



Report to Colchester Borough Council

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PLANNING AND COMPULSORY PURCHASE ACT 2004

SECTION 20

**REPORT ON THE EXAMINATION INTO THE
COLCHESTER BOROUGH SITE ALLOCATIONS
DEVELOPMENT PLAN DOCUMENT**

Document submitted for examination on 30 November 2009

Examination hearings held between 23 March and 15 April 2010

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ABBREVIATIONS USED IN THIS REPORT

AA	Appropriate Assessment
AMR	Annual Monitoring Report
CCRC	Continuing Care Retirement Community
CIL	Community Infrastructure Levy
CS	Core Strategy
DPD	Development Plan Document
LDF	Local Development Framework
LDS	Local Development Scheme
LEZ	Local Employment Zones
NGAUE	North Growth Area Urban Extension
PPS	Planning Policy Statement
s	Section
SA	Sustainability Appraisal
SA DPD	Site Allocations DPD
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SPD	Supplementary Planning Document
WMWASC	West Mersea Waterside Area of Special Character

Non-Technical Summary

This report concludes that the Colchester Borough Site Allocations Development Plan Document provides an appropriate basis for enabling development by the allocation of sites in the borough. The Council has sufficient evidence to support the policies.

A limited number of changes are needed to meet the statutory requirements. These can be summarised as follows:

- The addition of 3 new Local Employment Zones which are currently in employment use and which the Council agrees, having now been subject to SA and consultation, meet the Council's selection criteria;
- Provide greater flexibility for bringing forward housing sites in the current economic climate, emphasising the importance of maintaining delivery during the years immediately following the adoption of the document;
- Making an element of the strategy more certain of delivery by increasing the size of a site in Tiptree, and making it relate better to the existing settlement.

These changes that I recommend do not alter the thrust of the Council's overall strategy and have been subject to public consultation and sustainability appraisal where necessary.

The Council has put forward a schedule of minor changes in order to bring the document up to date factually, correct minor errors, add clarity or to improve consistency in part responding to points raised and suggestions discussed during the public examination. The minor changes do not materially alter the substance of the plan and its policies, or undermine the sustainability appraisal and participatory processes undertaken.

Legal Requirements	
Local Development Scheme (LDS)	The Site Allocations DPD is contained within the Council's Local Development Scheme, the updated version being approved on 17 December 2008. There, it is shown as having a submission date of November 2009.
Statement of Community Involvement (SCI) and relevant regulations	It is evident from the documents submitted by the Council, including the Regulation 30(1)(d) and 30(1)(e) Statements and its Self Assessment Paper, that the Council has met the requirements as set out in the Regulations.
Sustainability Appraisal (SA)	Alongside the preparation of the DPD it is evident that the Council has carried out a parallel process of sustainability appraisal.
Appropriate Assessment (AA)	In accordance with the Habitats Directive, I am satisfied an Appropriate Assessment has been undertaken and that there would be no significant harm to the conservation of any European sites as a result of the policies and proposals within this DPD.
National Policy	I am satisfied that the Site Allocations DPD has had regard to national policy.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
2004 Act and Regulations (as amended)	The Site Allocations DPD complies with the Act and the Regulations.

1 Introduction

- 1.1 Under the terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004, the purpose of the independent examination of a development plan document (DPD) is to determine:
 - (a) whether it satisfies the requirements of s19 and s24(1) of the 2004 Act, the regulations under s17(7), and any regulations under s36 relating to the preparation of the document;
 - (b) whether it is sound.
- 1.2 This report contains my assessment of the Site Allocations DPD in terms of the above matters, along with my recommendations and the reasons for them, as required by s20(7) of the 2004 Act.
- 1.3 I am satisfied that the DPD meets the requirements of the Act and Regulations. My role is also to consider the soundness of the submitted Site Allocations DPD against the three criteria of soundness set out in PPS12 paragraphs 4.51-4.52. In line with national policy, the starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The changes I have specified in this binding report are made only where there is a clear need to amend the document in the light of the legal requirements and/or the criteria of soundness in PPS12.
- 1.4 The changes that are needed to make the Site Allocations DPD sound are identified in bold in Annex 1 to this report. None of these changes should materially alter the substance of the plan and its policies, or undermine the sustainability appraisal and participatory processes undertaken.
- 1.5 The Council has put forward some changes which are factual updates, corrections of minor errors or other minor amendments in the interests of clarity, in part responding to points raised and suggestions discussed during the public examination. As these changes do not relate to soundness they are generally not referred to in this report although I endorse the Council's view that they improve the plan. These are shown in Annex 2. I am content for the Council to make any additional minor changes to page, figure, paragraph numbering, etc, and to correct any spelling errors prior to adoption: indeed any such amendments should be made.

2 Assessment of Soundness

Main Issues

- 2.1 Taking account of all the representations, written evidence and the discussions that took place at the examination hearings I have identified five main issues upon which the soundness of the plan depends.

Issue 1 – Whether the document makes appropriate provision for employment, having regard to the needs of the borough as a whole

- 2.2 The Centres and Employment policies stem from, and are in conformity with, Core Strategy policies SD1 to SD3, and CE1 to CE3. The policies and allocations of the Site Allocations DPD provide for the delivery of at least 14,200 jobs between 2001 and 2021, in line with the now revoked Regional Strategy, contributing towards the requirements of the Essex part of the Haven Gateway Growth Point. Nothing has led me to consider that the document is unsound in this regard.
- 2.3 The majority of employment land allocated is within the urban area of Colchester, with its good transport infrastructure connections and large population. However, there are a number of Local Employment Zones (LEZs) allocated in rural areas which balance economic, social and environmental concerns in line with the provisions of policy EC6 in PPS4: Planning for Sustainable Economic Growth. These rural LEZs either carry forward similar allocations from the Local Plan or are new allocations based on existing rural employment sites where sustainability appraisal justifies the allocation. I consider that sustainability appraisal has been adequately carried out in respect of these sites, and that the allocations made are justified through a balancing exercise. Save for the sites I deal with in paragraph 2.7 below, I consider that the correct selection has been made, with respect to those sites put forward at Regulation 25 stage, when considered against reasonable alternatives, and the document is sound in that respect.
- 2.4 I consider that the general approach of the LEZ allocations being strictly tied to the extent of existing employment buildings is sound. Since these rural allocations are within the countryside, the Council is justified in drawing the boundaries tightly. Any specific proposals extending beyond the allocation can be considered against the criteria of policy DP9 of the Development Policies DPD.
- 2.5 A number of new LEZs have been put forward which had not been identified during the earlier plan making process. These new sites had not been subject to public consultation and Sustainability Appraisal, without which I would not be able to recommend new allocations. Steps have been taken to overcome this difficulty in respect of a number of the new sites, by seeking to undertake an SA on the same basis as the Council's comprehensive SA work, and by undertaking fresh public consultation.
- 2.6 The process of sustainability assessment is a comparative one, enabling reasonable options to be compared one with another so that the most appropriate outcome is achieved. There is a difficulty in maintaining a uniform approach to SA when it is not undertaken as a continuous iterative process and when the assessments are

carried out by a number of different individuals. For the most part therefore, I consider that the sustainability appraisals which have been carried out separately from the Council's own work need to be examined with particular care. The important point is that the SA of the new sites should not undermine the overall SA of the plan.

- 2.7 As a result of reviewing the outcome of the consultation and SA work just referred to, the Council accepted that three of these sites have met the criteria which it used in allocating LEZs at the earlier stage. The document would not be sound when considered against reasonable alternatives, if sites which meet the Council's criteria and were judged satisfactory within the SA process, were not allocated. I therefore set out in my **Recommendation No 1** below the inclusion of these sites as allocations, together with text which the Council has prepared as additions to the table below paragraph 3.14 of the DPD. These sites are Oak Farm, Layer Marney, Holly Lodge, Great Horkesley, and Pattens Yard, West Bergholt. Unless the Proposals Map is amended at adoption to identify these sites, the document will be unsound.
- 2.8 There is an existing LEZ at School Road, Langham. Representations have been made to extend the site, and also to replace it with a much larger LEZ to the west of the A12 Trunk Road. The latter proposal is associated with representations for a new residential allocation on School Road and Wick Road which I deal with under the Housing issue below.
- 2.9 The proposals in representations relating to an extension of the existing LEZ on School Road were subject to SA by the Council. Whilst some of the individual elements of the assessment were favourable, the conclusion reached was that only the 1.06 ha site currently in employment use should be allocated as a LEZ. I see nothing unsound in this conclusion. The existing LEZ, in pursuance of the policy objective, provides employment opportunities in this rural location, and in my opinion it is of a size commensurate with the scale and character of Langham. When existing businesses outgrow their existing sites, it is not always appropriate for an expansion to take place at the same location. I note that there has been a recent appeal relating to an application for a rear extension to the site which was dismissed. My colleague found that the extension would be visible and would be a damaging incursion into open countryside and his conclusion that the development would have an adverse effect on the character and appearance of the countryside echoes the conclusion of the Council in its sustainability appraisal. Reasonable alternatives have been considered, and the allocation in the plan is sound.
- 2.10 The proposal for a much larger LEZ to the west of the A12 Trunk Road which would replace the existing LEZ has been the subject of a sustainability appraisal. It has been put to me that, in addition, full consultation was undertaken in November 2009 when a 'flyer' was circulated around the parish, and an exhibition held with

comment forms available for completion. However, I have not been provided with any of the comments which were made. Public consultation cannot be claimed to have taken place unless the responses of the public are made available, analysed, and are taken into account. The more recent consultation carried out between 25 May and 6 July 2010 covered the residential development proposals but not the new LEZ. Furthermore, with the exception of the Highways Agency there does not appear to have been consultation with the specific consultation bodies. Since there has been no full consultation I am not able to make a recommendation in favour of this proposal. In any event, on the basis of the material which is before me, I am not convinced that a new 4 ha site for use as a business park adjacent to the A12 would be sustainable. Nothing put before me is persuasive that the Site Allocations DPD is unsound in respect of rural Local Employment Zones at Langham.

- 2.11 Representations have been made about the LEZ at West Mersea which is within the West Mersea Waterside Area of Special Character (WMWASC). Whilst there is a mix of uses in the vicinity of this LEZ, including residential, I consider that it is important to maintain the character of WMWASC by retaining a mix of maritime, fishing, leisure and boating related uses. I do not find that the evidence about the frontage building, unsupported by a structural survey report or marketing details, demonstrates that the only way to deal satisfactorily with the frontage of the site is by allowing residential development. Certainly nothing I heard leads me to conclude that the document is unsound in respect of the West Mersea LEZ.
- 2.12 All other sites put forward in representations have either not been subject to sustainability appraisal or public consultation or, taking into account the Council's SA assessment, I do not consider that they perform well when judged against sustainability appraisal criteria and policy EC6 of PPS4: Planning for Sustainable Economic Growth.
- 2.13 Nothing in the representation leads me to think that the document is unsound in respect of the Strategic Employment Zones or the Mixed Use Centres.

Issue 2 – Whether the document makes sound provision for housing, in terms of the overall number of dwellings, their distribution and timing throughout the borough, and provision for particular types of dwellings, including sites for Gypsies, Travellers and Travelling Showpeople

- 2.14 This issue encompasses consideration of the Annual Monitoring Report and the Housing Trajectory, whether the plan is flexible enough to deal with results of the economic downturn, the extent to which there is adequate housing provision in villages, whether the

provision for gypsy and traveller accommodation is appropriate, as well as consideration of sites which have been put forward for additional allocation.

- 2.15 The Site Allocations DPD does not contain a housing trajectory. I consider that this is not an omission requiring a change because any trajectory must be regularly monitored and setting one out in a document which will have a life span beyond a number of monitoring periods suggests unreal certainty. The Annual Monitoring Report (AMR) and the Housing Trajectory are the most appropriate methods of fulfilling the requirement. Whilst it was acknowledged by the Council at the hearing that there is a lack of immediate clarity about certain aspects of the AMR, that is a matter for the Council to address in future reviews, rather than a matter for a recommendation by me.
- 2.16 There has also been some criticism of the way in which residential allocations are shown on the Proposals Map. The Proposals Map is a matter for the Council, but I will comment that I consider that the presentation of the allocations provides sufficient guidance as to the location and extent of the areas where new residential development will take place.
- 2.17 There has been little in the representations to suggest that there is an inadequate overall housing land supply in the Borough to meet the CS dwellings target. I conclude that the allocations in this DPD meet the requirement.
- 2.18 However, at a time of economic downturn, there is naturally a concern about maintaining an adequate housing build rate and about whether the policies of the document are flexible enough to respond to a changing situation. I have been pressed to consider the need to remove all phasing requirements from the document so as to allow greenfield allocations to begin development as soon as possible. Although the Housing Trajectory shows a 15 year supply, the evidence about the delivery of housing in the coming two 5-year periods shows a heavy reliance on delivery from brownfield sites. Whilst the emphasis must remain on prioritising development of brownfield sites, I accept the evidence that these are generally more expensive and more complex to deliver and that in times of economic uncertainty the situation needs to be kept under careful scrutiny, with the ability for the Council to act quickly as monitoring dictates the need for action. I conclude that it would not be appropriate to remove all reference in the document to phasing requirements; but to be sound, in particular to meet the test of effectiveness through deliverability and flexibility, I consider that there is a need for a change.
- 2.19 In my **Recommendation No 2** in Annex 1 to this report, I set out an additional paragraph under the heading 'Phasing and Implementation' of the Housing chapter of the document. I consider that this is the appropriate point in the document, rather than in

the Urban Renaissance chapter where each Growth Area is dealt with, because this is the first opportunity in the document to deal with the matter, and it is an overarching question of phasing. In addition, within the text for each Growth Area there is a reference to the monitoring of housing delivery, with recognition that "if necessary the sites will be brought forward earlier in response to changing market demands". This will be read with the contents of the new paragraph I recommend.

- 2.20 Much has been made in representations about the need for additional housing in villages, and the need to review village envelopes. However, Core Strategy (CS) policy ENV2 – Rural Communities provides that the vitality of rural communities will be enhanced by supporting appropriate development on infill sites and previously developed land. The explanation to this policy notes that evidence indicates that "villages in the catchment area of larger towns struggle to retain facilities, even when more housing is built". It goes on to say, in relation to Colchester Borough, that "In general, rural communities do not provide sufficient shops, services and facilities to support significant growth." The third paragraph under the policy notes that "The Site Allocations DPD will provide an opportunity to review the extent of village envelopes..." and that this "...will need to optimise the sustainability of villages by contributing towards community facilities, open space, and local employment." Save for mention of affordable housing on 'rural exception sites', there is no reference to facilitating new residential development through this exercise.
- 2.21 Nor do I find anything in the housing policies of the Core Strategy which sets a target for housing within villages. Policy H1 of the CS focuses housing development in the key areas listed which are the Town Centre and the Growth Areas. Table H1a lists a number of villages with a figure given for the number of dwellings, with an entry for 'Other Villages'. I see nothing in this which justifies a comprehensive review of village boundaries to identify additional housing development opportunities. As alluded to in paragraph 2.20 above, villages within the Borough will struggle to retain facilities, and I am clear that even significant growth in the villages would be very unlikely to add significant support to local services. Such significant growth would be against the settlement hierarchy of the CS, and indeed is not suggested in the representations.
- 2.22 The Council has carried out a 'Settlement Boundary Review and Village Survey' which I consider meets the need foreshadowed by the Explanation under CS policy ENV2. In this connection, my attention has been drawn to a comment of the Inspector who examined the CS. She stated (paragraph 7.6 of her report) that "...The CS lacks analysis of the rural District Centres and Villages...and does not seem to look beyond carrying forward existing permissions and allocations. Allowing for a very limited amount of further growth in certain rural District Centres or villages might be possible without undermining the overall strategy.

However, it would need to be supported by robust and credible evidence relating to CS objectives." This comment was not a binding recommendation and is open to interpretation. I consider that it is a matter which the Council is entitled to determine. I conclude that adequate provision has been made for residential development, and nothing that I have heard or read persuades me that the document is unsound in this regard; it is a strategy with a credible evidence base and is most appropriate when considered against reasonable alternatives.

- 2.23 I therefore conclude that there is no justification for the provision of additional housing sites in villages, or for a further review of village settlement boundaries at this time. In the light of these conclusions there are just a few sites which require further comment. For the rest, my reasoning for finding the document sound in respect of this issue should be clear.
- 2.24 My conclusions on the need for additional housing allocations by way of a review of the village settlement boundaries generally applies to Langham. A proposal has been made for a substantial allocation of housing on three parcels in Langham which is tied to the proposal for a substantial new LEZ which I have dealt with at paragraph 2.10 above. It has been put to me that full consultation on the combined proposal was undertaken in November 2009 when a 'flyer' was circulated around the parish, and an exhibition held with comment forms available for completion. However, I have not been provided with any of the comments which were made. Public consultation cannot be claimed to have taken place unless the responses of the public are made available, analysed, and are taken into account.
- 2.25 The more recent consultation carried out between 25 May and 6 July 2010 covered these residential development proposals and a sustainability appraisal has been undertaken. However, I repeat what I said at paragraph 2.06 above, the process of sustainability assessment is a comparative one, enabling reasonable options to be compared one with another so that the most appropriate outcome is achieved. There is a difficulty in maintaining a uniform approach to SA when it is undertaken as a separate process, with the assessments carried out by a number of different individuals. The Council's officer who carried out its own SA has serious disagreements with a number of the conclusions in the separate assessment of the proposed three parcels at Langham. I conclude that the SA of the Langham housing proposals carried out by the promoter of the site cannot be relied upon.
- 2.26 In any event, the material which is before me leads me to conclude that there is no justification for the allocation proposed, which would not conform to the pattern of development set out in the Core Strategy. Nothing put before me is persuasive that the Site Allocations DPD is unsound in respect of allocations at Langham.

- 2.27 There is a proposal for a Continuing Care Retirement Community (CCRC) on land at London Road, Copford made by Hanover Bloc. Hanover Bloc is a public/private joint venture vehicle recently established by Hanover Housing Association. I understand that Hanover Housing Association is one of the largest providers of Extra Care retirement housing in the UK, and owns and operates a site at London Road, Copford. It proposes the establishment of a retirement village, or CCRC, based on the existing Willow Park Care Home, Dorothy Curtis Court retirement apartments, and Copford Place – a currently vacant Regency listed building. The frontage of the site is clearly previously developed land, but development at the rear would be on greenfield land as an extension to Copford, albeit that it would not extend further back from London Road than the existing development around Queensberry Avenue, from which it could gain access. The development would enable the refurbishment of Copford Place.
- 2.28 At the hearing I interpreted statements made as indicating that consultation and sustainability appraisal had taken place. However, in writing this report I sought to establish that this indeed was the case from the evidence base. In the absence of finding what I was looking for, I asked for the Council's understanding of the situation, and for the Representor's comments on this. It is now apparent that there has been no consultation with general or specific consultation bodies, nor has the proposal been subject to SA. Whilst the site has been submitted at every stage of consultation during the preparation of the DPD, because the Council never supported it as a 'reasonable option', considering that it did not conform to the pattern of growth set out in the Core Strategy and that it is in a high flood risk zone, it was not included in the Council's SA work. Since this is the case, I am not able to form any conclusion which could lead to a recommendation for a change to the document.
- 2.29 I make the following comments on the clear understanding that they do not amount to any finding by me in the absence of consultation and SA appraisal.
- 2.30 On the material which is before me it is apparent that Hanover Bloc is a not-for-profit organisation with expertise in the development of CCRCs. It is common ground that there is a need to address the housing requirements of the aged in the Borough, including those over 75 and those wishing to live as independently as possible, but with extra support being available to enable them to do so. The document "Continuing Care Retirement Communities" (document CBC/EB/117) published by the Joseph Rowntree Foundation in association with the Planning Officers Society offers support for the CCRC approach to providing an integrated form of care and community building. It would be a borough-wide provision, apparently within the ability of Hanover Bloc to deliver, and it may well be a form of development for housing for the elderly which is not easy to promote or integrate into a general housing allocation.

- 2.31 As I have indicated in paragraph 2.28 above, I am not able to take the matter further. It may be that an outcome could be achieved through the development management process, or that the Council would wish to give further consideration to this form of development in its future plan-making work. What I can be clear about, however, is that the Site Allocations DPD cannot be said to be unsound for the lack of an allocation for a CCRC at Copford.
- 2.32 Ashcroft Care Home, Eight Ash Green caters for people with severe dementia and behavioural problems. The existing accommodation is not up to modern standards, but there is, nevertheless, a waiting list. The proposal by the owner is to extend the home at the rear beyond the village envelope. The representation that has been made is that the site should be allocated for housing. In line with my view that additional housing is not justified by enlarging village settlement boundaries, I consider that this proposal is ill-founded. Nor would it be appropriate to make a one-off allocation for a care home. The proposal for an extension to the care home is one that needs to be judged on its individual merits within the development management process. In the event that planning permission were granted for the extension to the home, it would still not be appropriate to allocate the site because this would imply that the land is suitable for development, and would open the way, in due course, for normal residential development.
- 2.33 Turning briefly to the matter of sites within the urban area, as I have concluded at paragraph 2.17 above, overall this DPD makes allocations sufficient to meet the CS dwellings requirement. Therefore there is no need to allocate additional sites within the urban area which are currently in another use. This applies to sites which are in an open space use, such as the Bromley Road Sports Ground, including where it is suggested that there is an over-supply in a particular area. Existing open space should be protected in the absence of a compelling need for an alternative use, in line with Development Policy DP15.
- 2.34 I am satisfied that the document makes adequate provision at the present time for sites for Gypsies and Travellers in policy SA H2. The Council has suggested minor changes to the text of this part of the document to take into account the formal revocation of the East of England Plan, and to clarify the evidence base, and to set out the need to review post-2011 requirements for pitches in the light of further government guidance that may follow as a consequence of the intention to revoke Circular 01/2006.
- 2.35 The one allocated site under Policy SA H2 which calls for comment is that at Orchard Place, Vernons Road, Chappel, shown for 3 pitches. A previous planning application for 6 pitches on this site was refused permission on amenity and traffic grounds, having been faced with considerable local opposition. It has been suggested that the same grounds for objection hold good for a site with 3 pitches. I consider that the reduced number of pitches does

not necessarily raise the same amenity issues, whilst the highway authority has clearly stated that the allocated development can be accessed safely with reduced sight lines which are achievable. I support the balanced decision of the Council. I conclude that policy H2 is justified and sound.

Issue 3 – Whether policies for Urban Renaissance are soundly based

- 2.36 With respect to retail uses, the Site Allocations DPD follows the Core Strategy policy which specifies shops as one of the 'Primary Land Uses' within Mixed Use Centres (Table CE1b). Thus, taking for example Turner Rise within policy SA TC1, a Mixed Use Centre the subject of representations, the policy seeks, among other objectives, "a more diverse mix of uses". The constraint on new retail development in such a centre is that it should meet local needs and not adversely impact on the vitality and viability of the town centre. I consider that this accords with national policy and is a sound strategy. Similar considerations apply to the Tollgate Urban District Centre which is also listed as a Mixed Use Centre.
- 2.37 I consider that the document is sound in the way in which it deals with suitable locations for hotel development. It is in conformity with the Core Strategy, and there is no conflict with policy DP10 of the Development Policies DPD. It is not necessary for the Site Allocations document to allocate sites for hotels, since the policies make clear the general locations where hotels are an acceptable form of development. The site put forward for allocation for hotel development is not within a location where hotel development is shown to be an acceptable form of development. On a similar basis, I see no sound reason for including hotel use in policy SA STA3.
- 2.38 Policy SA EC7 of the Site Allocations DPD makes provision for the expansion of the University of Essex. Most of the matters relating to soundness of this policy, suggested in representations, have been resolved within a statement of common ground (document CBC/EB/188). It is necessary for me to deal only with one or two matters. I am satisfied that there is no other reasonable alternative strategy for the expansion of the University and that the measures for additional landscaping and biodiversity will minimise impact on nature conservation and landscape impact. Furthermore, the proposals protect the open countryside gap between the University and Wivenhoe. Representations suggest that there is a need for enabling development in the form of a mixed use housing allocation on the edge of Wivenhoe. However, no evidence to justify the need for enabling development has been produced, and there is no basis for a finding that the policy is unsound.
- 2.39 With regard to policy SA EC8, I consider that there is no need for any amendment to protect the Wivenhoe Trail because it is adequately protected by other policies, in the Core Strategy and Site Allocations document. I note that there is a mapping error on

the submission Proposals Map which omitted the Wivenhoe Trail which the Council is rectifying.

- 2.40 The proposals for the North Growth Area arise from Core Strategy policies which identify it as a Growth Area in a sustainable location (policy SD1), which would deliver key community facilities (SD3), strategic levels of employment (CE1 and CE3), and be a focus for housing, including a substantial amount (2200 dwellings) on greenfield land (H1 and Table H1a). The Site Allocations proposals for the North Growth Area are in conformity with, and in furtherance of these CS policies. In the light of the adopted Core Strategy, there is no basis for reducing the amount of development planned for this area, or delaying its delivery to a later period. The matter of community development is one for the emerging SPD, master planning and the development management process. Furthermore, I regard this DPD as a satisfactory approach to planning for the North Growth Area: the preparation of an Area Action Plan might have been an alternative, but is not necessary.
- 2.41 Opposition has been expressed to the fact that the North Growth Area Urban Extension (NGAUE) (policy SA NGA2) in part covers land which was previously allocated as Proposed Public Open Space in the Adopted Review Colchester Borough Local Plan March 2004 (document CBC/EB/011). However, this land has remained in private ownership, and there has never been any proposal for public acquisition which would make the Local Plan proposal a reality. Nor is there any realistic likelihood of that occurring in the absence of the NGAUE allocation. The emerging SA DPD has clearly identified this area for development, and there has been adequate consultation on the proposal. The evidence base supports the North Growth Area policies. I do not regard the fact that Strategic Open Space within the area has not been identified on the Proposals Map justifies a conclusion that the document is unsound. Policy DP16 in the Development Policies DPD includes requirements for accessible strategic and local open space within new residential areas. This is a matter which can be left for the emerging SPD, master planning and the development management process. With regard to these existing open areas, I am also satisfied that there is adequate safeguarding for wildlife, provided for in particular by Development Policies DPD policy DP21.
- 2.42 At paragraph 2.18 above I deal with contentions about the economic downturn, the effect on housing delivery and the need to introduce additional flexibility into the document with respect to the timing of the release of greenfield sites for housing development. The same arguments have been raised in connection with the delivery of the required amount of housing in the North Growth Area. I consider that my Recommendation no 2, referred to in paragraph 2.19 is the appropriate answer to the situation and that no change is required to this part of the document to make it sound.

- 2.43 I do not agree that there is a need for the policy to provide for more mixed live-and-work opportunities within new residential areas of the North Growth Area to produce a more sustainable community and to reduce the need to travel. I consider that the approach of the document which is to focus B1 office uses in the Town Centre and Mixed Use Centres is appropriate. A policy which would permit employment opportunities in new residential communities would not be appropriate: it would fail to direct employment in accordance with the hierarchy, and would make it difficult for the Council to deal with proposals which would have negative impacts on residential amenity. Many employment opportunities within residential areas do not need planning permission or can be accommodated by the development management process. In addition, the area is well connected to existing and proposed employment provision.
- 2.44 Concern has been expressed about the adequacy of transport infrastructure to deal with the extent of new development. However, the policies require infrastructure to be provided, and each development proposal will have to be accompanied by a Transport Assessment. I am satisfied that the Council, working with the Highway Authority, has an adequate evidence base to underpin the decisions which have been made as to the allocations and the transport infrastructure required.
- 2.45 Another concern raised is in relation to the way in which infrastructure already committed through existing legal obligations will be related to new development in the NGAUE, and whether the Council will seek requirements which go beyond the terms of Circular 05/2005. Any contributions sought by the Council in respect of new infrastructure required as a direct result of a new development application will have to be justified on a rational basis. In this regard, from 6 April 2010 Regulations make it unlawful for a planning obligation to be taken into account in determining a planning application for a development, or part of a development, that is capable of being charged Community Infrastructure Levy (CIL), whether there is a local CIL in operation or not, unless it meets three tests: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and, (c) fairly and reasonably related in scale and kind to the development. It is unlikely that it would be possible for non-CIL development to be treated any differently in respect of planning obligations. I consider that policies SA NGA4 and NGA5 dealing with transport infrastructure are sound.
- 2.46 The necessity for an SPD to be prepared as a Master Plan for the Stanway Growth Area has been questioned, primarily on the basis that it will slow progress on residential development. There are important infrastructure considerations across this Growth Area which a Master Plan can address, with the added benefit of consultation taking place at the Growth Area level. The SPD is set out in the LDS for current preparation: I am told that the same

approach was taken to the Garrison Area, and that no delay resulted. I conclude that master planning by way of the preparation of SPD is sound. The content of paragraph 2.19 above concerning greenfield sites is relevant to the Stanway Growth Area.

- 2.47 Tiptree is a Rural District Centre as defined in the adopted Core Strategy Table CE1a. Table H1a, under policy H1 of the Core Strategy, shows a requirement of 680 dwellings, with a footnote explaining that the figures in this table are minimum numbers. I am not persuaded that the CS intentions for Tiptree, as needing to be fulfilled through the SA DPD, are excessive and out of scale with this sizeable settlement with a good town centre, albeit that there are shortcomings in the existing community infrastructure that are identified by the Parish Council.
- 2.48 It is clear from the discussion at the hearing that dwelling completion numbers change over time and it is not always straightforward to understand what is the net outcome. However, I am clear that the CS Table H1a figures subsumed a specific figure of 140 dwellings on a site at Grange Road, and that subsequent preparation of the SA DPD was based, until just before the publication of the submission document, on this intended allocation. This intention was supported by the Council's housing evidence base. Importantly, the figure of 140 dwellings, and the overall site within which they would be provided, justified an expectation of a mixed-use development comprising sports facilities, housing and employment land, recognising the potential for securing community benefits from the comprehensive development of a relatively large greenfield site, rather than several smaller sites. In addition to community benefits from the site itself and required infrastructure previously expected, there is now the prospect of the Warriors Rest Sports Ground being reconfigured to provide local youth sports development, assisting in addressing the identified playing pitch deficit.
- 2.49 The submission SA DPD reduced the extent of the Predominantly Residential allocation at Grange Road, whilst significantly increasing the Public Open Space notation (to include part of what had been shown as Predominantly Residential). I consider that this change from what had previously been envisaged is not credible, not supported by the evidence and is not the most appropriate strategy when considered against reasonable alternatives. What remains as 'Predominantly Residential' is not well related to the settlement and is unlikely to provide the expected community benefits. My **Recommendation No 3** sets out what is required to make policy SA TIP1 sound, incorporating minor changes which the Council has already promulgated. For the avoidance of doubt, the allocation subject to this recommendation encompasses the areas of land annotated Phases 1 & 3, 2 and, separately, 3, together with 'Village Green' on drawing C8120_L012, dated Feb 2009 submitted to the examination by Lawson Planning Partnership Ltd. Unless the

Proposals Map is amended at adoption in the way described the policy will be unsound.

- 2.50 I have considered the other sites in Tiptree put forward for residential development. There is no justification for any additional residential allocation in Tiptree. My conclusions in paragraphs 2.20 - 2.23 above are relevant. Nothing in the written representations or those made at the hearing lead me to consider that the document is unsound by omitting settlement boundary extensions and the greenfield sites put forward.
- 2.51 With regard to the allocation of the Employment Zone to enable Wilkin and Sons Ltd to expand, I am satisfied that an appropriate balance has been arrived at, taking into account the need for modernisation by a company with an iconic brand which is important for both Tiptree and the Borough, and the need to carefully consider the physical relationship of Tiptree with the neighbouring village of Tolleshunt Knights. With respect to the latter, I am satisfied that the remaining gap is sufficient to maintain a clear separation, although the detail to be considered in the development management process will be important. A minor change has been suggested by the Council to make clear the reason for this allocation. In respect of the site proposed by Wilkin and Sons Ltd to the east of Factory Hill for residential development, I am not persuaded that the need for additional funding for the new factory outweighs the general public need to carefully control additional development in Tiptree, and encroachment into the countryside. Furthermore, I consider that the Council's judgements in its SA are appropriate.

Issue 4 – Whether the policies will achieve adequate Strategic Areas of Open Space

- 2.52 The question raised is whether Strategic Areas of Open Space should be shown as allocations on the Proposals Map, it being argued that the extent of such open space should be open for public comment and that since it can be identified in later SPD, there is no reason why it should not be identified within the Site Allocations DPD. This issue arises from concerns raised about the soundness of the document in relation to the proposals for the North Growth Area, which I have dealt with at paragraph 2.41 above.
- 2.53 Paragraph 6.14 of the DPD sets out the definition of Strategic Areas of Open Space, where it is pointed out that, in Growth Areas, delivery is expected to coincide with the development timetable. I consider that there is no unsoundness in the document's approach to this, since the detailed definition of this space will come about through SPD, master planning or the development management process, all of which have provision for public consultation.

Issue 5 – Whether the document is sound in relation to phasing of greenfield residential allocations.

2.54 This issue has been addressed when dealing with housing at paragraphs 2.18 and 2.19 above. In that section of my report I found the document unsound in this regard without a change which I set out in my Recommendation No 2 in Annex 1.

3 Consequential changes

3.1 As a result of the recommendations which I have made, as explained above, it is necessary for one consequential change to be made to Chapter 1 of the document - Executive Summary. I set this out in my **Recommendation No 4** in Annex 1.

4 Overall Conclusions and Recommendation

4.1 There are no other matters raised which persuade me that the document is unsound and which warrant mention in this report.

4.2 It is not for me to 'improve' the document, or make it 'more sound'. My task is simply to follow the soundness criteria set out in Planning Policy Statement 12: "creating strong safe and prosperous communities through Local Spatial Planning".

4.3 **I conclude that, with the changes that I recommend, set out in Annex 1, the Colchester Borough Site Allocations DPD satisfies the requirements of s20(5) of the 2004 Act and meets the criteria for soundness in PPS12. For the avoidance of doubt, I endorse the Council's proposed minor changes, set out in the Annex 2 to this report.**

Terrence Kemmann-Lane

INSPECTOR

Annex 1**Changes that the Inspector considers are needed to make the plan sound**

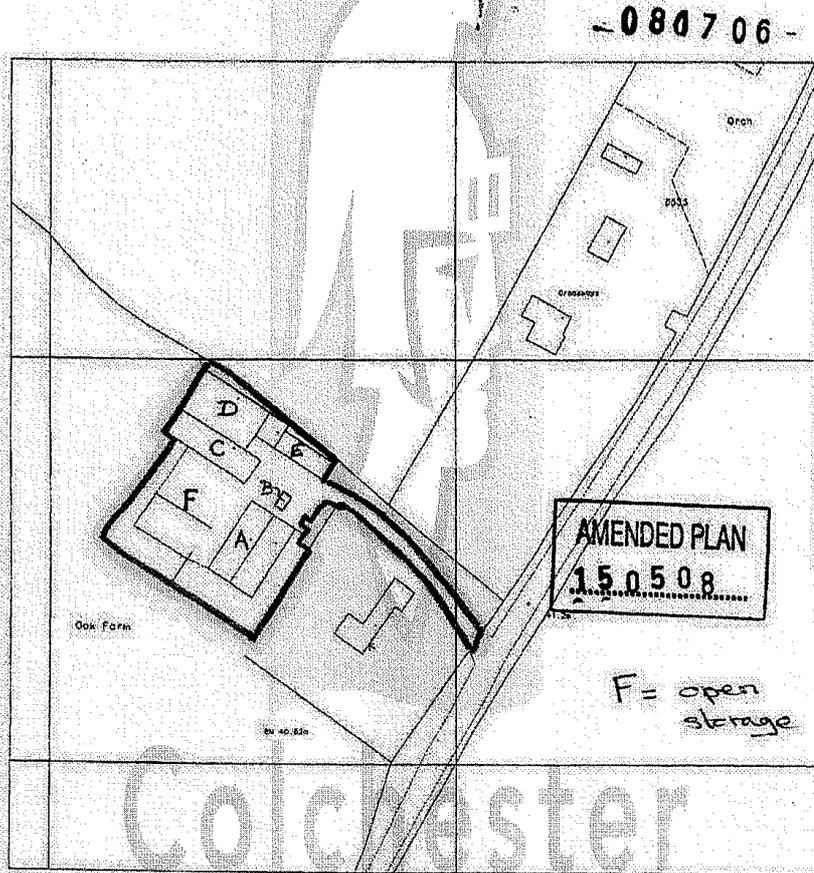
Inspector Change No. 1		
Policy/Paragraph:		<i>Within the table after paragraph 3.14</i>
Change:		
Site	Area in Ha	Comments
Oak Farm, Layer Marney	0.23	<ul style="list-style-type: none"> • New allocation – to be limited to the lawful use of the site • B8 distribution uses not considered appropriate • Site should be well screened to reduce the impact on the landscape • An ecological survey will be required as part of any future proposals for the site
Holly Lodge, Great Horkesley	0.21	<ul style="list-style-type: none"> • New allocation – to be limited to existing buildings on the site • Site should be well screened to reduce the impact on the landscape
Pattens Yard, Nayland Road, West Bergholt	0.43	<ul style="list-style-type: none"> • New allocation – to be limited to the lawful use of the site • Site should be well screened to reduce the impact on the landscape • Landscaping, including improved hard surfacing, required as part of any redevelopment • There is a population of great crested newts close to the site; an ecological survey will be required as part of any future proposals for the site

Note

The following plans supplied by the Council indicate the extent of these sites. Unless the Proposals Map is amended at adoption to identify these sites, the document will be unsound.



Siteplan[®] 1:1250

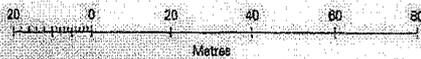


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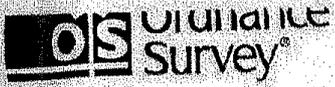


Centre Coordinates: 591590 217273

National Grid sheet reference at centre of this Siteplan: T12117

Supplied by: Trident Map Services
Serial Number: 00634000

OAK FARM
LAYER MARNEY
CO5 9XU



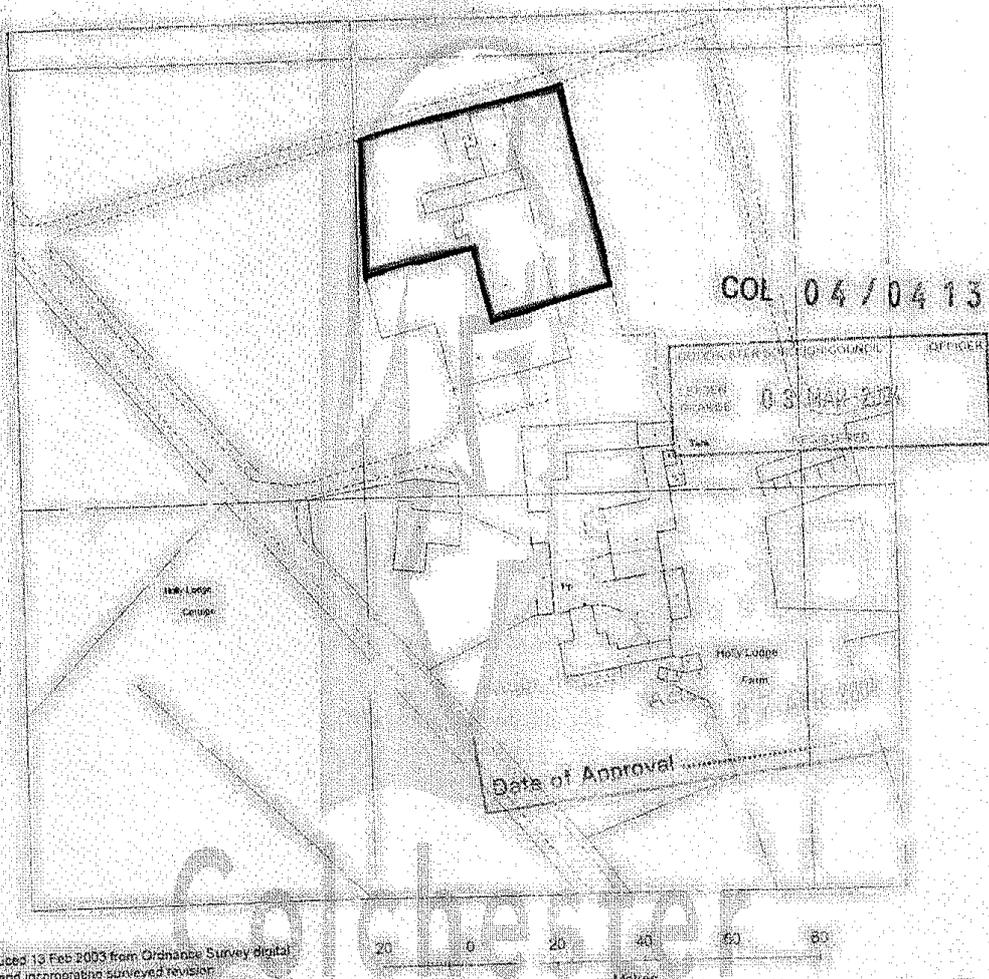
DRAWING



Holly Lodge,
Great Horkesley

Siteplan

1:1250 Scale



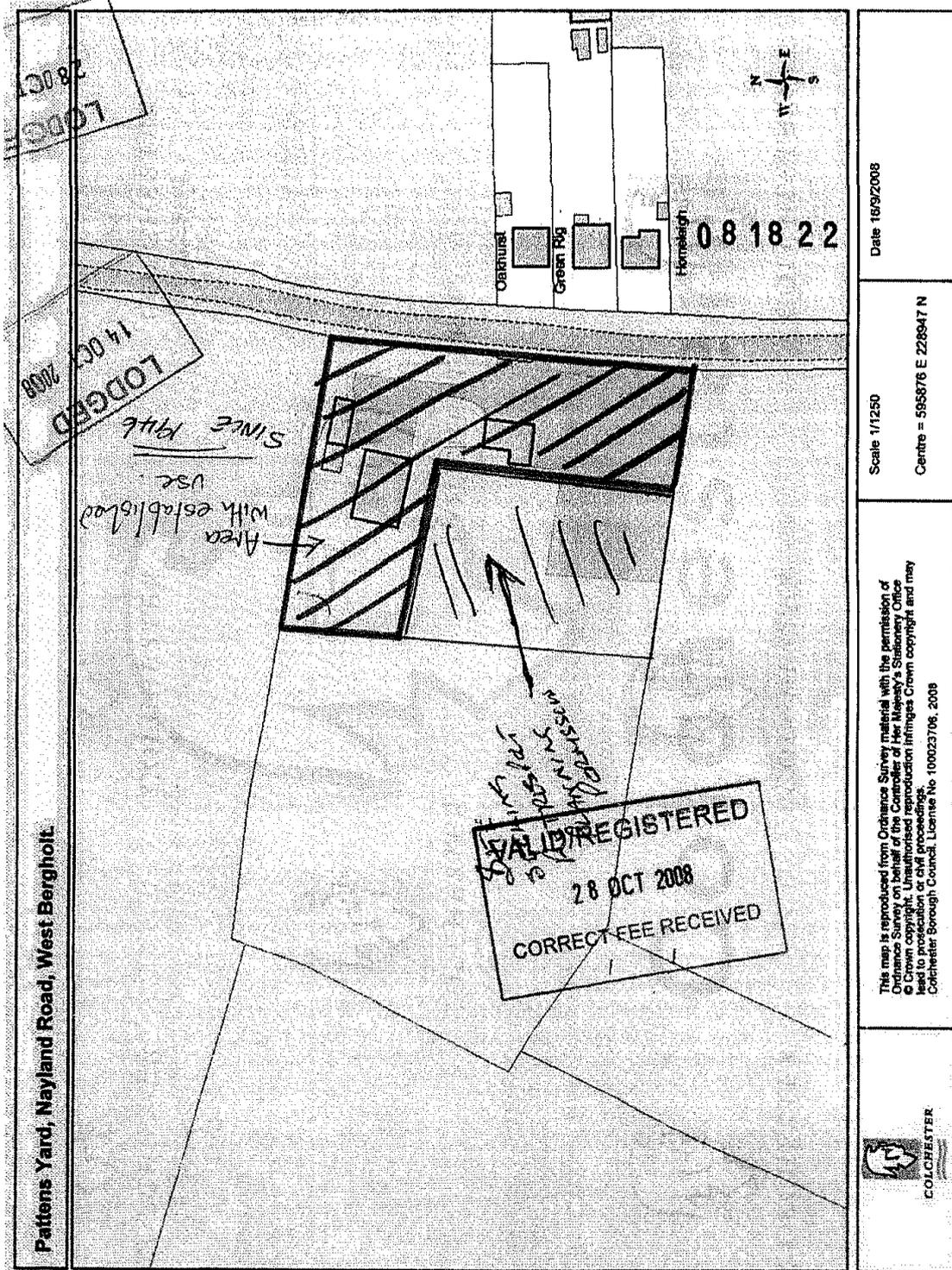
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HOLLY LODGE, HOLLY LANE
GREAT HORKESLEY
COLCHESTER
CO6 2AW



Inspector Change No. 2	
Policy/Paragraph:	After paragraph 4.21
Change:	
<p>New paragraph</p> <p>In the period leading up to the submission of this document there was a downturn in the UK economy reflecting a general global financial problem. Whilst, at the point of adoption of the document, it appears that a recovery is underway, there remains uncertainty, and difficulty for businesses to obtain necessary finance. This uncertainty and difficulty perhaps affects the housing market more than some others. It is therefore essential that the Council can act quickly to ensure the continued delivery of an adequate number of housing units in the Borough, certainly in advance of any necessary general review of the document. In the policies of this document there is generally an expectation that greenfield sites will not come forward until after 2016, which is subject to the caveat that sites will be brought forward if monitoring shows this to be necessary. This monitoring will need to take account of the 'lead' time for development, brought about by the need for surveys, design, etc, and the processes of development management. The Council intends to use all appropriate flexibility, particularly in the years immediately following adoption, to seek to ensure that the 5 year supply of housing, and its delivery, is not interrupted by general adverse economic circumstances.</p>	

Inspector Change No. 3	
Policy/Paragraph:	Policy SA TIP1 Residential Sites in Tiptree
Change:	
<p>Replace the text with the following:</p> <p>Policy SA TIP1 Residential sites in Tiptree Within Tiptree a number of small sites have been identified within areas allocated predominately residential on the Proposals Map which will contribute to the delivery of the housing targets identified in the Adopted Colchester Borough Core Strategy.</p> <p>In addition to this a site at Grange Road is allocated to deliver approximately 140 homes. Development of this site is not expected to commence until 2016. Development cannot take place until there is capacity at the Tiptree Sewage Treatment</p>	

Works. Development of the site will also be expected to deliver the following infrastructure;

- **Transport improvements (see policy SA TIP2)**
- **Open space, allotments, sport and recreational facilities in Grange Road.**

Inspector Change No. 4	
Paragraph:	1.19
Change:	
<p>Amend the text of the second sentence of paragraph 1.19 to read as follows:</p> <p>Additional land has been allocated to provide for approximately 140 new dwellings.</p>	

Annex 2

Schedule of minor changes put forward by the Council

Site Allocations DPD Minor Changes

Changes are listed in document order. It will also be necessary to renumber paragraphs in the final version due to the deletion/addition of text.

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
178	Page 5, paragraph 1.1	The development decision making process is informed by all of the documents that contribute to the LDF, as well as by national and regional policies, so individual LDF documents should not be read in isolation.	The development decision making process is informed by all of the documents that contribute to the LDF, as well as by national and regional policies and the RSS evidence base , so individual LDF documents should not be read in isolation.	Colchester Borough Council	Change proposed in light of revocation of RSS.
179	Page 5, paragraph 1.2, third sentence	The Core Strategy should be consulted for further details about the nature of the LDF system and its national, regional and local planning context.	The Core Strategy should be consulted for further details about the nature of the LDF system and its national, regional and local planning context.	Colchester Borough Council	Change proposed in light of revocation of RSS.
1	Page 5, paragraph 1.3	January/February 2008	January/February 2009	Colchester Borough Council	Change needed to correct factual error

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
180	Page 5, paragraph 1.6, second sentence	These sites reflect the approach set out in the Core Strategy and provide sufficient land to deliver the job targets in the East of England Plan.	These sites reflect the approach <i>and provide sufficient land to deliver the job targets</i> set out in the Core Strategy <i>and provide sufficient land to deliver the job targets in the East of England Plan.</i>	Colchester Borough Council	Change proposed in light of revocation of RSS
39	Page 6, Paragraph 1.11	...including transit corridors in North and East Colchester, along with trunk road and junction improvements.	...including transit corridors in North and East Colchester <i>as well as a new junction on the A12 Trunk Road (Junction 28).</i>	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity.
181	Page 7, paragraph 1.21	The final section of the document addresses how the Council will monitor delivery of the sites that have been allocated for development to ensure sufficient land is available to meet regional and local targets.	The final section of the document addresses how the Council will monitor delivery of the sites that have been allocated for development to ensure sufficient land is available to meet regional and local targets.	Colchester Borough Council	Change proposed in light of revocation of RSS.
182	Page 8, paragraph 2.2	The LDF is essentially a portfolio that consists of a collection of individual documents. Together with the East of England Plan (also known as the Regional Spatial Strategy), the LDF will provide the new 'Development Plan' which will over time replace the existing Local Plan and Essex Structure Plan. Upon adoption of the Development Policies and Site Allocations DPD's, all local plan policies will be superseded and the Local Plan will have been 'replaced.' The Local Development Scheme sets out	<i>Since the revocation of Regional Spatial Strategies (RSS) (the East Of England Plan being the relevant RSS for Colchester) by the Secretary of State for Communities and Local Government on 6 July 2010, the Development Plan for Colchester Borough comprises the Colchester LDF and the 'saved' policies from the Adopted Essex and Southend-on-Sea Structure Plan.</i> The LDF is essentially a portfolio that consists of a collection of individual documents. <i>The</i>	Colchester Borough Council	Change proposed in light of revocation of RSS.

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		the details of the documents the Council will prepare in the next few years and when each will be prepared.	<i>adoption of this Site Allocations DPD and the Development Policies DPD, supersedes the Adopted Review Colchester Borough Local Plan of March 2004, which will have been 'replaced'.</i> The Local Development Scheme sets out the details of the Development Plan Documents the Council will prepare in the next few years and when each will be prepared. <i>The Site Allocations DPD must be in conformity with the adopted Colchester Core Strategy. That document was founded upon the then extant East of England Plan. Whilst the evidence base for the East of England Plan remains material to the current DPD documents it needs to be clearly understood that the East of England Plan is no longer part of the Development Plan.</i>		
84	Page 8, Paragraph 2.3, 1 st sentence	The determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise (Section 36(6) Planning and Compulsory Purchase Act 2004).	The determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise (Section 38 (6) Planning and Compulsory Purchase Act 2004).	Colchester Borough Council	Typographical error
183	Page 8, paragraph 2.4	The Site Allocations DPD is only one part of the Development Plan and does not repeat national or regional planning	The Site Allocations DPD is only one part of the Development Plan and does not repeat national or regional planning	Colchester Borough Council	Change proposed in light of revocation of RSS.

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		<p>policy. Consequently, users must refer to a range of other policies and documents. In particular:</p> <ul style="list-style-type: none"> National planning policy contained in Planning Policy Statements (PPS) and Planning Policy Guidance (PPG); Regional policies contained in the Regional Spatial Strategy for the East of England (May 2008) and any subsequent reviews; The Core Strategy (2008); Relevant Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD). 	<p>policy. Consequently, users must refer to a range of other policies and documents. In particular:</p> <ul style="list-style-type: none"> National planning policy contained in Planning Policy Statements (PPS) and Planning Policy Guidance (PPG); Regional policies contained in the Regional Spatial Strategy for the East of England (May 2008) and any subsequent reviews; County level policies contained in the Essex & Southend-on-Sea Replacement Structure Plan (2001), the Essex and Southend Waste Local Plan (2001) and the Essex Minerals Local Plan (1996); The Core Strategy (2008); Relevant Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD). 		
85	Page 8, Paragraph 2.4, final bullet point	<ul style="list-style-type: none"> Relevant Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD). 	Delete bullet point	Colchester Borough Council	SPG / SPD are not part of the Development Plan. The Council supports a minor change to the text in the interest of clarity and consistency.
86	Page 8, Paragraph 2.5	This list is not exhaustive, and a holistic policy approach will be required against	This list is not exhaustive, and a holistic policy approach will be required against	Colchester Borough	The Council supports a minor change to the text

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		all relevant policies available at the time that applications for planning permission are made. Applicants are advised to seek preliminary advice....	all relevant policies available at the time that applications for planning permission are made. <i>Relevant Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD), for example, will be another important consideration.</i> Applicants are advised to seek preliminary advice....	Council	in the interest of clarity and consistency.
87	Page 9, Paragraph 2.14	Supplementary Planning Documents and Guidance: The Council is in the process of adopting a number of Supplementary Planning Documents that provide guidance on the likely planning obligations that will be sought from new development proposals in order to deliver sustainable communities. Current policy guidance on planning obligations include: Affordable Housing (current SPG adopted 2004 due to be replaced by updated SPD in December 2009); Community Facilities (SPD due to be adopted September 2009); Economic Development and Training (SPD due to be adopted 2010); Public Open Space, Sports and Recreation (SPD adopted July 2006); Education (County Council SPG adopted September 2004); and Transport (County Council Developers Guide to Infrastructure Contributions.	Supplementary Planning Documents and Guidance: The Council is in the process of adopting a number of Supplementary Planning Documents that provide guidance on the likely planning obligations that will be sought from new development proposals in order to deliver sustainable communities. Current policy guidance on planning obligations include: Affordable Housing (<i>current SPG adopted 2004 and shortly due to be replaced by updated SPD</i>); Community Facilities (<i>adopted September 2009</i>); Economic Development and Training (SPD due to be adopted 2010); Public Open Space, Sports and Recreation (SPD adopted July 2006); Education (County Council SPG adopted September 2004); and Transport (County Council Developers	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
			Guide to Infrastructure Contributions).		
88	Page 10, paragraph 2.20, final sentence	A detachable response form is included at the end of the document.	Delete sentence.	Colchester Borough Council	Response form no longer required.
89	Page 11, paragraph 2.27	A submission version of the Site Allocations document has now been published which the Council considers sound. The Council has discussed elements of the final draft with key stakeholders including Essex County Council, the Highways Agency, English Heritage, the Environment Agency and Natural England as statutory consultees. The document will be published in order for representations (relating to issues of soundness) to be made as required by the regulations before being submitted to the Secretary of State for examination. Any representations received will also be submitted to the Secretary of State and they will be considered by the Planning Inspector as part of the Examination in Public.	A submission version of the Site Allocations document was published for a six week period of public consultation during September and October 2009. The work undertaken during previous stages of consultation was important in the development of this submission document. The reports from the previous consultation exercises, the draft Sustainability Appraisal reports, and the evidence studies completed to date were all made publically available. The submission document and any representations made were then submitted to the Planning Inspectorate in November 2009 for public examination in Spring 2010.	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.
90	Page 12, paragraphs 2.28 to 2.31		Delete these paragraphs	Colchester Borough Council	The consultation details are no longer required.
184	Page 13, paragraph 3.1	Core Strategy policies CE1 to CE3 outline the Council's strategic position with regards to employment provision across	Core Strategy policies CE1 to CE3 outline the Council's strategic position with regards to employment provision	Colchester Borough Council	Change proposed in light of revocation of RSS.

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		the Borough up to 2021. As directed in the East of England Plan the Council will encourage economic development and will plan for the delivery of at least 14,200 jobs in Colchester between 2001 and 2021 to meet the Plan's target for 20,000 jobs in the Essex part of the Haven Gateway Growth Point (ie Colchester and Tendring).	across the Borough up to 2021. As directed in the East of England Plan the The Council will encourage economic development and will plan for the delivery of at least 14,200 jobs in Colchester between 2001 and 2021 to meet the Plan's target for 20,000 jobs in the Essex part of the Haven Gateway Growth Point (ie Colchester and Tendring).		
185	Page 14, paragraph 3.7, second sentence	The sites include both existing and proposed employment land which is required to deliver the Colchester portion of the 20,000 jobs within the Essex Haven Gateway target set by the East of England Plan.	The sites include both existing and proposed employment land which is required to deliver at least 14,200 jobs in Colchester between 2001 and 2021 the Colchester portion of the 20,000 jobs within the Essex Haven Gateway target set by the East of England Plan.	Colchester Borough Council	Change proposed in light of revocation of RSS.
124	Page 14, paragraph 3.9, final sentence	...but provide a valuable location function and employment opportunities in the rural areas.	...but provide a valuable location function and employment opportunities in both rural and urban areas.	Colchester Borough Council / Edward Gittins & Associates	The Council supports a minor change to the text in the interest of clarity and consistency.
150	Page 14, paragraph 3.12	...provides detail on how allocated land will be protected. More specific policies for allocated employment...	...provides detail on how allocated land will be protected. Policy DP10 provides further detail on tourism, leisure and culture uses. More specific policies for allocated employment...	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
5	Page 15, paragraph	31.20	34.42	Colchester	Change needed for

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
	3.13			Borough Council	accuracy
91	Page 15, paragraph 3.14, 2 nd sentence	Development Policy DP5 sets out the appropriate uses for allocated employment land subject to the site specific requirements listed below.	Development Policy DP5 sets out the appropriate uses for allocated employment land subject to the site specific requirements <i>where</i> listed <i>in the Comments column</i> below.	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.
125	Page 17, Kelvedon Road, Tiptree	7.48 ha, Existing Allocation	Delete site from the table	Colchester Borough Council	Included in error as site is now shown as residential, white land and proposed gypsy and traveller sites on Tiptree Submission Proposals Map.
41	Page 17, Anderson's Site, Marks Tey, first bullet point	Further development of site will require; <ul style="list-style-type: none"> Contributions to assist with any junction improvements required by Highways Agency and Essex County Council 	Further development of site will require; <ul style="list-style-type: none"> Contributions to assist with any junction improvements required by Highways Agency and Essex County Council. <i>Improvements / contributions towards public transport, cycling and walking links.</i>	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity.
37	Page 18, 3.14, Powerplus Engineering and Whitnell Contractors Site, School Road, Langham	Order securing diversion of existing definitive route Right of Way to be agreed and new route constructed	Delete	Langham Parish Council	Change needed for accuracy
126	Page 19, Total	135.9 ha	<i>128.4 ha</i>	Colchester Borough Council	Revised total to reflect additions and/or deletions of sites.
92	Page 20, Betts Factory,	<ul style="list-style-type: none"> Comprehensive redevelopment 	<ul style="list-style-type: none"> Comprehensive redevelopment 	Colchester	Typographical error

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
	1 st bullet point	required including land with Tendring District.	required including land with <i>in</i> Tendring District.	Borough Council	
149	Page 21, paragraph 3.15, 2 nd sentence	The policy puts the Town Centre at the top of the hierarchy as the preferred location for new Town Centre uses including retail, offices, leisure, and entertainment uses, with....	The policy puts the Town Centre at the top of the hierarchy as the preferred location for new Town Centre uses including retail, offices, leisure, hotels , and entertainment uses, with....	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
93	Page 21, paragraph 3.15	...Centres following in the sequential approach. The Core Strategy provides that....	...Centres following the sequential approach <i>in accordance with PPS4 (Planning for Sustainable Economic Growth)</i> . The Core Strategy provides that....	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.
162	Page 21, paragraph 3.18		New bullet point: <ul style="list-style-type: none"> • <i>Butt Road, Christchurch</i> 	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.
94	Page 22, paragraph 3.19	...but it can protect existing employment, stimulate new employment development, and accommodate new...	...but it can protect existing employment <i>land</i> , stimulate new employment development, and accommodate new...	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
186	Page 23, paragraph 4.2	The Council's Annual Monitoring Report has demonstrated that in recent years a very high percentage of new housing has been delivered on previously developed land. The East of England Plan has set Colchester an ambitious housing target but delivery in previous years has demonstrated that the annual requirement can be satisfactorily met. A large proportion of the land shown in the Housing Trajectory and in the Strategic	The Council's Annual Monitoring Report has demonstrated that in recent years a very high percentage of new housing has been delivered on previously developed land. The <i>East of England Plan</i> <i>Core Strategy</i> has set Colchester an ambitious housing target but delivery in previous years has demonstrated that the annual requirement can be satisfactorily met. A large proportion of the land shown in the Housing	Colchester Borough Council	Change proposed in light of revocation of RSS.

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		Housing Land Availability Assessment (SHLAA) is already allocated as residential or benefits from a current planning permission for residential use which has put the Borough Council in a good position to achieve the East of England target.	Trajectory and in the Strategic Housing Land Availability Assessment (SHLAA) is already allocated as residential or benefits from a current planning permission for residential use which has put the Borough Council in a good position to achieve the <i>East of England Core Strategy</i> target.		
187	Page 24, paragraph 4.8, first sentence	The Proposals Map which accompanies this document shows the land which the Council considers appropriate for residential allocation to deliver the regional housing targets in accordance with the framework set out in the Core Strategy.	The Proposals Map which accompanies this document shows the land which the Council considers appropriate for residential allocation to deliver the regional local housing targets in accordance with the framework set out in the Core Strategy.	Colchester Borough Council	Change proposed in light of revocation of RSS.
3	Page 24, paragraph 4.8	Final information is included within the Housing Delivery Paper, which forms part of the Council's evidence base.	Delete reference to the Housing Delivery Topic Paper. Amend to read: "Further information is included in the SHLAA which is updated regularly and forms part of the Council's evidence base."	Colchester Borough Council	It is considered that this information will be covered in the updated SHLAA.
95	Page 24, paragraph 4.9	...toward affordable housing in accordance with the SPD due December 2009. All new housing will also be subject...	...toward affordable housing in accordance with the SPD due to be adopted in 2010 . All new housing will also be subject...	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.
79	Page 24, paragraph 4.11	Many of the housing units to be delivered over the next 15 years are within the Regeneration Areas and Growth Areas, Further details relating to the site allocations for these areas are covered in	Many of the housing units to be delivered over the next 15 years are within the Regeneration Areas and Growth Areas, Further details relating to the site allocations for these areas are	Environment Agency	The Council supports a minor change to the text in the interest of clarity.

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		<p>the area specific sections found in this document. In addition to the Regeneration Areas and Growth Areas there are a number of other sites, listed in Policy SA H1 below which are expected to deliver new housing. Many of the sites are under construction or have extant planning consents. Others are covered by adopted Master Plans and Development Briefs. Where new proposals come forward they will be considered against policies in the Core Strategy and the Development Policies DPD. Planning contributions will also be sought in accordance with the Council's adopted guidance. There are also large areas allocated as predominantly residential on the Proposals Map which are not specifically identified in the list below but where further residential development may be appropriate.</p>	<p>covered in the area specific sections found in this document. In addition to the Regeneration Areas and Growth Areas there are a number of other sites, listed in Policy SA H1 below which are expected to deliver new housing. Many of the sites are under construction or have extant planning consents. Others are covered by adopted Master Plans and Development Briefs. Where new proposals come forward they will be considered against policies in the Core Strategy and the Development Policies DPD. Planning contributions will also be sought in accordance with the Council's adopted guidance. There are also large areas allocated as predominantly residential on the Proposals Map which are not specifically identified in the list below but where further residential development may be appropriate. <i>Planning permission will not be granted for development unless it can be demonstrated that the wastewater treatment and sewerage infrastructure can accommodate the development within the confines of existing consents. Furthermore, the receiving environment of additional flows must be able to meet water quality requirements in accordance</i></p>		

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			<i>with the Water Framework Directive. Anglian Water Services and the Environment Agency will advise on this matter.</i>		
188	Page 25, policy SA H1, first sentence	Within Colchester Borough (outside of the Growth Areas and Regeneration Areas) the following sites are allocated as predominantly residential on the Proposals Map to deliver housing targets identified in the Regional Spatial Strategy and the Council's Core Strategy	Within Colchester Borough (outside of the Growth Areas and Regeneration Areas) the following sites are allocated as predominantly residential on the Proposals Map to deliver housing targets identified in the Regional Spatial Strategy and the Council's Core Strategy	Colchester Borough Council	Change proposed in light of revocation of RSS.
170 (supersedes changes 135 + 66)	Page 25, Paragraph 4.12	The East of England Plan has been subject to a Single Issue Review into Gypsy and Traveller Accommodation in the East of England. The final policies were published on 20 July 2009 and require Colchester to have a total provision of 30 pitches in 2011 and provide an annual 3% compound increase in the total provision thereafter. This required level of provision is considerably higher than that proposed in the draft policy originally submitted to the Secretary of State. Whilst the Council was able to plan to meet the provision identified in the submitted policy recent increases recommended by the Panel Report and further increases subsequently made by the Secretary of	<i>The East of England Plan was formally revoked on the 6 July 2010. Prior to this the Plan had been subject to a Single Issue Review into Gypsy and Traveller Accommodation in the East of England. The final policies were published on 20 July 2009 and required Colchester to have a total provision of 30 pitches in 2011. When preparing the Site Allocations DPD the Council sought to identify 30 pitches in order to meet the 2011 minimum requirement. Although the East of England Plan has now been revoked the evidence behind the Plan and the Single Issue Review remain as relevant guidance. Policy SA H2 therefore allocates</i>	Colchester Borough Council	Change is required to update the text in the interests of clarity.

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		State mean that further study work will now be needed to meet these higher targets. This was made clear in the Council's response to the consultation on the Secretary of State's proposed changes in May 2009. The Council is currently able to identify 30 pitches...	<i>sites to provide 30 pitches for Gypsy and Traveller accommodation within the borough.</i>		
171	Page 26, Paragraph 4.13	The East of England Plan Policies H3 (Provision for Gypsies and Travellers) and H4 (Provision for Travelling Showpeople) now identify the numbers of additional transit pitches and plots required county-wide, provision for transit pitches and travelling showpeople will also need co-ordinated study work to determine an equitable division of allocations between districts. In the interim period the Council will seek to meet any identified need in accordance with Core Strategy Policy H5.	<i>The East of England Plan also required additional sites to be found for the post-2011 period. Future reviews of the Site Allocations DPD will consider the post-2011 requirements for pitches in the light of further government guidance still to be issued. The Essex Gypsy and Traveller Accommodation Assessment (GTAA) (Fordhams, 2009) will provide important evidence to inform any such review and currently indicates that the need for pitches in the borough is likely to be low.</i>	Colchester Borough Council	Change is required to update the text in the interests of clarity.
172 (supersedes change 136)	Page 26, Paragraph 4.14	The Essex Gypsy and Traveller Accommodation Assessment (Fordhams, 2009) indicates the need for Gypsy and Traveller pitches in Colchester is low. The revised version of East of England Plan Policy H3 (Provision for Gypsies and Travellers), however, requires Colchester to have a total provision of 30 residential	Delete paragraph	Colchester Borough Council	Change is required to update the text in the interests of clarity. Issues covered by paragraphs 4.12 and 4.13.

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		pitches for gypsy and traveller caravans by 2011. The Council will allocate land in the following locations for gypsy and traveller accommodation, as shown on the Proposals Map. These sites are either existing sites, have the benefit of planning permission or are subject to a current planning application which is considered acceptable in principle.			
137	Page 26, Policy SA H2, 1 st paragraph	The Council will allocate land in the following locations for gypsy and traveller accommodation, as shown on the Proposals Map. The sites will be considered suitable for the number of pitches listed below.	<i>The following locations are allocated</i> for gypsy and traveller accommodation, as shown on the Proposals Map. The sites will be considered suitable for the number of pitches listed below.	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
173 (supersedes change 67)	Page 26, Policy SA H2, final paragraph	Provision post-2011 will have regard to the need identified in the Essex Gypsy and Traveller Accommodation Assessment (Fordhams, 2009) and the 3% compound increase in pitch provision required by East of England Plan Policy H3 (requiring Colchester to provide a total of 40 pitches in 2021). Core Strategy Policy H5 provides criteria to assist in the identification of sites and determination of planning applications.	The Council will consider the need to allocate additional sites to provide for provision post-2011 in light of further government guidance. Any such review will have regard to the need identified in the Essex Gypsy and Traveller Accommodation Assessment (GTAA) and any authorised pitches provided through planning applications up to that date. Core Strategy Policy H5 provides criteria to assist in the identification of sites and determination of planning applications.	Colchester Borough Council	Change is required to update the text in the interests of clarity.
174	Page 26, paragraph 4.15 and 4.16	As the requirements of East of England Plan Policy H3 are expressed in pitches it	It has been necessary to make some assumptions with regards to pitch sizes.	Colchester Borough Council	Change is required to update the text in the

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		<p>has been necessary to make some assumptions with regards to pitch sizes. Existing sites may commonly have permission for a specific number of caravans but how many pitches this relates to is sometimes less clear. It is also necessary to make assumptions when estimating the potential number of pitches that could be accommodated by a site.</p> <p>The assumptions on size of pitch have been based on guidance within the Communities and Local Government Good Practice Guide on 'Designing Gypsy and Traveller Sites' (May 2008).</p>	Existing sites may commonly have permission for a specific number of caravans but how many pitches this relates to is sometimes less clear. It is also necessary to make assumptions when estimating the potential number of pitches that could be accommodated by a site. The assumptions on size of pitch have been based on guidance within the Communities and Local Government Good Practice Guide on 'Designing Gypsy and Traveller Sites' (May 2008).	Council	interests of clarity.
65 (updated)	Page 27, Paragraph 4.18		Add text to end of paragraph:required provision post-2011. <i>The nature of private gypsy and traveller sites means that they cannot be expected to viably and practically accommodate affordable units as part of the site. Social pitch provision is being developed at Severalls Lane, Colchester, as set out in Core Strategy Policy H5 and Site Allocations Policy SA H2.</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
133	Page 28, title above paragraph 5.7	Urban Renaissance Site Allocations	<i>Historic Environment</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.

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2	Page 29, paragraph 5.10	The varied history has left a legacy of forty Scheduled Monuments...Heritage.	The varied history has left a legacy of 45 Scheduled Monuments...Heritage.	Colchester Borough Council	Change needed to correct factual error
96	Page 29, paragraph 5.11	The Borough also contains four Historic Park and Gardens which are included...	The Borough also contains four Historic Parks and Gardens which are included...	Colchester Borough Council	Typographical error
97	Page 30, paragraph 5.20	PPS6, Planning for Town Centres, provides that local planning authorities should adopt a 'positive and proactive approach to planning for the future of all types of centres within their areas' including identifying centres and defining the extent of the primary shopping area.	<i>PPS4, Planning for Sustainable Economic Growth</i> , provides that local planning authorities should ' <i>set out a strategy that positively and proactively encourages economic growth</i> ' including identifying centres and defining the extent of the primary shopping area.	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.
189	Page 30, paragraph 5.21	<u>East of England Plan</u> 5.21 The East of England Plan identifies Colchester as a Key Centre for Development and Change where future growth is to be focused. The Town Centre provides the concentration of economic activity and infrastructure that is the basis for that designation, and North Station provides a main gateway for the Borough. Policy SS6 on City and Town Centres provides that Local Development Documents should 'ensure that land is allocated or can be made	Delete paragraph	Colchester Borough Council	Change proposed in light of revocation of RSS.

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		available to meet the full range of the City or Town Centre's identified needs'.			
98	Page 32, Policy SA TC1	Up to 270-390 hotel rooms	Up to 390 hotel rooms	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
151	Page 33, Policy SA TC1, part 3 (iii)	Hotels – the preferred sites for new hotels are St. Botolphs/Cultural Quarter. There is scope for additional provision at edge of centre/out of centre sites in Sheepen Road/Middleborough and the Cowdray Centre.	Hotels – the preferred sites for new hotels are St. Botolphs/Cultural Quarter. There is scope for additional provision at edge of centre/out of centre sites. # Sheepen Road/Middleborough and the Cowdray Centre.	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
42	Page 33, Policy SA TC1, final sentence	All new development will be expected to contribute to the enhancement of public realm, streets and open spaces.	All new development will be expected to contribute to the enhancement of infrastructure, travel plans , public realm, streets and open spaces.	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity.
163	Page 37, paragraph 5.39	The most relevant polices are;	The most relevant policies are;	Colchester Borough Council	Typographical error
190	Page 37, paragraph 5.40	East of England Plan 5.40 The Core Strategy is consistent with the East of England Plan and along with other Development Plan Documents, including the Site Allocations DPD, will implement the regional policies and targets as they relate to Colchester. The East Colchester	Delete paragraph	Colchester Borough Council	Change proposed in light of revocation of RSS.

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		<p>Growth Area and Regeneration Area will help deliver the following;</p> <ul style="list-style-type: none"> • A minimum of 17,100 new homes between 2001 and 2021 • The provision of 20,000 new jobs across the Essex part of the Haven Gateway (approx. 14,200 in Colchester) • The identification of Strategic Employment Sites. 			
4	Page 39, SA EC1, Site 2	No 2. Gas Works Site, Hythe Quay	No.2 <i>Former Timber Dock and adjacent sites, Hythe Quay</i>	Colchester Borough Council	Change needed for consistency/ clarity
44	Page 41, Policy SA EC2, item 4a	Works to enhance the river environment and create full public access to riverside areas. This will involve the provision of public pedestrian rights of way within development sites fronting the river. Schemes will be required to be designed to provide such access in attractive environments with the aim of creating a continuous footpath and cycleway as well as an attractive area for sitting.	Works to enhance the river environment and create full public access to riverside areas. This will involve the provision of public pedestrian rights of way within development sites fronting the river. Schemes will be required to be designed to provide such access in attractive environments with the aim of creating a continuous footpath and cycleway as well as an attractive area for sitting. <i>Contributions will also be sought towards the delivery of a comprehensive network of footpaths and cycleways across the whole of East Colchester.</i>	Colchester Borough Council / Essex County Council	The additional wording is required to clarify that footpaths and cycleways will be required across the East Growth area not just along the river front. This provides consistency with other policies in the Core Strategy (Policy TA2) and Site Allocations (EC3, 4, 6 and 8).

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43 (updated)	Page 41, Policy SA EC2, item 4b	The East Colchester Rapid Transport Corridor	<i>Public transport improvements including the East Transit Corridor</i>	Colchester Borough Council / Essex County Council / C-Bus	The Council supports a minor change to the text in the interest of clarity.
20	Page 42, Policy SA EC3, paragraph 5.59	Residential development should be restricted to upper levels in Flood Zones 2, 3a and 3b.	Residential development should be restricted to upper levels in Flood Zones 2 and 3a.	Environment Agency	Change needed for accuracy & consistency with PPS25
23	Page 43, paragraph 5.62	Whole paragraph	Move & insert whole paragraph to p.40 after paragraph 5.52	Colchester Borough Council	Change needed for clarity
127	Page 44, Para 5.67, 2 nd sentence. Last sentence	Measures are being investigated, as part of the overall Eastern Rapid Transport Corridor Study, to reduce car use and promote public transport to support growth. Land is safeguarded on the Proposals Map for future rapid transits links into the Town Centre serving East Colchester and beyond	Measures are being investigated, as part of the overall <i>East Colchester</i> Rapid Transport Corridor Study, to reduce car use and promote public transport to support growth Land is safeguarded on the Proposals Map for future <i>rapid transits links</i> <i>transit corridors</i> into the Town Centre serving East Colchester and beyond	C-Bus Colchester Borough Council	Improve Clarity of Document
45 (updated)	Page 44, Policy SA EC5	...for a future rapid transit link. New development on the south side....	...for a future <i>rapid</i> transit link. <i>Development will also be expected to safeguard land and secure contributions towards the proposed footpath / cycleway through the development areas on the north side</i>	Colchester Borough Council / Essex County Council /	The additional wording is required to clarify that the Transit corridor shown on the Proposals Map north of Magdalen Street is intended to include

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			<i>of Magdalen Street, between St. Botolph's Roundabout and Brook Street.</i> New development on the south side....	C-Bus	quality walking and cycling paths (see Appendix 1 - p88).
128	Page 46, Para 5.81		Add new text after bullet points: <i>These include bus priority measures, improved bus shelters and real-time bus information, increased off bus ticketing (e.g. vouchers, pre paid tickets), increased service frequencies, extended operation and modern high quality buses.</i>	C-Bus Colchester Borough Council	Improve Clarity of Document
99 (twice updated)	Page 47, Paragraph 5.82, final sentence	These include bus priority measures, improved bus shelters and real-time bus information, increased off bus ticketing (e.g. vouchers, pre paid tickets), increased service frequencies, extended operation and modern high quality buses. Bus priority routes have been identified on the proposals map and land will be safeguarded for a future rapid transit link into the Town Centre. The existing railway line between East Colchester and the Town Centre has great scope as a link to the Town centre from the east to cater for growth up to 2023 and beyond. A strip of land to the south of the existing rail line should be safeguarded.	<i>It is considered necessary to secure land for transit links before further developments in the area take place. The Colne Harbour Masterplan identified the potential for a link via Recreation Road to support growth in the area in the medium term. Land from the junction with Colne Causeway to Recreation Road should be safeguarded from development (alongside the foot/cycle path described in para 5.84). To cater for long term growth upto and beyond 2023 a strip of land to the south of the existing rail line should be safeguarded for a transit link between Hythe Station Road and Colchester Town</i>	Colchester Borough Council / C-Bus / Rapleys LLP	Improve Clarity of Document

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
			<i>Station. The safeguarding strip of land required will be at least 12 metres from the existing rail line, albeit the exact requirements for safeguarding shall be agreed on a site by site basis as development comes forward - either within an agreed Development Brief that outlines the principles of redevelopment for sites, or as part of the planning application process.</i>		
40 (updated)	Page 47, Paragraph 5.83	The provision of an associated park-and-ride facility serving East Colchester and Tendring is being investigated and will form part of a Borough wide park and ride strategy following delivery of a northern site. In addition station improvements have recently taken place at Hythe Station which will improve capacity and service.	<i>Colchester Borough Council in conjunction with the County Council continues to develop a Park and Ride Strategy for the town, with the northern site likely to be delivered in the next few years. This strategy may include other possible Park and Ride sites around the town, one of which may serve East Colchester and Tendring.</i> <i>In addition station improvements have recently taken place at Hythe Station, which will improve capacity and service.</i>	Colchester Borough Council / Essex County Council / C-Bus	The Council supports a minor change to the text in the interest of clarity.
46	Page 47, Paragraph 5.87	The Council's transport strategy for East Colchester is predominantly based on access to sustainable modes of transport. There will however also be a need to provide improvements to the highway	The Council's transport strategy for East Colchester is predominantly based on access to sustainable modes of transport. There will however also be a need to provide improvements to the	Colchester Borough Council / Essex County	The Council supports a minor change to the text in the interest of clarity and cross-referencing.

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		network which new development will contribute towards. Some schemes have already been agreed including substantial improvements to Greenstead Roundabout funded through the University Research Park transport contribution.	highway network which new development will contribute towards <i>including improvements to Greenstead Roundabout. Some developments such as the University Research Park have already contributed or committed to contribute towards highway network improvements.</i>	Council	
129	Page 47, Policy SA EC8 1 st para 3 rd sentence 2 nd para, 1 st sentenceLand will be safeguarded for the Rapid Transport Link between Colne Causeway and Recreation Road and land should be safeguarded alongside the south side of the railway from Hythe Station (Station Road) to Colchester Town. All new development will be expected to deliver and contribute towards improvements to public transport (including the East Colchester Rapid Transport Corridor Study), cycling and walking as well as the highway network.Land will be safeguarded for a <i>Transit</i> Link between Colne Causeway and Recreation Road and land should be safeguarded alongside the south side of the railway from Hythe Station (Station Road) to Colchester Town. All new development will be expected to deliver and contribute towards improvements to public transport <i>(including the development of the East Transit Corridor)</i> , cycling and walking as well as the highway network.	C-Bus Colchester Borough Council	Improve Clarity of Document
164	Page 49, paragraph 5.95	The most relevant polices are;	The most relevant <i>policies</i> are;	Colchester Borough Council	Typographical error
191	Page 50, paragraph 5.98	East of England Plan 5.98 The Core Strategy is consistent	Delete paragraph	Colchester Borough	Change proposed in light of revocation of RSS.

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		<p>with the East of England Plan and along with other Development Plan Documents, including the Site Allocations DPD, will implement the regional policies and targets as they relate to Colchester. The Garrison Growth and Regeneration Area will help deliver the following:</p> <ul style="list-style-type: none"> • A minimum of 17,100 new homes between 2001 and 2021 • The provision of 20,000 new jobs across the Essex part of the Haven Gateway (approx. 14,200 in Colchester) 		Council	
192	Page 53, paragraph 5.108	North Colchester is identified as a Strategic Employment Zone in the Core Strategy and the Haven Gateway Framework for Growth, in accordance with Policy E3 of the East of England Plan. There is approximately 100 hectares of employment land allocated, which provides good access to the strategic road network – the A12 and A120.	North Colchester is identified as a Strategic Employment Zone in the Core Strategy and the Haven Gateway Framework for Growth, in accordance with Policy E3 of the East of England Plan . There is approximately 100 hectares of employment land allocated, which provides good access to the strategic road network – the A12 and A120.	Colchester Borough Council	Change proposed in light of revocation of RSS.
165	Page 53, paragraph 5.110	The most relevant polices are;	The most relevant policies are;	Colchester Borough Council	Typographical error

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193	Page 53, paragraph 5.111	<p>East of England Plan</p> <p>5.111 The Core Strategy is consistent with the East of England Plan and along with other Development Plan Documents, including the Site Allocations DPD, will implement the regional policies and targets as they relate to Colchester. The North Growth Area will help deliver the following;</p> <ul style="list-style-type: none"> • A minimum of 17,100 new homes between 2001 and 2021 • The provision of 20,000 new jobs across the Essex part of the Haven Gateway (approx. 14,200 in Colchester) • The identification of Strategic Employment Sites. 	Delete paragraph	Colchester Borough Council	Change proposed in light of revocation of RSS.
100	Page 53, Paragraph 5.112	<p>North Colchester was identified as a Growth Area in the Core Strategy. The preferred policy option sought to direct development towards accessible and previously developed locations, and encourage regeneration. The Sustainability Appraisal accompanying the Site Allocations DPD has looked in more detail at the actual sites being proposed for development.</p>	<p>North Colchester was identified as a Growth Area in the Core Strategy. The preferred policy option sought to direct development towards accessible and previously developed locations, and encourage regeneration.</p>	Colchester Borough Council	This text is largely a repetition of paragraph 5.113. The Council supports a minor change to the text in the interest of clarity and consistency.

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76	Page 54, Paragraph 5.114access to employment opportunities. The Open Space, Sport and....access to employment opportunities. <i>The education authority has identified the need for early years and child care facilities and increased primary and secondary school capacity in the area. This is expected to be addressed as part of future development in the North Growth Area.</i> The Open Space, Sport and....	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
139	Page 55, Policy SA NGA1, 1 st bullet point	<ul style="list-style-type: none"> Residential (minimum no. of dwellings) - 4500 	<ul style="list-style-type: none"> Residential (minimum no. of dwellings) - 5000 	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
80	Page 55, Policy SA NGA1		Add third bullet point to end of first paragraph: <ul style="list-style-type: none"> <i>Community and educational facilities – new primary schools, early years and child care facilities, identification of a new secondary school site on a precautionary basis.</i> 	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
68	Page 55, Policy SA NGA1, criteria (f)	Land at Mill Road (Former Royal London sports facility)	Land at <i>The Myle</i> , Mill Road (Former Royal London sports facility)	Colchester Borough Council / Myland Parish Council / John Dickinson	The Council supports a minor change to the text in the interest of clarity.

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47	Page 55, Policy SA NGA1, final sentence	All new development will be expected to contribute by either on site provision of infrastructure or financial contributions to ensure the North Growth Area objectives are achieved.	All new development will be expected to <i>provide on site infrastructure as well as provide or contribute towards off site infrastructure improvements</i> to ensure the North Growth Area objectives are achieved.	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
70	Page 56, Paragraph 5.116, final sentence	Taking account of existing permissions, the outstanding number of units at 1.4.08, together with the new allocations, it is anticipated that approximately 4500 dwellings will be constructed in the North Growth Area.	Taking account of existing permissions, the outstanding number of units at 1.4.08, together with the new allocations, it is anticipated that <i>at least 5000</i> dwellings will be constructed in the North Growth Area.	Colchester Borough Council / Myland Parish Council / John Dickinson	The Council supports a minor change to the text in the interest of clarity and consistency with paragraph 5.109.
168	Page 56, Paragraph 5.117	Outline permission has been granted for the site for 1500 new homes in accordance with an adopted Master Plan / Design Brief.	Outline permission <i>was</i> granted for the site for 1500 new homes in accordance with an <i>approved</i> Master Plan/Design Brief. <i>The accompanying S106 agreement set out requirements related to on and off site transportation, community and educational infrastructure. In accordance with policy SA NGA4, the development will be required to contribute towards transport measures in the North Growth Area. Community Infrastructure Funding has already been secured to deliver the new A12 junction in advance of the development. Other sources of</i>	Colchester Borough Council	The Council supports a minor change in the interest of clarity and to update the text.

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			<i>funding including The Regional Growth Fund and government incentives for house building will also be pursued.</i>		
169	Page 56, Paragraph 5.118	A S106 agreement that is already in place includes a requirement for the construction of a new junction on the A12, construction of the North Approaches Road and bus corridor, and provision of a primary school and community facilities.	Delete paragraph	Colchester Borough Council	Issue now covered in paragraph 5.118
138	Page 56, Paragraph 5.119, 3 rd sentence	The area comprises approximately 100 hectares and will deliver a minimum of 2200 new dwellings.	The area comprises approximately 110 hectares and will deliver a minimum of 2200 new dwellings.	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
71	Page 56, Paragraph 5.121, final sentence	The development will also deliver the Queen Boudicca Primary School which is currently under construction.	The development <i>has</i> also delivered the Queen Boudicca Primary School which <i>opened in September 2009.</i>	Colchester Borough Council	The Council supports a minor change in the interest of clarity and to update the text.
69	Page 57, title Paragraph 5.123	Land at Mill Road (Former Royal London sports facility)	Land at <i>The Myle</i> , Mill Road (Former Royal London sports facility)	Colchester Borough Council / Myland Parish Council / John Dickinson	The Council supports a minor change to the text in the interest of clarity.
194	Page 57, paragraph 5.124, fourth sentence	However housing delivery will be monitored and if necessary the sites will be brought forward earlier in response to changing market demands, and to ensure delivery in accordance with the East of	However housing delivery will be monitored and if necessary the sites will be brought forward earlier in response to changing market demands, and to ensure delivery in accordance with the	Colchester Borough Council	Change proposed in light of revocation of RSS.

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		England Plan targets.	East of England Plan Core Strategy targets.		
74	Page 57, Paragraph 5.125	...will provide a focus for the new and existing community. The new A12 junction has been designed to allow for this greenfield development.	...will provide a focus for the new and existing community. Every effort has been made to 'future proof' the new A12 junction design to take account of growth planned for in the Core Strategy. However, the Highways Agency will expect Transport Assessments for the North Growth Area to identify impact and where necessary will seek contributions for improvements.	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity.
77 (updated)	Page 57, Policy SA NGA2	NGAUE Development will incorporate the following;	NGAUE Development will incorporate a minimum of 2200 new dwellings and make provision for the following;	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity.
81	Page 57, Policy SA NGA2, 1 st bullet point	<ul style="list-style-type: none"> A minimum of 2200 new dwellings 	Delete bullet point	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity (see also change 77).
82	Page 57, Policy SA NGA2, 4 th bullet point	<ul style="list-style-type: none"> The retention of Mile End playing fields unless suitable alternative provision is made 	Delete bullet point	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity. The fields are outside of the NGAUE so inclusion

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					in the list is not appropriate.
49 (updated)	Page 57, Policy SA NGA2, bullet point 6	New primary school(s)	<i>Education facilities (including secondary, primary, early years and child care)</i>	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
48	Page 57, Policy SA NGA2, bullet point 8	Sustainable transportation and highway improvements such as continuous links through the site for public transport, cycling and pedestrians.	<i>On and off site sustainable transport and highway improvements including</i> continuous links through the site for public transport, cycling and pedestrians.	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
101	Page 58, Paragraph 5.126, final sentence	The strategy will seek to facilitate the delivery of new office development in and around the Town Centre in accordance with PPS6.	The strategy will seek to facilitate the delivery of new office development in and around the Town Centre in accordance with <i>PPS4 (Planning for Sustainable Economic Growth)</i> .	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.
102	Page 58, Policy SA NGA3, criteria a)	Studio's	<i>Studios</i>	Colchester Borough Council	Typographical error
130	Page 59, para 5.130, last sentence	The new A12 junction, the Northern Approaches Road, and the North Colchester Transit Corridor are subject of an approved.....	The new A12 junction, the Northern Approaches Road, and the North Colchester Transit Corridor are subject of an approved planning application	C-Bus Colchester Borough Council	Improve Clarity of Document
131	Page 59, Para 5.131, 2 nd sentenceThe Northern Transit Corridor will provide buses with a dedicated corridor to the station from the Community StadiumThe <i>North</i> Transit Corridor will provide buses with a dedicated corridor to the station from the Community	C-Bus Colchester Borough	Improve Clarity of Document

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		and Cuckoo Farm employment area.	Stadium and Cuckoo Farm employment area.	Council	
72	Page 59, Paragraph 5.134, 1 st sentence	There are frequent radial public transport services from the station northwards along Mile End Road and Turner Rise to the hospital and onto Highwoods and Severalls.	There are frequent radial public transport services from the station northwards along Mile End Road and Turner Rise to the hospital and onto Highwoods and Severalls/ North Colchester Business Park.	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
123	Page 59, Paragraph 5.134, final sentence	Service patterns will need to be increased and greater penetration will be required into the Greenfield development areas.	Service patterns will need to be increased and greater penetration will be required into the greenfield development areas.	Colchester Borough Council	Typographical error
104	Page 59, Paragraph 5.135, final sentence	Work has already started on developing and area wide Travel Plan for the existing Severalls Business Park.	Work has already started on developing an area wide Travel Plan for the existing Severalls Business Park.	Colchester Borough Council	Typographical error
50	Page 60, Policy SA NGA4, 1 st Paragraph	Improvements to public transport infrastructure and services in terms of frequency, accessibility and quality will be sought.	Improvements to public transport infrastructure and services in terms of frequency, accessibility and quality will be required.	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity.
132	Page 60, Policy NGA5, 4 th bullet point	<ul style="list-style-type: none"> The North Transit segregated busway 	<ul style="list-style-type: none"> The North Transit Corridor 	C-Bus Colchester Borough Council	Improve Clarity of Document
51	Page 60, Policy SA NGA5, Bullet point 6	A133 Central Corridor (stage 1 short term measures)	Improvements to the A133 Central Corridor	Colchester Borough Council / Essex County	The Council supports a minor change to the text in the interest of clarity.

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				Council	
52	Page 61, Paragraph 5.137	A range of infrastructure is expected to be provided including additional primary school capacity; allotments; strategic...	A range of infrastructure is expected to be provided including additional <i>education and childcare facilities</i> ; allotments; strategic...	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity.
105	Page 61, Paragraph 5.137	...within the relevant areas. Standard charges will be applied across the North Growth Area to ensure delivery of infrastructure. Indicative green links are shown on the Proposals Map; the exact location will be determined by SPD's or planning applications.	...within the relevant areas. Standard charges <i>and/or the Community Infrastructure Levy</i> will be applied across the North Growth Area to ensure delivery of infrastructure. Indicative green links are shown on the Proposals Map; the exact location will be determined by SPDs or planning applications.	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.
195	Page 61, paragraph 5.138, third sentence	However housing delivery will be monitored and if necessary the sites will be brought forward earlier in response to changing market demands, and to ensure delivery in accordance with the East of England Plan targets.	However housing delivery will be monitored and if necessary the sites will be brought forward earlier in response to changing market demands, and to ensure delivery in accordance with the East of England Plan <i>Core Strategy</i> targets.	Colchester Borough Council	Change proposed in light of revocation of RSS.
196	Page 62, paragraph 5.139, third sentence	Stanway is identified as a Strategic Employment Zone in the Haven Gateway Framework for Growth, in accordance with Policy E3 of the East of England Plan.	Stanway is identified as a Strategic Employment Zone in the Haven Gateway Framework for Growth, in accordance with Policy E3 of the East of England Plan.	Colchester Borough Council	Change proposed in light of revocation of RSS.
166	Page 62, paragraph 5.141	The most relevant polices are;	The most relevant <i>policies</i> are;	Colchester Borough	Typographical error

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197	Page 62, paragraph 5.142	<p>East of England Plan</p> <p>5.142 The Core Strategy is consistent with the East of England Plan and along with other Development Plan Documents, including the Site Allocations DPD, will implement the regional policies and targets as they relate to Colchester. The Stanway Growth Area will help deliver the following;</p> <ul style="list-style-type: none"> • A minimum of 17,100 new homes between 2001 and 2021 • The provision of 20,000 new jobs across the Essex part of the Haven Gateway (approx. 14,200 in Colchester) • The identification of Strategic Employment Sites 	Delete paragraph	Council Colchester Borough Council	Change proposed in light of revocation of RSS.
73	Page 63, Paragraph 5.147	...the discharge consent at this STW. Sustainable drainage....	Add new sentence: ...the discharge consent at this STW. <i>Alternative means of sewage disposal to serve the allocated site would need to be agreed by both Anglian Water and the Environment Agency.</i> Sustainable drainage....	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
146	Page 64, Policy SA STA1	1. Residential (minimum no. of dwellings) - 800	1. Residential (minimum no. of dwellings) - <i>1800</i>	Colchester Borough	The Council supports a minor change to the text

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				Council	in the interest of clarity and consistency. The figure should refer to the total housing provision for the Stanway Growth Area rather than just the greenfield element.
140	Page 64, Policy SA STA1	All development will need to have regard to the following:	<i>A Master Plan will be prepared to ensure that the development is planned comprehensively and delivered in a co-ordinated manner. All planning applications will be expected to comply with the Master Plan and have regard to the following:</i>	Colchester Borough Council / Boyer Planning	The Council supports a minor change to the text in the interest of clarity.
19	Page 64, Policy SA STA1, No. 7	Planning permission will not be granted for development unless it can be demonstrated that the sewage treatment infrastructure can accommodate the development within the confines of existing consents.	Planning permission will not be granted for development unless it can be demonstrated that the <i>wastewater treatment and sewage</i> infrastructure can accommodate the development within the confines of existing consents.	Anglian Water	Change needed for clarity
106	Page 65, Paragraph 5.150, 1 st sentence	The Strategic Housing Land Availability Assessment and the Housing Trajectory, set out the number of units the sites are expected to deliver, taking into account existing planning consents and information from developers/landowners and contained in Planning Policy Statement 3.	The Strategic Housing Land Availability Assessment and the Housing Trajectory, set out the number of units the sites are expected to deliver, taking into account existing planning <i>permissions</i> , information from developers/landowners and <i>advice</i> contained in Planning Policy Statement 3.	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
122	Page 65, Paragraph 5.152	A S106 agreement that is already in place includes a requirement for the construction of a by-pass, provision of a primary school site and community centre site/building, sports building contribution and open space.	A S106 agreement that is already in place includes a requirement for the construction of a by-pass, provision of a primary school site and community centre site/building, sports building contribution and open space. <i>The land earmarked for the second phase of development at Lakelands is a Local Wildlife Site and environmental enhancements should be provided as part of the next phase of development of the site to mitigate for the impact on Local Wildlife Site Co62.</i>	Colchester Borough Council / Essex Wildlife Trust	The Council supports a minor change to the text in the interest of clarity and consistency as agreed in the Statement of Common Ground with Essex Wildlife Trust.

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18	Page 65, Stanway Growth Area, paragraph 5.154	The Haven Gateway Water Cycle Study reports that the Copford Sewage Treatment Works (STW) is at consented capacity. This allocation is within the Copford catchment area. Whilst the Council are confident that Anglian Water Services will apply for increased consent within the plan period for this STW as it already exceeds capacity, on a precautionary basis Policy SA STA1 makes it clear that development of this site cannot come forward until there is capacity to cope with the development at Copford STW.	The Haven Gateway Water Cycle Study reports that the Copford Sewage Treatment Works (STW) is at consented capacity. This allocation is within the Copford catchment area. Whilst the Council are confident that Anglian Water Services will apply for increased consent within the plan period for this STW as it already exceeds capacity, on a precautionary basis Policy SA STA1 makes it clear that development of this site cannot come forward until there is capacity to cope with the development at Copford STW. On a precautionary basis Policy SA STA1 makes it clear that development of this site cannot come forward until there is wastewater treatment and sewage infrastructure capacity to cope with the development.	Anglian Water	Change needed for clarity
141	Page 65, Paragraph 5.155	This site in its entirety covers approximately 8.9 hectares. However, it is understood that the site is currently in several ownerships and is affected by plans to extend the quarry. To be realistic about delivery it has therefore been necessary to phase the development as it is not certain that the full site area will be both deliverable and developable within	This site in its entirety covers approximately 8.5 hectares. However, it is understood that the site is currently in several ownerships and is affected by plans to extend the quarry. To be realistic about delivery it may therefore be necessary to phase the development as it is not certain that the full site area will be both deliverable and developable	Colchester Borough Council / Boyer Planning	The Council supports a minor change to the text in the interest of clarity and cross-referencing.

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		the plan period.	within the plan period. <i>Any phasing requirements will be established through preparation of the Master Plan for the Growth Area.</i>		
142	Page 66, Paragraph 5.156	The first phase of development comprises 3.3 hectares of land which is free of any ownership constraints and outside the standoff distance for a proposed extension to the boundary of Colchester Quarry (Essex County Council Minerals DPD Issues and Options Site A13 Fiveways Fruit Farm).	The first phase of development <i>is likely to</i> comprise 3.3 hectares of land <i>at the northern end of the site based on current information regarding</i> the standoff distance for a proposed extension to the boundary of Colchester Quarry (Essex County Council Minerals DPD Issues and Options Site A13 Fiveways Fruit Farm).	Colchester Borough Council / Boyer Planning	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
143	Page 66, Paragraph 5.157	Once the mineral workings have been completed a further 1.5 hectares of land will become available for residential purposes.	Delete paragraph	Colchester Borough Council / Boyer Planning	The Council supports a minor change to the text in the interest of clarity.
144	Page 66, Paragraph 5.158	In addition various smaller parcels of land totalling about 3.7 hectares adjoin the site and may be available for residential development in the future. They do however contain numerous trees which are subject to Tree Preservation Orders and any development will need to conserve and protect them.	In addition various smaller parcels of land totalling about <i>5.2</i> hectares <i>are allocated</i> for residential development in the future. They do however contain numerous trees which are subject to Tree Preservation Orders and any <i>detailed proposals will need to have regard to this constraint.</i>	Colchester Borough Council / Boyer Planning	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
145	Page 66, Paragraph 5.159	A statement of common ground was agreed during the Core Strategy examination between the planning, highway authorities and the developer for	Delete paragraph	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity. Wording unnecessary.

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		the development of this area.			
107	Page 66, Paragraph 5.161, 2 nd sentence	Post restoration of the quarry land as strategic area of public open space is planned to be provided and integrated with other restoration proposals.	Post restoration of the quarry land a strategic area of public open space is planned to be provided and integrated with other restoration proposals.	Colchester Borough Council	Typographical error
147	Page 66, Paragraph 5.164	There is sufficient immediately developable land to exceed the 800 dwelling target.	There is sufficient immediately developable land to exceed the greenfield target of 800 dwellings.	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
198	Page 67, paragraph 5.165, third sentence	However housing delivery will be monitored and if necessary the sites will be brought forward earlier in response to changing market demands, and to ensure delivery in accordance with the East of England Plan targets.	However housing delivery will be monitored and if necessary the sites will be brought forward earlier in response to changing market demands, and to ensure delivery in accordance with the <i>East of England Plan</i> Core Strategy targets.	Colchester Borough Council	Change proposed in light of revocation of RSS.
175	Page 67, Policy SA STA2	Residential development of the greenfield sites identified in Policy SA STA1 is not expected to commence until 2016. Two sites are partly constrained by proposals to extend Stanway Quarry and will not therefore be released until after 2021. A standoff distance is shown on the Proposals Map. However, some flexibility will be allowed in phasing to allow development to be brought forward where monitoring proves it necessary to ensure housing delivery in accordance with agreed targets.	Residential development of the greenfield sites identified in Policy SA STA1 is not expected to commence until 2016. Two sites are partly constrained by proposals to extend Stanway Quarry and will not therefore be released until after 2021. A standoff distance is shown on the Proposals Map. However, some flexibility will be allowed in phasing to allow development to be brought forward where monitoring proves it necessary to ensure housing delivery in accordance with agreed targets.	Colchester Borough Council and Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
84	Page 67, Paragraph	...around the Town Centre in accordance	...around the Town Centre in	Colchester	The Council supports a

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	5.169	with PPS6.	accordance with <i>PPS4. The Stanway Growth Area already contains a number of services and facilities to meet the needs of businesses and employees within the Employment Zone. The current service provision is therefore considered to be sufficient and no additional services and facilities will be required.</i>	Borough Council / CgMs Consulting	minor change to the text in the interest of clarity and cross-referencing.
155	Page 67, Paragraph 5.170	The Colchester Employment Land Study indicates a need to accommodate 45,100sqm of gross new floor space of manufacturing (B2) and warehouse (B8) developments between 2004 and 2021. Assuming a floor space to land ratio of 0.4:1 is achieved in these developments, then a maximum of 11.3ha of land will be required.	The Colchester Employment Land Study indicates a need to accommodate 45,100sqm of gross new floor space of manufacturing (B2) and warehouse (B8) developments between 2004 and 2021. Assuming a floor space to land ratio of 0.4:1 is achieved in these developments, then a maximum of 11.3ha of land will be required. <i>Future development at Stane Park is well related to the strategic highway network, highly accessible and expected to meet the identified need for additional good quality incubator premises across the Borough to accommodate and promote new and start up businesses. The Colchester Employment Land Study states that it is critical to make provision for small businesses, including proactive initiatives to link property</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.

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			<i>provision with business support. The consultants who undertook the Colchester Employment Land Study carried out further more detailed work focusing on Stane Park in response to a planning application. It identified inclusion of incubator space in that area as a key recommendation and noted that the proposal would include grow on space which will allow companies to graduate from the Incubator Centre into new office space without leaving Stane Park or Colchester.</i>		
83	Page 68, Policy SA STA3, 1 st paragraph	No further office development will be permitted within the Stanway Growth Area. There are considered to be sufficient services within the Stanway area to serve businesses and employees within the Employment Zones so no additional services and facilities will be required. Within the Strategic....	No further office development will be permitted within the Stanway Growth Area <i>beyond the 36,500sqm identified in the Core Strategy.</i> Within the Strategic....	Colchester Borough Council / CgMs Consulting	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
103	Page 68, Policy SA STA3, criteria a)	Studio's	<i>Studios</i>	Colchester Borough Council	Typographical error
152	Page 68, Policy SA STA3, 3 rd paragraph	New retail uses will not be permitted within the Stanway Growth Area.	<i>New Town Centre uses will not be permitted within the Stanway Growth Area.</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity
148	Page 68, Policy SA STA3, final sentence	Existing retail uses within areas of land allocated for employment and/or retail	<i>Once trading, the new Sainsbury's store on the north side of London</i>	Colchester Borough	The Council supports a minor change to the text

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		uses, will be permitted to relocate within these allocated areas of Stanway provided there is no net loss in available employment land.	<i>Road will form part of the Urban District Centre. Once relocated, the former Sainsbury's site, to the south of London Road, will be allocated as employment land. The Proposals Map will then be updated to show the new Sainsbury's site allocated as part of the Urban District Centre and the former Sainsbury's site will be designated as employment land within the Strategic Employment Zone.</i>	Council/ Indigo Planning	in the interest of clarity.
154	Page 68, Paragraph 5.173	Stanway is well located in relation to the strategic trunk road network. However improvements to the A12/A1124 Eight Ash Green Junction 26 as well as the surrounding highway network are required to accommodate the forecast growth in the area. The Stanway/Shrub End area is served by regular bus services feeding into...	Stanway is well located in relation to the strategic trunk road network. However improvements to the A12/A1124 Eight Ash Green Junction 26 as well as the surrounding highway network are required to accommodate the forecast growth in the area. <i>Stanway Road Improvements seeks to upgrade roads to the west and south of the area. A S106 Agreement has already secured funding as well as land to enable improvements at the B1022/Warren Lane junction if needed at some stage in the future. Further on-line improvements may also be required along Warren Lane between the Stanway Western Bypass and the B1022, particularly at</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.

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			<p><i>and in the vicinity of the Warren Lane/Dyers Road junction. Funding from the Garrison Development will be used for capacity and safety improvements along Gosbecks Road and Berechurch Hall Road. Possible other road improvements as a result of future development in the area may also be needed, these being identified by Transport Assessments for major developments.</i></p> <p>The Stanway/Shrub End area is served by regular bus services feeding into...</p>		
53	Page 68, Paragraph 5.173, last sentence	Future development must make provision to link residential developments to these key areas.	Future development must make provision to link residential developments to these key areas <i>not just by public transport but cycling and walking too.</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
54	Page 69, Policy SA STA4, 1 st Paragraph, final sentence	For non-residential developments organisations will need to become part of an area wide Travel Plan.	For non-residential developments, <i>where there is not an area wide Travel Plan, organisations will need to provide Travel Plans.</i>	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
55	Page 69, Policy SA STA4	In addition the following road schemes shown on the Proposals Map will be delivered as required;	In addition the following road schemes shown on the Proposals Map will be delivered;	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.

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				Council	
56	Page 69, Policy SA STA4, item d	Widening of the Stanway Western Bypass	Possible widening of the Stanway Western Bypass	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
78	Page 70, Paragraph 5.182	This includes increasing primary school capacity, allotments, strategic...	This includes additional education and child care facilities , allotments, strategic...	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
108	Page 71, Paragraph 5.184, 1 st sentence	Some of the employment land allocated in the Local Plan but not yet developed will be rolled forward and additional land will be allocated for employment purposes adjacent to Wilkin & Sons factory.	Some of the employment land allocated in the Local Plan but not yet developed will be rolled forward and additional land is allocated for employment purposes adjacent to Wilkin & Sons factory.	Colchester Borough Council	Typographical error
167	Page 71, paragraph 5.185	The most relevant polices are;	The most relevant policies are;	Colchester Borough Council	Typographical error
199	Page 71, paragraph 5.186	East of England Plan 5.186 The Core Strategy is consistent with the East of England Plan and along with other Development Plan Documents, including the Site Allocations DPD, will implement the regional policies and targets as they relate to Colchester. Development in	Delete paragraph	Colchester Borough Council	Change proposed in light of revocation of RSS.

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		Tiptree will contribute to Colchester's overall target of a minimum of 17,100 new homes between 2001 and 2021.			
176	Page 72, paragraph 5.191	...The expected number of dwellings on the site is 72. All sites expected to be delivered in the plan period are shown on the Proposals Map as predominantly residential. The larger sites are listed below. Smaller sites with planning permission (PP) on 1.4.08 have been grouped together. All sites are shown within the Housing Trajectory and SHLAA...	...The expected number of dwellings on the site is 72. All sites expected to be delivered in the plan period are shown on the Proposals Map as predominantly residential. The larger sites are listed below. Smaller sites with planning permission (PP) on 1.4.08 have been grouped together. All sites are shown within the Housing Trajectory and SHLAA...	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.
200	Page 72, policy SA TIP1, first sentence	Within Tiptree the following sites are allocated as predominantly residential on the Proposals Map to deliver housing targets identified in the Regional Spatial Strategy and the Council's Core Strategy;	Within Tiptree the following sites are allocated as predominantly residential on the Proposals Map to deliver housing targets identified in the Regional Spatial Strategy and the Council's Core Strategy;	Colchester Borough Council	Change proposed in light of revocation of RSS.
153	Page 72, Policy SA TIP1	Within Tiptree the following sites are allocated as predominantly residential on the Proposals Map to deliver housing targets identified in the Regional Spatial Strategy and the Council's Core Strategy; Rear of 51 Church Road 22 59 Maldon Road 8 Park Drive, Newbridge Road 6 Petrol Station, Maypole Road 31 Grange Road * 72	<i>Within Tiptree a number of small sites have been identified within areas allocated predominately residential on the Proposals Map which will contribute to the delivery of the housing targets identified in the Regional Spatial Strategy and the Council's Core Strategy.</i> <i>In addition to this a site at Grange</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		Other Small Sites with PP 51 Total 190 * Development of the Grange Road site is not expected to commence until 2016. Development cannot take place until there is capacity at the Tiptree Sewage Treatment Works. Development of the site will also be expected to deliver the following infrastructure;	<i>Road is allocated to deliver approximately 72 homes.</i> Development of <i>this site</i> is not expected to commence until 2016. Development cannot take place until there is capacity at the Tiptree Sewage Treatment Works. Development of the site will also be expected to deliver the following infrastructure;		
57	Page 72, Policy SA TIP1, bullet point 1	Road improvements	<i>Transport</i> improvements	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity.
201	Page 73, paragraph 5.193, first sentence	There are a number of existing Gypsy and Traveller sites in Tiptree which in accordance with requirements in the East of England Plan have been allocated on the Proposals Map	There are a number of existing Gypsy and Traveller sites in Tiptree which in accordance with requirements in the East of England Plan have been allocated on the Proposals Map	Colchester Borough Council	Change proposed in light of revocation of RSS.
134	Page 73, Paragraph 5.193	There are a number of existing Gypsy and Traveller sites in Tiptree which in accordance with requirements in the East of England Plan will be allocated on the Proposals Map. Further detail on this is provided in the housing section of this document which sets out how Gypsy and Traveller accommodation will be provided across the Borough.	There are a number of existing Gypsy and Traveller sites in Tiptree which in accordance with requirements in the East of England Plan <i>have been</i> allocated on the Proposals Map. Further detail on this is provided in the housing section of this document which sets out how Gypsy and Traveller accommodation will be provided across	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
			the Borough.		
177	Page 73, Paragraph 5.195	... In addition it is proposed to allocate a further 5.55 hectares of land for employment purposes on Factory Hill.	...In addition it is proposed to allocate a further 5.55 hectares of land for employment purposes on Factory Hill <i>which is only justified by the need for Wilkin and Sons Ltd to expand and bring up to date its business premises. The allocation is not to enable employment development which is unrelated to that company.</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
58	Page 73, Paragraph 5.198, second sentence	The Council will work in partnership with Essex County Council to ensure the ...	The Council will work in partnership with Essex County Council <i>and developers</i> to ensure the ...	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
59	Page 73, Paragraph 5.198, final sentence	Sustainable transport measures should be included in all new developments and Residential Travel Packs will be used to provide a stimulus, including financial incentives.	<i>All new developments shall include sustainable transport measures. Travel Plans and Residential Travel Packs will be required.</i>	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
60	Page 73, Policy SA TIP2	Development of the allocated housing sites in Tiptree will be required to provide highway capacity and safety improvements within the vicinity of the site (likely to include but not be limited to the Grange Road/Vine Road and Kelvedon Road junctions) as well as the routes between Tiptree and the A12 in particular	Development in Tiptree will be required to provide highway capacity and safety improvements within the vicinity of the site (likely to include but not be limited to the Grange Road/Vine Road and Kelvedon Road junctions) as well as the routes between Tiptree and the A12 in particular via Feering/Kelvedon.	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		via Feering/Kelvedon. The development will also be expected to contribute to a package of sustainable transport measures including public transport and provide incentives through Residential Travel Packs.	Development will also be expected to contribute to a package of sustainable transport measures including public transport. <i>Travel Plans and Residential Travel Packs will be required.</i>		
109	Page 74, Paragraph 5.200	The Core Strategy includes reference to greenfield sites not coming forward until 2016 to ensure the Council's regeneration proposals are not prejudiced. The additional housing in Tiptree on undeveloped land previously allocated for employment purposes is not expected to come forward until 2016. However housing delivery will be monitored and if necessary the site will be brought forward earlier in response to changing market demands and to ensure delivery in accordance with the East of England Plan targets.	Delete paragraph	Colchester Borough Council	Phasing is covered by Policy SA TIP1 (Residential Development in Tiptree) There is no need for repetition.
110	Page 75, Paragraph 6.1	...and encouraging participation in health active lifestyles.	...and encouraging participation in healthy active lifestyles.	Colchester Borough Council	Typographical error
111	Page 78, Paragraph 7.3	...that the impact of the development will impinge on the operation the transport network outside of the identified Growth Area a contribution...	...that the impact of the development will impinge on the operation <i>of</i> the transport network outside of the identified Growth Area a contribution...	Colchester Borough Council	Typographical error
112	Page 78, Paragraph 7.4	Schemes will either be subject to further consultation either as part of the planning....	Schemes will either be subject to further consultation either as part of the planning....	Colchester Borough Council	Typographical error

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
113	Page 78, Paragraph 7.5	There are currently four main junctions with the A12 from the from County Council's Local Highway network...	There are currently four main junctions with the A12 from the from County Council's Local Highway network...	Colchester Borough Council	Typographical error
202	Page 79, paragraph 8.2, final sentence	The Core Strategy translates these regional and national policies into locally distinctive policies which guide the future growth of the Borough.	The Core Strategy translates these regional and national policies into locally distinctive policies which guide the future growth of the Borough.	Colchester Borough Council	Change proposed in light of revocation of RSS.
114	Page 81, Paragraph 8.15	...with a brief description of each sites ecological interest and this study forms part...	...with a brief description of each site's ecological interest and this study forms part...	Colchester Borough Council	Typographical error
61	Page 82, 1 st bullet point for both sites	Contribution required towards highway and access improvements and alternative forms of transport on Mersea Island.	<i>Delivery of or contribution towards highway and access improvements required as well as for public transport, cycling and walking.</i>	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
203	Page 83, paragraph 9.5	The Site Allocations document is primarily focused on ensuring the land is available and in the right location to deliver the Core Strategy objectives and policies. As a result the impact of the Site Allocations document will be monitored to ensure there is sufficient land available and developable to enable delivery of regional and local targets and objectives. The monitoring of Site Allocation policies will be achieved by the use of existing Core Strategy targets which measure the extent to which the Borough is delivering the sites to meet East of England plan	The Site Allocations document is primarily focused on ensuring the land is available and in the right location to deliver the Core Strategy objectives and policies. As a result the impact of the Site Allocations document will be monitored to ensure there is sufficient land available and developable to enable delivery of regional and local targets and objectives. The monitoring of Site Allocation policies will be achieved by the use of existing Core Strategy targets which measure the extent to which the Borough is	Colchester Borough Council	Change proposed in light of revocation of RSS.

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		targets for jobs and housing. The Core Strategy target for homes is to meet the East of England Plan target for Colchester of at least 17,100 houses to 2021 and is associated with an indicator of housing completions per annum (net), which is tracked in the Housing Trajectory included in the Annual Monitoring Report. For jobs, the Core Strategy target is to deliver Colchester's share of the East of England Plan target of 20,000 new jobs to be created in the Haven Gateway to 2021, which is associated with the targets of amount of floorspace development for employment and leisure by type; the amount of employment development delivered in Growth Areas or Regeneration Areas; and the number of new businesses setting up in the Borough.	delivering the sites to meet East of England plan targets for jobs and housing. The Core Strategy target for homes is to deliver meet the East of England Plan target for Colchester of at least 17,100 houses to 2021 and is associated with an indicator of housing completions per annum (net), which is tracked in the Housing Trajectory included in the Annual Monitoring Report. For jobs, the Core Strategy target is to deliver Colchester's share of the East of England Plan target of 20,000 at least 14,200 new jobs to be created in the Haven Gateway to 2021, which is associated with the targets of amount of floorspace development for employment and leisure by type; the amount of employment development delivered in Growth Areas or Regeneration Areas; and the number of new businesses setting up in the Borough.		
204	Page 83, paragraph 9.6, second bullet point	The impact the policies are having with regards to national, regional and local policy targets and other elements of the LDF.	The impact the policies are having with regards to national, regional and local policy targets and other elements of the LDF.	Colchester Borough Council	Change proposed in light of revocation of RSS.
205	Page 85, Appendix 1 – Glossary	Development Policies – A document that the council have produced alongside the Site Allocations document to guide future	Development Policies – A document that the council have produced alongside the Site Allocations document	Colchester Borough Council	Change proposed in light of revocation of RSS.

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		development of the Borough. The Policies contained within this Development Plan Document, along with other relevant national, regional and Core Strategy policies, will replace the Local Plan Policies and be used to determine planning applications.	to guide future development of the Borough. The Policies contained within this Development Plan Document, along with other relevant national, regional and Core Strategy policies, will replace the Local Plan Policies and be used to determine planning applications.		
206	Page 85, Appendix 1 - Glossary	East of England Plan (also known as Regional Spatial Strategy/RSS) - A strategy formerly known as Regional Planning Guidance (RPG), for how a region should look in 15-20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal.	Add to end of definition: <i>“The East of England Plan was revoked by the Secretary of State for Communities and Local Government on 6 July 2010.”</i>	Colchester Borough Council	Change proposed in light of revocation of RSS.
207	Page 86, Appendix 1 - Glossary	Regional Spatial Strategy (RSS) (also known as East of England Plan) - A strategy formerly known as Regional Planning Guidance (RPG), for how a region should look in 15-20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and	Add to end of definition: <i>“The RSS was revoked by the Secretary of State for Communities and Local Government on 6 July 2010.”</i>	Colchester Borough Council	Change proposed in light of revocation of RSS.

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal.			
62	Page 88, Glossary – Transit Corridor	Transit Corridor – A rapid transit corridor provides a corridor for the fast and frequent movement of high quality public transport. Colchester's rapid transport corridors will provide unimpeded travel for express buses to bypass traffic congestion and link key facilities, centres, transport nodes, and neighbourhoods. These corridors will also provide quality walking and cycling paths.	Transit Corridor – A rapid transit corridor provides a corridor for the fast and frequent movement of high quality public transport. <i>Colchester's rapid transit corridors will enable buses and coaches</i> to bypass traffic congestion and link key facilities, centres, transport nodes, and neighbourhoods. These corridors <i>may</i> also provide quality walking and cycling paths.	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity.
115	Page 86, Appendix 1 - Glossary		Add new item – <i>Flood Risk Assessment – An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
63	Page 86, Appendix 1 - Glossary		Add new item – <i>Primary Schools – Facilities for pupils up to the age of 11 including provision for pre-school age children</i>	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity.
16	Page 86, Appendix 1 - Glossary	No current definition	Add definition: <i>Public Open Space includes all</i>	Colchester Borough Council	Change needed for clarity.

Reference Number	Page/Chapter/Policy/ number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
			<i>spaces of public value, usually in public ownership, which are generally accessible to the public and which provide important opportunities for sport, outdoor recreation as well as fulfilling an amenity function.</i>	Council	
17	Page 86, Appendix 1 - Glossary	No current definition	Add definition: <i>Private Open Space – Open spaces usually in private ownership that can fulfil similar functions as public open spaces but which tend to have significant access restrictions to the members of the public imposed through ownership rights or a requirement to pay to use facilities.</i>	Colchester Borough Council	Change needed for clarity.
116	Page 87, Appendix 1 - Glossary		Add new item – <i>Residential Travel Pack – Provide information regarding travel and transport between the site and key attractors. The Packs may also include vouchers for 12 months free travel on public transport.</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
117	Page 87, Appendix 1 - Glossary		Add new item – <i>Site of Special Scientific Interest (SSSI) – A SSSI is an area that has been notified as being of special interest under the Wildlife and Countryside Act 1981. They include the best examples of the Country's</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
			<i>wildlife habitats, geological features and landforms.</i>		
118	Page 88, Appendix 1 - Glossary		Add new item – <i>Sustainable Drainage Systems (SuDS) – A range of techniques for managing the runoff of water from a site. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
156	Page 89, Appendix 2 – References – Planning Policy Guidance and Statements	3 – Housing (November 2006)	3 – Housing (<i>June 2010</i>)	Colchester Borough Council	Updated to the text is required
119	Page 89, Appendix 2 – References – Planning Policy Guidance and Statements	4 – Industrial, commercial development and small firms (November 1992)	<i>4 – Planning for Sustainable Economic Growth (December 2009)</i>	Colchester Borough Council	The Council supports a minor change to update the text in the interest of clarity.
120	Page 89, Appendix 2 – References – Planning Policy Guidance and Statements	6 – Town centres (March 2005)	Delete	Colchester Borough Council	Superseded by PPS4 (December 2009). The Council supports a minor change to update the text in the interest of clarity.
157	Page 89, Appendix 2 – References – Planning Policy Guidance and Statements	12 – Local Development Frameworks (September 2004)	<i>12 - Local Spatial Planning (June 2008)</i>	Colchester Borough Council	Updated to the text is required
158	Page 89, Appendix 2 – References – Planning Policy Guidance and	15 – <i>Planning and the historic environment</i> (September 1994) (consultation July 2009 on consolidating	<i>5 - Planning for the Historic Environment (March 2010)</i>	Colchester Borough Council	Updated to the text is required

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
	Statements	PPS15 and 16) 16 – <i>Archaeology and planning</i> (November 1990) (consultation July 2009 on consolidating PPS15 and 16)			
159	Page 89, Appendix 2 – References – Planning Policy Guidance and Statements	20 – <i>Coastal planning</i> (September 1992, consultation July 2009 on becoming a supplement to PPS25)	20 – <i>Coastal planning</i> (September 1992)	Colchester Borough Council	Updated to the text is required
160	Page 89, Appendix 2 – References – Planning Policy Guidance and Statements	25 – <i>Development and flood risk</i> (July 2001)	25 – <i>Development and flood risk (March 2010)</i>	Colchester Borough Council	Updated to the text is required
161	Page 89, Appendix 2 – References – Planning Policy Guidance and Statements		25 Supplement – Development and Coastal Change (March 2010)	Colchester Borough Council	Updated to the text is required
75	Page 89, Appendix 2 – Essex Level Documents		Add item: Essex County Council, Developers' Guide to Infrastructure Contributions	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
208	Page 89, Appendix 2 – References, Regional Policy and Studies	Government Office for the East of England, East of England Plan, May 2008 Government Office for the East of England, Accommodation for Gypsies and Travellers and Travelling Showpeople in the East of England, A Revision to the Regional Spatial Strategy for the East of	Government Office for the East of England, East of England Plan, May 2008 (Revoked by the Secretary of State for Communities and Local Government on 6 July 2010) Government Office for the East of England, Accommodation for Gypsies	Colchester Borough Council	Change proposed in light of revocation of RSS.

Reference Number	Page/Chapter/Policy/number in Submission DPD	Original text	Revised text (Proposed changes are shown in bold and italics. Strikethrough and italic text is used where appropriate to indicate deletions)	Suggested by	Reason
		England, July 2009	and Travellers and Travelling Showpeople in the East of England, A Revision to the Regional Spatial Strategy for the East of England, July 2009 (<i>Revoked by the Secretary of State for Communities and Local Government on 6 July 2010</i>)		
209	Page 89, Appendix 2 – References, Essex Level Documents		Add new items – <i>Essex County Council and Southend-on-Sea Borough Council, Essex & Southend-on-Sea Replacement Structure Plan, 2001</i> <i>Essex County Council and Southend-on-Sea Borough Council, Essex & Southend Waste Local Plan, 2001</i> <i>Essex County Council, Minerals Local Plan, 1996</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
64	Page 89, References, Essex Level Documents		Add new item – <i>Essex County Council, Childcare Sufficiency Assessment 2008</i>	Colchester Borough Council / Essex CC	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
121	Pages 93 to 99, Representation Form and Monitoring Questions		Delete pages	Colchester Borough Council	Pages relate to the publication stage consultation and are no longer relevant.