



Local Plan

Focused Review

Schedule of proposed minor modifications

Colchester Local Plan Focused Review

Proposed minor modifications to be made by the Council to correct typographical errors or matters of fact
Submission document CD7

Mod. No.	Page No.	Policy	Current Wording	Proposed Wording	Reason for proposed change	Proposer
1	14	DP3	The last sentence of the policy reads “Where appropriate, <u>the Council will...</u> ”	The capital ‘T’ needs to be removed and the strikethrough removed from the small ‘t’ to read “Where appropriate, the Council will...”	Typo	CBC
2	56	ER1	It is proposed to delete the words “over 15%” from the second paragraph, however this wording has already been deleted in the consultation document.	Amend the second paragraph as follows: “The Council will encourage the delivery of renewable energy projects, including <u>community led initiatives</u> microgeneration, —in the Borough to reduce Colchester’s carbon footprint. New development will be encouraged to <u>reduce energy usage and provide 15% of</u> energy demand through local renewable and low carbon technology (LCT) sources.”	Typo	CBC
3	56	ER1	The last sentence of the fourth paragraph is underlined, indicating that	Amend the fourth paragraph as follows so that the final sentence is not shown as new	Typo	CBC

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			this is new text. However, this sentence is part of the adopted policy and should not be underlined to indicate that it is new text.	text: “The Council will support housing developments that reduce carbon emissions by 25% from 2010 , 44% from 2013 and zero carbon homes from 2016 in accordance with national building regulations. The sustainable urban extensions to the north and south-west of Colchester Town are intended to deliver zero carbon homes from 2016.”		
4	N/A	DP20	Delete reference to PPS25 in first sentence of paragraph 1 and replace with reference to NPPF	Development will only be supported where it can be demonstrated that the proposal meets requirements in PPS25 (Development and Flood Risk) , in the NPPF, recommendations in Colchester’s Strategic Flood Risk Assessment, and includes satisfactory flood defence measures or flood mitigation measures such as Sustainable Drainage Systems (SuDS) to minimise the risk of	Remove reference to outdated document and ensure consistency with NPPF	Martin Robeson for Churchmanor Estates

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				increased flooding both within the development boundary and off site in Flood Zones 2 and 3.		
5	N/A	DP20	Delete reference to PPS25 in the first and third lines of paragraph 9.1 in explanatory text	.National policy, PPS25 the NPPF categorises zones of flood risk as Zone 1 (low probability), Zone 2 (medium probability), Zone 3a (high probability) and Zone 3b (functional floodplain). These flood zones are defined in Table 1 D.1 of PPS25 in the NPPF Technical Guidance on Flood Risk and are illustrated by the flood maps produced by the Environment Agency (EA) and available from their website.	Remove reference to outdated document and ensure consistency with NPPF	Martin Robeson for Churchmanor Estates
6	N/A	DP20	Delete reference to PPS25 in first line of paragraph 9.2 in explanatory text	PPS25 The NPPF states that the overall aim should be to steer new development to Flood Zone 1 (low risk), however it does set out a flood risk vulnerability classification for different land uses and provides a 'compatibility' table for allowing particular land uses in the	Remove reference to outdated document and ensure consistency with NPPF	Martin Robeson Churchmanor Estates

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				different flood zones (including 3a and 3b in certain circumstances).		
7	N/A	DP20	Delete reference to PPS25 in first line of paragraph 9.3 in explanatory text	PPS25 The NPPF identifies the importance of assessing flood risk early in the planning process. It requires the production of Strategic Flood Risk Assessments to assess flood risk at a strategic level and individual Flood Risk Assessments in certain circumstances to assess flood risk at the site specific level.	Remove reference to outdated document and ensure consistency with NPPF	Martin Robeson for Churchmanor Estates
8	N/A	DP20	Delete reference to PPS25 in first line of paragraph 9.4 in explanatory text	PPS25 The NPPF stipulates that site specific Flood Risk Assessments should be submitted with planning applications for development proposals on sites of 1ha or more in Flood Zone 1 or for all development proposals in Flood Zone 2 or 3.	Remove reference to outdated document and ensure consistency with NPPF	Martin Robeson Churchmanor Estates
9	10	ENV1	Delete reference to PPS25 in the 5th paragraph and , criteria v of the policy and the 2 nd paragraph of the	The Council will seek to direct development away from land at risk of fluvial or coastal flooding in accordance with PPS25 the NPPF, including	Remove reference to outdated document and ensure consistency	Natural England

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			explanatory text	<p>areas where the risk of flooding is likely to increase as a result of climate change.</p> <p>V. apply a sequential approach to land at risk of fluvial or coastal flooding in line with the guidance of in the NPPF.</p> <p>This policy reflects Government Guidance (for example PPS7: Sustainable Development in Rural Areas, PPS9: Biodiversity and Geological Conservation, PPG15: Planning and the Historic Environment, PPG16: Archaeology and Planning and PPS25: Development and Flood Risk) in the NPPF regarding sustainable rural development , biodiversity and geodiversity conservation, protecting the historic environment and development and flood risk</p>	with NPPF	