obligations regarding</p>

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		protected species by participating in the district licensing scheme. Mitigation must provide net gains for biodiversity and conform to the requirements of relevant legislation and Government Standing Advice.
MM17	Para 13.8	<p>Where Priority Habitats are likely to be adversely impacted by a proposal, the developer must demonstrate that adverse impacts will be avoided and impacts that cannot be avoided are mitigated on-site and supplemented with measurable net gains for biodiversity. Where residual impacts remain, off-site compensation and enhancement may be required so that there is a measurable net gain and no net loss in quantity and quality of Priority Habitat in the Borough.</p> <p>All development proposals must comply with current requirements and best practice for measurable biodiversity net gain and Nature Recovery Strategies and Networks. As a minimum, 10% biodiversity net gain is required or as otherwise indicated in policy and legislation. This is in addition to the requirement to follow the mitigation hierarchy. Biodiversity net gain requirements must not undermine the existing range of protections, in planning policy and legislation, for irreplaceable habitats and protected sites. As part of the planning process a calculation in line with the latest Natural England Biodiversity Metric should be submitted and strict adherence to the mitigation hierarchy should be used to ensure harm is avoided in the first instance, that provision for a minimum 10% measurable net gain in biodiversity is made onsite wherever possible and that offsite compensation with a long term management plan is used as a last resort. All projects should have regard to reducing the impacts of climate change and delivering multiple benefits in terms of but not exclusive to habitats, carbon storage and Natural Flood Management.</p>
MM18	Para 13.9	<p>13.9 Protected Hedgerows Hedgerows subject to a Hedgerow Retention Notice must be assessed by the Local Planning Authority's Landscape Officer against criteria 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 important hedgerow will be avoided. This is necessary as the loss of both 'Important' and other significant hedgerows protected important hedgerows is difficult to mitigate against as they cannot easily be recreated as either a landscape or ecological feature.</p> <p>Add the following as a new paragraph to follow paragraph 13.9:</p> <p>The European Water Framework Directive imposes legal requirements to improve the water environment. All waterbodies must achieve 'good ecological status' by 2027, prevent deterioration of surface water and groundwater and seek enhancements where rivers, lakes and estuaries are not achieving good ecological status or potential. The local planning authority supports the directive and proposals which seek to further these aims where it is possible to do so. In pursuit of this aim, proposals should seek to minimise</p>

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		disturbance to riverbeds. Proposals are encouraged to be in compliance with the Anglian River Basin Management Plan (2015) or its successor, which addresses pressures on the water environment and whose environmental objectives are legally binding on all public bodies whose decisions affect the quality of the water environment.
MM19	Para 13.13	Policy ENV1 aims to control development outside of settlements to protect open stretches of countryside around and between existing settlements, to protect landscape character , to prevent coalescence and retain settlement identity. Any development in the countryside, i.e. land outside of settlement boundaries, must be compatible with local landscape character and setting. Development will be supported provided it does not adversely impact on the intrinsic character and beauty of the countryside, the relationship between and the separate identities of settlements, visual amenity, or the factors that contribute to valued landscapes, whilst also complying with other relevant policies of the Local Plan. Proposals are required to have regard to Colchester's Landscape Character Assessment and the Council's adopted Landscape Guidance for Developers alongside any other relevant or updated evidence, in order to identify and evaluate the effect of a proposed development on the character, value and sensitivity to change of a proposed site and its setting to help conserve the borough's landscape character.
MM20	Policy ENV1: Environment	<p>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. 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.</p> <p>A. Designated sites In particular, development proposals that have an adverse effects impact on the integrity of European habitats sites, Sites of Special Scientific Interest or significant adverse impacts on the special qualities of the Dedham Vale Area of Outstanding Natural Beauty (including its setting) (either alone or in-combination) will not be supported. Development proposals within designated areas or within the Coastal Protection Belt will need to comply with policies ENV2 and ENV4.</p> <p>B. Essex Coast RAMS A Recreational disturbance Avoidance and Mitigation Strategy has been completed in compliance with the Habitats Directive and Habitats Regulations. Further to Section 1 Policy SP2, contributions will be secured from qualifying residential development, within the Zones of Influence as</p>

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		<p>defined in the adopted RAMS, towards mitigation measures identified in the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).</p> <p>C. Biodiversity and geodiversity Development proposals where the principal objective is to conserve or enhance biodiversity and geodiversity interests will be supported in principle. For all proposals, development will only be supported where it:</p> <ul style="list-style-type: none"> (i) Is supported with appropriate ecological surveys where necessary; and (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 and demonstrate the mitigation hierarchy has been followed; and (iii) Will conserve or enhance the biodiversity value of greenfield and brownfield sites and minimise fragmentation of habitats; and (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 (v) Incorporates beneficial biodiversity conservation features, measurable biodiversity net gain of at least 10% in line with the principles outlined in the Natural England Biodiversity Metric, and habitat creation, where appropriate. <p>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 Habitat Regulations Assessment or 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.</p> <p>Proposals for development that would cause significant 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:</p>

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		<p>(i) They cannot be located on alternative sites that would cause less harm; and</p> <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</p> <p>(iii) Satisfactory biodiversity net gain, mitigation, or as a last resort, and compensation measures, are provided.</p> <p>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.</p> <p>D. Irreplaceable habitats 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.</p> <p>E. Countryside 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.</p> <p>The intrinsic character and beauty of the countryside will be recognised and assessed, and development will only 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 only be permitted where it would not impact upon and would protect and enhance the factors that contribute to valued landscapes.</p>
MM21	Policy ENV2: Coastal Areas	Include ' and seascape ' in criterion (iii), after the word landscape (page 99).

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MM22	Policy ENV3: Green Infrastructure	Add new paragraph to policy ENV3: 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.
MM23	Policy ENV5: Pollution and Contaminated Land	...Permission will only be granted where the Council is satisfied that after selection of appropriate mitigation the development, alone and cumulatively , will not have an unacceptable significant impact on air quality, health and well - being....
MM24	Para 13.49 and additional footnote	Insert the following after the first sentence: "Where possible, connections should be made to the Colchester Orbital." Add the following to the end of the paragraph: "The benefits for the natural and local environment and climate change of tree canopy cover are widely recognised. A study (The Canopy Cover of England's Towns and Cities: baselining and setting targets to improve human health and well-being) carried out in 2017, concluded the following; <ul style="list-style-type: none"> • an average TCC of 20% should be set as the minimum standard for most UK towns and cities, with a lower target of 15% for coastal towns; • towns and cities with at least 20% cover should set targets to increase cover by at least 5% (i.e. above the ±2% tolerance of i-Tree Canopy) within ten to 20 years (depending on what is achievable against their baseline); and, • targets and strategies for increasing tree cover should be set according to the species, size and age composition of the existing urban forest, based upon a ward/district level and land-use assessment. The tree canopy coverage for Colchester Borough is currently 18% varying between wards / locations there are some areas with larger and better canopy cover and others with significantly less. As per the recommendation above, the long term aim should be to increase the canopy cover of the borough to 20% and then 25%. It is recognised that this is an aspirational target, but that new development should seek to contribute to increase tree canopy cover where appropriate. It is considered that 10% as a target on development sites where appropriate would help to mitigate the likely losses of trees over the plan period whilst steadily increasing the overall canopy cover of the borough.

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		<p>A Canopy Cover Assessment will be required for all major applications¹. Development proposals should seek where appropriate to increase the level of canopy cover on site by a minimum of 10%. In circumstances, where this is not possible or desirable, compensatory provision should be identified and secured through a legal obligation. This will increase the overall canopy cover of the borough, enable sites to mitigate and adapt to climate change and deliver biodiversity net gain."</p> <p>¹ Major applications are defined as per Article 2 of the Town and Country Planning (Development Management) Procedure (England) Order 2015 as: Development involving any one or more of the following—</p> <p>(a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwellinghouses where— (i) the number of dwellinghouses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph ; (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more</p>
MM25	Policy CC1: Climate Change	<p>Colchester Borough Council made a Climate Emergency declaration in 2019. A Climate Challenge and Sustainability Strategy and a Carbon Management Plan will support the Climate Emergency Action Plan and will set out detailed specific carbon reduction projects. Colchester Borough Council will continue to adopt strategies to mitigate and adapt to climate change.</p> <p>Add the following criteria after criteria (iii):</p> <p>"A Canopy Cover Assessment will be required for all major applications¹. Development proposals should seek where appropriate to increase the level of canopy cover on site by a minimum of 10%. In circumstances, where this is not possible or desirable, compensatory provision should be identified and secured through a legal obligation"</p> <p>Amend criteria (vi) of the policy as follows:</p> <p>Northern Gateway and East Colchester</p>

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		<p>Amend criteria (ix) of the policy as follows Developmentresources. 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 wastewater infrastructure for the lifetime of the development.</p> <p>¹ Major applications are defined as per Article 2 of the Town and Country Planning (Development Management) Procedure (England) Order 2015 as: Development involving any one or more of the following—</p> <p>(a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwellinghouses where— (i) the number of dwellinghouses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph ; (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more</p>
MM26	Policy PP1: Generic Infrastructure and Mitigation Requirements	<p>In addition to site specific requirements identified in relevant policies, all proposals will be required to make contributions to the cost of infrastructure improvements and/or community facilities, including education, as required and supported by up-to-date evidence from appropriate sources including the Infrastructure Delivery Plan (IDP), Parish/Town Council, or specially commissioned work.</p> <p>(i) Adequate wastewater treatment, water supply network enhancements, and sewage infrastructure enhancements for the relevant catchment area</p> <p>(v) to minimise any negative impact on the surrounding landscape and/or listed buildings heritage assets;</p> <p>Add new bullet point: (vii) Further to Section 1 policy SP2, developments will be required to contribute towards mitigation measures in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy 2018-2038 (RAMS).</p>
MM27	Policy TC1: Town Centre	<p>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, including shared mixed-use spaces and short-term uses, and extend the time when the Town Centre is active subject to their impact on local amenity.</p>

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	Policy and Hierarchy	
MM28	Policy TC2: Retail Frontages	<p>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 at least 70% a high proportion of retail uses on each Primary Street Frontage within the Primary Shopping Area shown on the Policies Map. 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. 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.</p> <p>Within the Secondary Street frontages in the Primary Shopping Area as defined on the Policies map, support will be given for the continuing role of retail uses supported by other activity-generating town centre uses which enhance the character, vitality and activity of the area, including food and drink premises (Use Class A3, A4 and A5), non-residential institutions (Use Class D1) and leisure uses (Uses Class D2), at ground floor level.</p>
MM29	Policy TC3: Town Centre Allocations	<p>The need identified in the Local Planning Authority's retail evidence base for additional 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...</p> <p>Development will need to protect and enhance the character of the conservation area, listed buildings, heritage assets and their setting on and in the vicinity of the site, including where appropriate, the Scheduled Monument (Town Walls)";</p> <p><u>Vineyard Gate</u></p> <p>Redevelopment of Vineyard Gate over the plan period to provide a residential-led retail and mixed use floorspace scheme:</p> <p>Requirements:</p> <ul style="list-style-type: none"> Approximately 100 dwellings

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		<ul style="list-style-type: none"> • Development will need to protect and enhance the character of the Scheduled Ancient Monument (Town Walls) • Provide direct pedestrian connections to / from Lion Walk; <p>Contributions needed towards the delivery of flood defence / flood management solutions as identified in the SWMP for CDA 03.'</p> <p><u>St. Botolphs</u></p> <p>Mixed use scheme providing cinema, 85-room hotel; restaurants cluster; retail; student accommodation; Creative Business Centre (1.86 ha)</p> <p>Requirements:</p> <ul style="list-style-type: none"> • Access off Queen Street • Development will need to protect and enhance the character of the Conservation Area and listed buildings • Any retail proposals should satisfy the sequential test given the edge-of-centre location of this site. <p>Priory Walk....</p> <p>The 2016 Retail Study Update identified limited capacity for convenience goods 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.</p>
MM30	Policy TC4: Transport in Colchester Town Centre	<p>Provision for Rapid Transit services including space to provide capacity for these and connections onto other locations including the route connecting the Tendring Colchester Borders Garden Community with East Colchester, the Town Centre, and North Colchester required by Section 1 Policy SP6.</p> <p>Add text to end of Policy:</p> <p>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.</p>

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MM31	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 B class employment uses and as such, alternative non-B Class uses will only be supported where they:</p> <ul style="list-style-type: none"> 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; 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; iii. Do not generate potential conflict with the existing or proposed B-class uses / activities on the site; and iv. (iv) There is no reasonable prospect of the site being used for B-class appropriate employment uses. <p>Proposals for main town centre uses will not be permitted within zone 1 of North Colchester and Severalls Economic Area.</p>
MM32	Policy NC4: Transport in North Colchester	Enhancements to the East / West public transport services, to serve the area to connect existing and new residential developments with employment and leisure opportunities. This includes the route connecting the Tendring Colchester Borders Garden Community with East Colchester, the Town Centre, and North Colchester required by Section 1 Policy SP6. The type of public transport service may vary.
MM33	New para 14.52	<p>Add new para 14.52 Land at the ABRO site:</p> <p>The site, known as the ABRO site, was previously part of the Royal Artillery Barracks (latterly known as Le Cateau Barracks), forming a northern most part of the old Colchester Garrison. Now vacant the ABRO site is 4.26 hectares, including a 3.80 hectare area allocated for residential use. The site is predominantly flattened hard surfacing, with some buildings of mixed size and architectural/historic significance. The north east corner of the site is former green space converted to car parking in recent times. The Roman Circus Scheduled Ancient Monument (SAM) extends over the 0.46 hectare southern part of the site and is allocated for open space. A development brief been prepared for the site and was subject to public consultation 2020/21. The requirements and quantum of development on the site will be set out in the final Development Brief.</p>
MM34	Policy SC1: South Colchester Allocations	<p>Add additional text in policy before 'The following Local Economic':</p> <p>ABRO site</p>

Mod. Number	Policy / Para	Modifications: Bold new text Strikethrough deleted text
		<p>The 4.26 hectare will provide 3.80 hectares for residential development and 0.46 hectares for open space. Development of this site will be supported where it accords with the ABRO Development Brief.</p> <p>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.</p>
MM35	Para 14.54	<p>The Defence Infrastructure Organisation is disposing of a number of sites nationally including Middlewick Ranges. The site was originally proposed for the allocation of 2000 dwellings, however as there are a number of constraints at the site which will restrict the final number of dwellings that can be delivered at this location, the allocation is for up to 1000 dwellings. Given the potential constraints and opportunities associated with the site, there will be a requirement for a masterplanning approach working together with the MOD, and any future landowners to inform the best opportunities for delivering housing and supporting infrastructure, as well as ensuring the delivery of a development appropriate to its setting. More guidance in respect of the approach, scope and requirements for masterplanning for this site are set out in paragraph 14.62 below.</p>
MM36	Para 14.55	<p>Vehicular access to the site, the impact of any development on the local road network and necessary mitigation, will need to be determined prior to any detailed scheme being submitted. The development would need to be supported by a Transport Assessment that stresses the importance of sustainable transport as the primary means of access and movement to, from and within the site. The Transport Assessment should set out that where impacts would occur and the necessary mitigation to address those impacts; any mitigation which would need to be agreed with CBC and ECC and secured as part of the planning permission. As a minimum, the Transport Assessment would need to include details regarding:</p> <ul style="list-style-type: none"> • Support for local bus services to traverse the site and provide frequent and regular connections to the town centre, railway stations and any other identified and agreed destinations; • Provision of bus stops within the site and upgrade of existing bus stops in the vicinity of the site (specification to ECC standards); • Bus priority measures at key junctions; • Demonstration of an extensive network of footpaths and cycleways within the site and connections at the site boundaries into the external network. Improvements to the external network of footpaths and cycleways in the vicinity of the site as agreed; • Provision of a distributor road across the site with dedicated footpath and cycleways alongside it over its entire length;

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		<ul style="list-style-type: none"> • Provision of new sections of footway, cycleway and uncontrolled and controlled crossings in the vicinity of the site as agreed; • Improvements to the Public Right of Way Network across and in the vicinity of the site; and • Delivery of a bespoke Travel Plan for the development of the site, with the appointment of a Travel Plan Co-ordinator and commitment to provision of tailored Residential Travel Information Packs for each household. <p>In the event that the detailed transport assessment work indicates that the traffic constraints cannot be adequately addressed, the number of homes permitted will be reduced to reflect this with support for up to 1,000 once the traffic impacts can be adequately resolved.</p>
MM37	Para 14.56	<p>Middlewick Ranges is a designated Local Wildlife Site (reference Co122). The site was reviewed as part of a wider Local Sites Review in 2015 and as a result of the review the area designated has been extended. The Ecological Evidence Report confirms that the habitats within the site are of high biodiversity value, including 53 Ha of acid grassland. The site supports a range of protected species such as invertebrates, breeding birds and bats. Council is aware that the site supports at least one Protected Species, therefore given the site's ecological sensitivity, full ecological assessments will need to be undertaken as part of any planning application including for all Protected Species, and Species of Principal Importance during the appropriate survey season. The Council will also be seeking a minimum 10% biodiversity net gain on the development site, following application of the mitigation hierarchy, in line with emerging legislation (Environment Bill 2020). The Council will require a developer to commit to a suitable legal mechanism to ensure the long-term establishment, management and maintenance of the mitigation / compensation land for a minimum of 30 years and a strategy for the monitoring of key mitigation and/or compensation as part of the grant of any planning permission.</p>
MM38	Para 14.57	<p>The area is a well-used recreational space, particularly with dog walkers. Any future development proposal will be expected to deliver new open space as well as strategic green infrastructure to meet the needs of existing and new residents in this part of Colchester, to minimise subsequent footfall on the Essex coastal sites and nearby Roman River SSSI, and provide substantial buffers to existing sensitive habitats. The range of typologies may include accessible natural greenspace, formal playing pitches, parks and playspace, green corridors and land for future cemetery use (including potential for a woodland cemetery), if suitable and required. The master planning process will need to inform further consideration in respect of the type, layout and configuration of open space and green infrastructure. A key requirement will be to ensure connectivity between green walking routes across the site and the existing Colchester Orbital, a circular walking and cycling route around the town's perimeter, which runs through the north-west of the Middlewick Ranges linking some of the town's key open spaces, heritage sites and PRoW. The Council will seek to retain and enhance PRoW within the development along with the route and character of the Colchester Orbital.</p>

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MM39	Para 14.58	The site has archaeological interest due to the potential for the presence of buried archaeological remains, in particular, relating to prehistoric, Roman and civil war and World War II defences. The WW2 pill boxes, and tank line form an important landscape opportunity. The Council believes they also represent an important heritage interpretation and visitor opportunity. Further investigations will be required at a planning application stage, prior to the commencement of any development. Policy PP1 (vi) will apply in this respect to any planning application on this site. It is also possible that a future management plan for the redoubt may be required as part of the planning permission, which will need to be agreed with the Council.
MM40	New Para to be added	In terms of local character, the site sits in an area of gently sloping open landscape bordered by Colchester to the north and the wooded Roman River to the south. It currently provides some physical and visual separation between the existing urban area and the Roman River Valley. The site has the potential to contain archaeological finds therefore it will be necessary to complete archaeological investigations. Any development will need to minimise and mitigate potential impacts on the wider landscape, on adjoining minor roads and recreational pressure on the landscape and biodiversity assets. New development should respond to the existing settlement pattern, screen any existing visual intrusions, conserve and manage existing woodland and hedgerows, and use materials appropriate to local character. An LVIA will be required to inform the proposed masterplan and any subsequent planning application. Extra High Voltage electricity pylons lie at the north of the site. There would be visual benefits to these being undergrounded but in the event that this is not feasible they would act as a constraint on the layout of development.
MM41	Para 14.59	Development of Middlewick Ranges may be further constrained by pockets of contamination therefore an investigation into all potential sources of contamination will need to be carried out as part of any future development proposals and submitted as part of any planning application. Any investigation will need to include assessment of areas inaccessible during the 2018 site visit, together with any activity since the date of reporting including detail of any fly tipping, and continued MoD uses. Policy ENV5 will be relevant to any planning application in respect of this matter.
MM42	Para 14.60 and Para 14.62	Delete para 14.60 and renumber para 14.62 The Middlewick Ranges site falls within Critical Drainage Area 01 (Old Heath Area) as defined in Colchester's Surface Water Management Plan (SWMP). Contributions will be sought towards the costs of delivering flood defence/flood management solutions within CDA 01 as set out in the SWMP. Given the array of identified constraints, all requested surveys should be commissioned as soon as possible. This is necessary to help determine final housing numbers that can be delivered at Middlewick Ranges and to define the most suitable developable areas and land uses within the Middlewick Ranges site. As well as housing and open space, other suitable uses could include a cemetery extension or green cemetery.

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MM43	New Para to be added	A Masterplan must be agreed with the Local Planning Authority prior to the submission of any planning application, in order to inform the detailed definition and mix of uses within the site. The masterplan process should include engagement of the local community, use of design advice and review where available, and assessment frameworks such as Building for a Healthy Life or similar. The masterplan will be supported, as appropriate, with site wide parameter plans, design codes or design guidance.
MM44	Para 14.61	Developer contributions will be sought where required towards the cost of ecological mitigation including; the provision of compensatory habitat to replace habitat lost to development. ecological mitigation, remediation of any on site contamination as part of the development of the site; community infrastructure including education provision; traffic and highways mitigation including enhancements to the public transport, walking and cycling infrastructure; accessible natural green space and public open space.
MM45	Para 14.63	Development at Middlewick Ranges will be phased to start towards the middle of the plan period. This is necessary to enable further detailed work to be carried out to inform a comprehensive masterplan process as described above and to allow for appropriate engagement with all relevant parties including the local residents. This will also allow for the commencement of soil preparation for the required biodiversity mitigation, compensation and net gain allowing for the soil conditions to respond to changes in pH. which is imperative to the practical use of turves from the ranges to create new areas of acid grassland. This will help inform or refine the later stages of the net gain strategy. The masterplan will inform any subsequent planning application. all the studies to be completed and any mitigation measures i.e compensatory habitat to be provided prior to the start of development
MM46	New Para to be added	Due to the high distinctiveness of the biodiversity of the site and the complexity of recreating and managing protected habitats for the long term, both onsite and in the mitigation lands, the Council will require the appointment, by the developer, of a suitably qualified and experienced nature conservation management organisation as a partner to take forward this element of the development. The Council will require the developer to enter into an appropriate legal agreement to secure the long term (minimum 30-year) management and monitoring of retained protected habitats, the biodiversity mitigation, compensation and net gain land, by the nature conservation organisation, including a mechanism for funding and governance that ensures both the nature conservation value and local community interest. The landowner of the mitigation land will need to be party to such an agreement.
MM47	Policy SC2: Middlewick Ranges	The allocation shown on the Policies Map is expected to deliver approximately up to 1000 new dwellings. The final number of dwellings will only be confirmed through masterplanning , when full details of constraints are known. In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map where it: which provides: <ul style="list-style-type: none"> (i) Delivers up to 1000 new houses of a mix and type of housing to be compatible with surrounding development; and (ii) Is supported by a Transport Assessment which sets out where impacts would occur and any mitigation to address those impacts, as well as measures proposed to ensure sustainable

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		<p>transport is the primary means of access and movement to from and within the site. The Transport Assessment and mitigation measures are to be agreed with the Highway Authority and The Council as part of any planning permission; and</p> <p>(iii) Delivers access and highway works on the local road network, including new junctions, to be agreed with the Highway Authority and delivered at the appropriate time commensurate with the development; and</p> <p>(iv) Delivers of enhancements to sustainable travel connectivity including public transport, cycling and walking infrastructure, including connection and enhancement to the Colchester Orbital; and</p> <p>(v) Provision for retention or diversion of any existing public rights of way within the site and incorporation wherever possible into the green infrastructure network; and</p> <p>(vi) Detailed ecological surveys The built footprint of the development has been sited to minimise the effects on protected habitats and species; and</p> <p>(vii) Is supported by the submission of appropriate mitigation and net gain plans to enhance the ecology of the remaining areas of the Local Wildlife Site including the provision to provide of compensatory habitat to replace habitat lost to development and a minimum of 10% biodiversity net gain; and</p> <p>(viii) Secures the appointment, by the developer, of a suitably qualified and experienced nature conservation management organisation as a partner to take forward the habitat conservation, creation and management of the development; and.</p> <p>(ix) Identifies and commits to a legal mechanism, in a form to be agreed with the Council, to ensure the long-term establishment, management and maintenance of the retained acid grassland, the biodiversity mitigation/ compensation and net gain land and a strategy for the monitoring of key mitigation, compensation and net gain. The legal mechanism will identify the funding mechanism and governance structure (including the option of designation as a Local Nature Reserve) that ensures both the nature conservation value and local community interest in the retained acid grassland, other protected habitats, the biodiversity mitigation and compensation land, and areas of net gain; and</p> <p>(x) Includes a detailed strategy and management plan, to be agreed with the Council, for Strategic areas of the existing and proposed green infrastructure and public open space network, including formal playing pitches, strategic green corridors, green buffers and structural landscape; and</p> <p>(xi) Includes a detailed Landscape and Visual Impact Assessment in order to minimise and mitigate potential impacts on the wider landscape and urban character; and</p> <p>(xii) Delivers Mitigation measures to address site contamination; and</p> <p>(xiii) Provides for Primary and early years education as follows;</p> <ol style="list-style-type: none"> a. a new primary school with co-located 56 place early years and childcare nursery on 3 hectares of suitable land allocated for education and childcare use; and b. a new 56 place stand-alone early years and child care nursery on 0.13 hectares of suitable land allocated for education and childcare use; and

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		<p>(xiv) Secures financial contribution to early years and childcare, primary and secondary education provision as required by the Local Planning Authority primarily through Section 106 Planning Obligations or the Community Infrastructure Levy</p> <p>A masterplan will be required to inform the detailed definition and mix of uses within the site. A Masterplan for the whole site is to be agreed with the Council prior to submission of any planning application. The masterplan must be informed by, or supported by, as appropriate, site wide parameter plans, design codes or guidance, developed through engagement with the local community, be informed by use of design review where available, and assessment frameworks such as Building for a Healthy Life or similar.</p> <p>Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.</p>
MM48	Policy SC3: Transport in South Colchester	<p>Amend the final bullet point of Policy SC3 to read:</p> <p>Improvements to routes for walking, and cycling and horse riding where appropriate including links to the Garrison and Boadicea Routes and complete gaps in the network.</p>
MM49	Policy EC1: Knowledge Gateway and University of Essex Strategic Economic Area	<p>3rd para: There will be a need for a comprehensive approach to development in conjunction with the new University Tendring Colchester Borders Garden Community proposed to the east of Colchester....</p> <p>6th para: Development will be expected to contribute to the cost of direct infrastructure improvements as required.</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 office use within E class where appropriate 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 office use within E class or where it cannot be demonstrated that they are linked to the Research Park will only be supported where they:...</p>

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MM50	Policy EC2: East Colchester/Hythe Special Policy Area	<p><i>Amend criteria (i) and (xi) of Policy EC2 as follows:</i></p> <p>(i) '... homes and community and environmental enhancements, in line with the site allocations shown on the East Colchester Policies EC1-4 map and create a strong sense of identity for the area.</p> <p>(xi) Develop the East Colchester Energy Centre and HEAT network;</p>
MM51	Policy EC3: East Colchester Allocations	<p>Insert Text before Local Economic Areas in Policy EC3:</p> <p>Place Farm</p> <p>Development of the site will be supported where it provides:</p> <p>2.7 ha of employment land, as shown in Table SG3</p> <p>Up to 30 new dwellings of a mix and type of housing to be compatible with development in the adjacent Old Heath area.</p> <p>Access via Whitehall for the employment and via Rowhedge Road for the residential development.</p> <p>..in accordance with Table SG34 and Policies SG3 and SG4.</p>
MM52	Policy EC4: Transport in East Colchester	<p>Enhancements to the interchange at Hythe Station and improvements to existing public transport services, including the potential for extension to existing services and North Colchester along with the provision of a rapid transit route connecting the Tendring Colchester Borders Garden Community with East Colchester, the Town Centre, and North Colchester required by Section 1 Policy SP6.</p> <p><i>Amend the final bullet point of Policy EC4 as follows;Improvements to connectivity for pedestrians, and cyclists and horse riders where appropriate including;.....</i></p>
MM53	Policy WC1: Stanway Strategic Economic Area and Tollgate	<p>All land and premises within the area allocated as the Stanway Economic Area and Tollgate District Centre will be safeguarded for economic / employment appropriate commercial uses based on a zoned approach in accordance with the following principles:</p>

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	District Centre	<p>Zone 1: as defined on the West Colchester Policies Map and incorporating the Stanway allocations listed in Table SG3 will be the primary focus for B-class employment uses and as such, alternative non-B-Class uses will only be supported where they:</p> <ul style="list-style-type: none"> (i) Are ancillary to the employment uses on the site intended to serve the function of the site as an employment area; and, (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, (iii) Do not generate potential conflict with the existing or proposed B-class uses / activities on the site; and (iv) There is no reasonable prospect of the site being used for employment purposes. <p>Proposals for main town centre uses will not be permitted within zone 1 of the Stanway Strategic Economic Area.</p> <p>Zone 2: Within the area shown on the West Colchester Policies Map, comprising the Tollgate District Centre, proposals for main town centre uses which are suitable for, and proportionate to, the role and function of the centre and its place within the hierarchy will be supported.</p> <p>Where the proposal is for a main town centre use(s), it Proposals must be of a scale and type appropriate to the centre (having regard for the Centres Hierarchy and the definitions under Policy SG5) and must also satisfy the criteria set out below.</p> <p>Proposals must should:</p> <ul style="list-style-type: none"> (i) Seek to eEnhance the role of the centre, through the introduction of new services and/or community facilities, (ii) Proposals outside the Tollgate District Centre should meet the requirements of the sequential test as set out in policy SG6 in so far as the Local Planning Authority should be satisfied that there are no suitable alternative sites located more centrally in or on the edge of the District Centre or any other centre (within an appropriately defined catchment area); and (iii) Where the scale of the proposal requires an impact assessment, in accordance with policy SG6, the Local Planning Authority are satisfied that the proposal will not have a significant adverse impact on a) existing, committed and planned public and private investment in a centre or centres in the

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		catchment area of the proposal and b) the vitality and viability of Colchester Town Centre and/or any other defined centre.
MM54	Policy WC2: Stanway	<p>Amend First paragraph: 'Allocations as shown In addition to meeting the requirements set out in Policy PP1, existing capacity issues at the and by the provision of a new primary school at Lakelands. a new primary school will be required on 2.1 hectares of suitable land allocated for education and childcare use 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 an 56 place early years and childcare nursery facility (D1 use). An additional 0.13 hectares of suitable land for a 56 place early years and childcare nursery facility will also be required in Stanway in a location to be decided. All new residential developments in Stanway will be expected to contribute towards new education facilities. Commercial developments may be expected to contribute to Early Years and Childcare facilities.</p> <p>Add to the policy following second paragraph:</p> <p>Before granting planning consent for Land to the North of London Road and Land to the West of Lakelands, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.</p> <p>Add sentence to Land to the North of London Road allocation:</p> <p>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.</p> <p>Delete Sainsbury's site residential allocation.</p> <p>Land to the West of Lakelands</p> <p>(i) A mix of uses to include: Approximately 150 new dwellings and provision of employment floorspace to be compatible with the surrounding residential uses;</p> <p>Land off Dyers Road - Delete Criterion (v)</p>

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MM55	Para 14.118	Amend the third sentence as follows: 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, equestrian routes, where appropriate and improving improvements to these routes where necessary.
MM56	Policy WC3: Colchester Zoo	Amend policy reference to reflect current terminology; Any proposals for the expansion of the Zoo will be undertaken through a masterplan approach taking into account landscape and Scheduled Ancient Monument impact..... Add to the policy: Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.
MM57	Policy SS1: Abberton and Langenhoe	Include the following after the criteria for Land east of Peldon Road: 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.
MM58	Policy SS4: Copford	Include the following at the beginning of the policy: 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. The above sentence replaces criteria (v) for West of Hall Road. A design and layout which complements the listed buildings and their setting as well as any archaeological assets.

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MM59	Policy SS5: Eight Ash Green	Replace entire policy with the following: 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.
MM60	Policy SS6: Fordham	Add criteria (iv): 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.
MM61	Policy SS7: Great Horkesley	Revise text under School Lane (ii): development will facilitate access to the old village hall and either contribute to the replacement of the scout hut or to the enhancement of community buildings other than the old village hall. Amend School Lane criterion (iv): 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 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.
MM62	Policy SS8: Great Tey	Amend criteria (ii) (in relation to Land on Brook Road) as follows: Suitable design and screening/landscaping to maintain and, where possible, enhance the character and setting of minimise and negative impact on the adjacent Conservation Area and listed building (Rectory Cottage). Amend the policy in relation to Greenfield Drive as follows: In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the policy area identified on the policies map which provides: (i) 30 new dwellings with pedestrian and cycle access off Greenfield Drive (Harvesters' Way and/or Farmfield Road) and vehicle access from Newbarn Road ; and (ii) A minimum of 1ha of public open space adjacent to existing public open space. (iii) The emerging Neighbourhood Plan is intended to shape the character of the development
MM63	Policy SS9: Langham	Add the following in relation to Wick Road: 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. Amend School Road criteria (v) as follows: A design and layout which protects and enhances the listed building including

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		suitable screening/landscaping to protect their setting. 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.
MM64	Policy SS10: Layer de la Haye	<p>Update criteria i as follows:</p> <p>i) At least 35 dwellings of a mix and type compatible with the surrounding development, to include bungalows and small family homes</p> <p>Include the following additions to the policy:</p> <p>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.</p> <p>Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.</p>
MM65	Policy SS11: Marks Tey	<p>Growth within the Marks Tey area will largely be guided by the following documents in addition to this Local Plan:</p> <p>i) The Joint Plan Development Plan document to be prepared with Braintree District Council for development of a new Garden Community, as provided by in Section 1 Policy SP9.</p> <p>ii) The Marks Tey Neighbourhood Plan to be developed to include policies to guide the relationship between the existing community of Marks Tey and the gradual development of a Garden Community, and will provide flexibility, including the scope for the allocation of any small parcels of land for development outside with the Garden Community to be considered in the Neighbourhood Plan at the appropriate time.</p>
MM66	Policy SS12b: Coast Road, West Mersea	<p>Amend criteria (ii): Enhance historic heritage assets, maritime uses, the traditional maritime character of Coast Road and the landscape character of the coast.</p> <p>Amend criteria (iii) to read: Can demonstrate no likely significant effects on adjacent European sites or where impacts can be appropriately mitigated and, where appropriate, provide mitigation in accordance with the Recreation Avoidance and Mitigation Strategy (RAMS).</p>

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		Correct the typo: historical
MM67	Policy SS12c: Mersea Island Caravan Parks	<p>Amend opening sentence: Development proposals at caravan parks on Mersea Island, including change of use, ... on site, will only be supported where they meet all of the following criteria:</p> <p>Amend criteria (ii): Help protect the integrity of habitats European sites and minimise disturbance to migratory or over-wintering birds designated breeding and wintering species using the sites; Any future extensions to caravan parks will require their own HRA and where required appropriate assessment.</p>
MM68	Policy SS13: Rowhedge	Deletion of criteria (iv) – Provision of new health services to be agreed with the North Essex Care Commissioning Group
MM69	New Para 14.219 & Para 14.221	<p>Infrastructure necessary to deliver the growth up to 2033 will need to consider cross boundary issues with neighbouring Local Planning Authorities and neighbouring Parishes. This will include acknowledgement of the additional traffic generation forecasts for the proposed new junction 24 onto the A12 as well as from the growth locations. With the northern growth location there is potential for a new road which would ultimately link the B1022 and B1023. The Tiptree Neighbourhood Plan will be expected to deliver the first phases of the road through a design which allows future completion/linkage</p> <p>Following the Tiptree Neighbourhood Plan examination which concluded in October 2020, it was recommended that the Tiptree Neighbourhood Plan could not proceed to referendum. The Tiptree Neighbourhood Plan Working Group are will preparing a revised draft plan which will include site allocation(s) and be subject to further public consultation. The Plan is still at an early stage of development and evidence is still being gathered to support the allocation of sites in Tiptree and development of the document. The Plan will allocate final site boundaries and will include a policy framework to support the delivery of a minimum of 4600 houses up to 2033 and to guide all other planning issues in the village. The Neighbourhood Working Group will need to work closely with neighbouring Local Planning Authorities to ensure that all strategic cross boundary issues are properly considered and addressed through the Neighbourhood Plan. The Plan will be subject to examination and referendum prior to being made.</p>
MM70	New Para 14.222	<p>Add the following new paragraph: Barbrook Lane</p> <p>Planning Permission has been granted for up to 200 dwellings at Barbrook Lane. It is expected that these dwellings will be delivered during the Plan Period. The extent of the application site is reflected on Policy Map SS14 as an existing commitment. Within the site area there will be provision for public open space as well as land reserved for future education purposes as shown on the policies map.</p>

Mod. Number	Policy / Para	Modifications: Bold new text Strikethrough deleted text
MM71	Policy SS14: Tiptree	<p>Within the preferred directions of growth broad areas of growth shown on the Tiptree policies map, to the south west and north/north west, subject to existing constraints, the Tiptree Neighbourhood Plan will:</p> <ul style="list-style-type: none"> (i) Define the extent of a new settlement boundary for Tiptree; (ii) Allocate specific sites for housing allocations to deliver a minimum 6400 dwellings; (iii) Set out any associated policies needed to support this housing delivery i.e. housing mix, type of housing and density for each site allocated for housing; (iv) Set out the policy framework within the parish to guide the delivery of any infrastructure/community facilities required to support the development in accordance with the requirements of Policies SG7 and PP1. This will include a strategic transport appraisal with a view to confirming provision of phased delivery of a road between the B1022 and B1023; (v) Consider strategic cross boundary issues e.g. A12 junction improvements (vi) Identify other allocations in the Parish, including employment and open space. <p>Proposals for development outside of the identified broad areas and the settlement boundary or settlement boundary defined by the Tiptree Neighbourhood Plan once adopted, for growth will not be supported. This policy should be read in conjunction with the generic Neighbourhood Planning policy SG8, policy SG3 and policies in the Tiptree Neighbourhood Plan, once it has been adopted.</p> <p>Before granting planning consent, wintering bird surveys will be undertaken at the appropriate time of year to identify any offsite functional habitat. In the unlikely event that significant numbers are identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds</p>
MM72	Policy SS15: West Bergholt	<p>Replace entire policy with the following:</p> <p>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.</p>
MM73	Policy SS16: Wivenhoe	<p>Replace entire policy with the following:</p> <p>The Wivenhoe Neighbourhood Plan has been made and:</p>

Mod. Number	Policy / Para	Modifications: Bold new text Strikethrough deleted text
		<p>(i) Identifies the settlement boundary for Wivenhoe; (ii) Identifies specific sites for housing allocations needed to deliver 250 dwellings with additional land for a care home outside the settlement boundary at the housing allocation at Land Behind the Fire Station, Colchester Road should an appropriate scheme be forthcoming; (iii) Sets out policies needed to support this housing delivery i.e. housing mix, type of housing and density for each site allocated for housing; (iv) Identifies other allocations in the Parish, including employment and open space; and (iv) identifies the infrastructure requirements to support new development.</p> <p>Proposals for development outside of the settlement boundary will not be supported unless the Neighbourhood Plan or other Local Plan policy specifically allows for it.</p> <p>All development proposals in Wivenhoe Neighbourhood Plan Area will be determined against and be required to comply with policies in the Wivenhoe Neighbourhood Plan and any relevant Local Plan policies.</p>
MM74	Para 14.246/Policies OV1: Development in Other Villages & OV2: Countryside	<p>Move the following text from para 14.246 to Policy OV1 & OV2: Proposals in close proximity to a habitats site must demonstrate through HRA screening that the scheme will not lead to likely significant effects to the integrity of the habitats site. Where this cannot be ruled out a full appropriate assessment will be required to be undertaken.</p>
MM75	Policy OV2: Countryside	<p>Residential development proposals in the countryside, outside defined settlement boundaries, will need to demonstrate that the scheme respects the character and appearance of landscapes and the built environment and preserves or enhances the historic environment and biodiversity. be restricted to small scale rural exception sites needed to meet local affordable housing needs. Schemes will only be considered favourably on appropriate sites 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 where they are supported by a Local Housing Needs Assessment. Where there is an identified need for certain types of housing, schemes must demonstrate how these needs have been met. Proposals should be supported by the relevant Parish Council.</p> <p>Proposals in close proximity to a habitats site must demonstrate through HRA screening that the scheme will not lead to likely significant effects to the integrity of the habitats site. Where this cannot be ruled out a full appropriate assessment will be required to be undertaken.</p>

Mod. Number	Policy / Para	Modifications: Bold new text Strikethrough deleted text
MM76	Policy DM1: Health and Wellbeing	All development should be designed to promote healthy and active lifestyles and avoid causing adverse impacts on public health through: (i) Ensuring good access to health facilities and services; (ii) Providing a healthy living environment where healthy lifestyles can be promoted including green space and creating attractive opportunities for activities including walking, and cycling, horse riding and formal sport, as well as clearly seeking to improve opportunities to increase levels of physical activity within the community
MM77	Policy DM2: Community Facilities	Add the words “ (in both cases) ” after ‘and’ at the end of criteria (ii). Add new criteria (iv) as follows: The proposal involves a state funded school which is seeking to relocate into new buildings or sell assets to fund improved education services.
MM78	Policy DM3: Education Provision	Delete the first paragraph and replace with the following text, with the last paragraph remaining unchanged. Sites proposed for, or in current educational use, or which have ceased to be used for education in the recent past, will be protected for that use. Where it is demonstrated that the educational use of the site is genuinely redundant the change of use, or re-development of educational establishments and their grounds, will be supported where:- - i. No other alternative educational, or community use can be found;— ii. Satisfactory alternative and improved facilities will be provided; and— iii. The area of the site to be redeveloped is genuinely in excess of government guidelines for playing field provision, taking into account future educational projections.— 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. 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 served by alternative provision and receipts from the sale of the land will be invested in improved or expanded education facilities.
MM79	Policy DM4: Sports Provision	Amend the fourth paragraph of Policy DM4 as follows: The Local Planning Authority will seek to secure community use as part of all new strategic sports proposals and as part of other smaller sport and leisure schemes submitted, including school sports facilities , where it is practical to do so.

Mod. Number	Policy / Para	Modifications: Bold new text Strikethrough deleted text
MM80	Policy DM5: Tourism, Leisure, Culture and Heritage	Amend the first paragraph as follows: ...will be supported in suitable locations subject to minimising impact on, and demonstrating how the development could make a positive contribution to neighbouring areas and provide biodiversity enhancements
MM81	Para 15.32 and Policy DM6: Economic Development to Rural Areas and the Countryside	Move text currently in paragraph 15.32 to the end of Policy DM6: Proposals in close proximity to a habitats site must demonstrate through HRA screening that the scheme will not lead to likely significant effects to the integrity of the habitats site. Where this cannot be ruled out a full appropriate assessment will be required to be undertaken. Additionally, any planning application within 400 metres of a habitats site must provide mechanisms to prevent fly tipping, the introduction of invasive species and vandalism
MM82	Policy DM6: Economic Development to Rural Areas and the Countryside	Amend Policy DM6 criteria (i) as follows; "Within allocated Local Economic Areas and on rural sites providing an economic function, the following uses are considered appropriate in principle; (i) Business (B4) Offices to carry out any operational or administrative functions- E(g)(i); Research and development of products or processes- E(g)(ii); Industrial processes- E(g)(iii), general industrial (B2), storage and distribution (B8);
MM83	Policy DM7: Agricultural Development and Diversification	Amend paragraph 3 in the policy to read: Proposals that are likely to have an adverse impact on the integrity of habitats European sites, Sites of Special Scientific Interest (SSSI) or the Dedham Vale AONB will not be supported.
MM84	Policy DM8: Affordable Housing	Amend Policy DM8 as follows: Accordingly, 30% of new dwellings (including conversions) on housing developments of 10 or more more than 10 dwellings (major developments) Affordable housing development in villages will be supported on rural exception sites close adjacent or continuous to village settlement boundaries or where it will enhance or maintain the vitality of rural communities , 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.

Mod. Number	Policy / Para	Modifications: Bold new text Strikethrough deleted text
MM85	Para 15.49	Add the following text to para 15.49 to read: These sites need to provide gypsy and traveller communities with good access to education, health, welfare, water, sewage and employment infrastructure, bearing in mind the need to have due regard to the protection of local amenity and 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.
MM86	Policy DM11: Gypsies, Travellers, and Travelling Showpeople	Add the two following paragraphs at the end of the existing policy wording: 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. 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 the main sewer system will be preferable except when it is impractical to achieve.
MM87	Policy DM12: Housing Standards	Add the following new criterion: (x) All new applications for accommodation, with a top storey above 11m (about 4 storeys) in height, are required in accordance with Building Regulations to provide sprinkler systems. Consideration should also be given to the inclusion of sprinklers in houses in multiple occupation (HMOs), care homes and sheltered accommodation.
MM88	Policy DM13: Domestic Development	Add the following text to Replacement dwellings in the countryside under criterion (v): 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.
MM89	Policy DM15: Design and Amenity	Add the following criteria: (xi) Encourage Active Design. (xii) Provide a network of green infrastructure, open space and landscape as part of the design of the development to reflect the importance of these networks to biodiversity, climate change mitigation, healthy living and creating beautiful places.
MM90	Policy DM16: Historic Environment	Amend the first paragraph as follows: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 development that adversely affects in the setting of heritage assets).. Amend second paragraph as follows:

Mod. Number	Policy / Para	Modifications: Bold new text Strikethrough deleted text
		<p>...or better reveal the significance of the heritage asset, in the first instance, unless there are not identifiable opportunities available where possible.</p> <p>Amend penultimate sentence of paragraph two as follows: In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, (or other method of identification of historic assets), the LPA</p> <p>Amend final sentence as follows: Heritage statements Impact Assessments and/or Archaeological Evaluations will be required for proposals related to or impacting on the setting of heritage assets and/or known or possible archaeological sites, and where there is potential for encountering archaeological sites so that sufficient information is provided to assess the significance of the heritage assets and to assess the impacts of development on historic assets together with any proposed mitigation measures</p>
MM91	Policy DM22: Parking	<p>Change first paragraph to read: '.....the most recent local Parking Guidance Standards taking account of.....'</p> <p>Change second paragraph to read: '....with the most recent local Parking Guidance Standards, with a more flexible approach</p> <p>Add new criteria (v): The need to ensure facilities are incorporated for electric and other ultra-low emission vehicles.</p>
MM92	Para 15.133	<p>Add the following 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 on sites of 1 hectare (ha) or more in Flood Zone 1 or for all development proposals in Flood Zone 2 and 3 and in Flood Zone 1 for sites 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.</p>
MM93	Policy DM23: Flood Risk and Water Management	<p>Amend criterion (ii) as follows: ii) All major development proposals are required to reduce post development run off rate back to the greenfield 1 in 1 year rate, with an allowance for climate change. On brownfield sites where this is not achievable, then a minimum betterment of 50% should be demonstrated for all food events. This approach accords with the NPPF/PPG and all the most up to date UKCIP guidance. All minor sites should limit discharge rates as much as practical while considering the increased risk of blockage associated with smaller outfall orifice sizing.</p>
MM94	Policy DM25: Renewable Energy,	<p>Amend the 4th paragraph as follows: To achieve greater water efficiencies, new residential developments will be required to meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, as set out in Building</p>

Mod. Number	Policy / Para	Modifications: Bold new text Strikethrough deleted text
	Water, Waste and Recycling	<p>Regulations part G2 incorporate water saving measures in line with the tighter optional requirement of Part G2 of national Building Regulations of 110/l/h/d.</p> <p>Amend the 6th paragraph as follows: District Heating Networks and Community led renewable energy initiatives at appropriate locations in the Borough, which will need to be subject to a Habitats Regulations Assessment and if necessary an Appropriate Assessment, to help reduce Colchester's carbon footprint.</p> <p>Amend 7th paragraph as follows: Renewable energy schemes with potential for adverse effects on internationally or nationally designated nature conservation sites, sites or nationally designated landscapes (Dedham Vale AONB) and heritage assets, will only be supported in exceptional circumstances,...."</p> <p>Delete the final paragraph.</p>
MM95	List of policies Superseded by Section 2 of the Local Plan	See Appendix 4, below.

Appendix 1 Table SG2 Colchester's Housing Provision

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

Appendix 2 Proposed modifications to Table SG3: Colchester Employment Land Supply 2017-2033

Location / Allocations		Site area (ha.)	Office (B1 a/b) sqm	Industrial (B1c/2/8) sqm	Total sqm
Strategic Economic Areas (SEAs)					
North Colchester		10.4	56,696	0	56,696
Stanway		15.6 1.4	20,506 0	42,054 5,600	62,560 5,600
Knowledge Gateway		7.0	22,538	0	22,538
Local Economic Areas (LEAs)					
Colchester	Town Centre Core	0.7	3,160	0	3,160
Town Centre	Edge of Centre	3.5	0	13,959	13,959
District Centres (outside Colchester)		1.5	3,078	3,078	6,156
Other Rural Areas		1.0 4.0	2,000	2,000 14,000	4,000 16,000
Total SEAs and LEAs		39.7 28.5	87,472 107,978	36,637 61,091	124,109 169,069
Garden Communities Employment Areas (GCEAs)					
Colchester Braintree Borders GC		1.7	6,858	0	6,858
Tendring Colchester Borders GC		2.8 3.5	11,276 TBD	0 TBD	11,276 TBD
Total GCEAs		4.5	18,134	0	18,134
Total all allocations		44.2 32	126,112	61,091	187,203

Appendix 3 Table SG6 Impact Assessments Thresholds

Centre	Floorspace (sq. m gross)		
	Comparison Retail	Convenience Retail	Leisure Services
Colchester Town Centre	2,500	1,500	1,500
Tiptree, Wivenhoe and West Mersea District Centres	1,000	1,000	500
Tollgate (applies also for proposals within the Tollgate District Centre)	2500	1500	1500
Turner Rise, Highwoods and Peartree Road District Centres	1,500	1,500	1,000

Centre	Retail and/or leisure floorspace (sqm gross)
Colchester Tollgate Peartree Road Turner Rise Highwoods	1,500
Tiptree West Mersea Wivenhoe	1,000

Appendix 4 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
Section 1		
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	-
Section 2		
SG1	Colchester's Spatial Strategy	H1
SG2	Housing Delivery	H1
SG3	Economic Growth Provision	CE3/DP5
SG4	Local Economic Areas	CE3/DP5
SG5	Centre Hierarchy	CE1
SG6	Town Centre Uses	DP6
SG6a	Local Centres	CE2c/DP7
SG7	Infrastructure Delivery and Impact Mitigation	SD2/SD3
SG8	Neighbourhood Plan	ENV2
ENV1	Environment	ENV1/DP 21
ENV2	Coastal Areas	ENV1/DP23
ENV3	Green Infrastructure	ENV1/PR1
ENV4	Dedham Vale Area of Outstanding Natural Beauty	ENV1/DP22
ENV5	Pollution and Contaminated Land	DP1
CC1	Climate Change	ER1

New Policy Number	Policy ref on 2017-2033 Local Plan	Replaces Policy
PP1	Generic Infrastructure and Mitigation Requirements	DP3
TC1	Town Centre Policy and Hierarchy	CE1
TC2	Retail Frontages	DP6
TC3	Town Centre allocations	SA TC1
TC4	Transport in Colchester Town centre	TA4/DP18
NC1	North Colchester and Severalls Strategic Economic Areas	CE1/SA NGA1/SA NGA3
NC2	North Station Special Policy Area	SA TC1
NC3	North Colchester	-
NC4	Transport in North Colchester	TA4/DP18
SC1	South Colchester Allocations	CE3*
SC2	Middlewick Ranges	-
SC3	Transport in South Colchester	TA4/DP18
EC1	Knowledge gateway and University of Essex Strategic Economic Area	CE1/SA EC7
EC2	East Colchester / Hythe Special Policy Area	SA EC2/SA EC3 Area 1/ SA EC4 Area 2/SA EC6 Area 4
EC3	East Colchester	SA H1/ SA EC1/SA EC5 Area 3 CE3
EC4	Transport in East Colchester	TA4 / DP18/SA EC8
WC1	Stanway Strategic Economic Area	CE1/ SA STA1/ SA STA3
WC2	Stanway	SA STA1/SA STA5
WC3	Colchester Zoo	-
WC4	West Colchester	-
WC5	Transport in Colchester	TA4 /DP18/SA STA4
SS1	Abberton and Langenhoe	CE3*
SS2	Boxted	-

New Policy Number	Policy ref on 2017-2033 Local Plan	Replaces Policy
SS3	Chappel and Wakes Colne	-
SS4	Copford	-
SS5	Eight Ash Green	-
SS6	Fordham	-
SS7	Great Horkesley	CE3*
SS8	Great Tey	CE3*
SS9	Langham	CE3*
SS10	Layer de La Haye	-
SS11	Marks Tey	CE3*
SS12a	West Mersea	-
SS12b	Coast Road West Mersea	DP23
SS12c	Mersea Island Caravan Parks	DP10/ DP21/DP23
SS13	Rowhedge	-
SS14	Tiptree	SA TIP2
SS15	West Bergholt	-
SS16	Wivenhoe	-
OV1	Development in Other Villages	ENV2
OV2	Countryside	ENV2/DP9
DM1	Health and Wellbeing	DP2
DM2	Community Facilities	DP4
DM3	Education Provision	SD3
DM4	Sports Provision	DP15
DM5	Tourism, leisure, Culture and Heritage	DP10
DM6	Economic Development in Rural Areas and the Countryside	DP5/DP9
DM7	Agricultural Development and Diversification	DP8
DM8	Affordable Housing	H4
DM9	Development Density	H2
DM10	Housing Diversity	H3

New Policy Number	Policy ref on 2017-2033 Local Plan	Replaces Policy
DM11	Gypsies, Travellers and Travelling Showpeople	H5/SA H2
DM12	Housing Standards	DP12
DM13	Domestic Development	DP11/DP13
DM14	Rural Workers Dwellings	H6
DM15	Design and Amenity	UR2/DP1
DM16	Historic Environment	UR2/DP14
DM17	Retention of Open Space	DP15
DM18	Provision of Open Space and Recreation Facilities	PR1/ PR2/DP16
DM19	Private Amenity Space	DP16
DM20	Promoting Sustainable Transport and Changing Travel Behaviour	TA1/TA2/TA3/DP17
DM21	Sustainable Access to development	PR2/TA2/DP17
DM22	Parking	TA5/DP19
DM23	Flood Risk and Water Management	ENV1/ DP20
DM24	Sustainable Urban Drainage Systems	DP20
DM25	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.