



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 DEVELOPMENT POLICIES
DEVELOPMENT PLAN DOCUMENT**

Document submitted for examination on 30 November 2009

Examination hearings held on 15 and 20 April 2010

File Ref(s): PINS/A1530/429/5

CONTENTS

	Page
Non-Technical Summary	1
Legal Requirements	1
Introduction & Overall Conclusions	2
Assessment of Soundness	2
Overall Conclusions	6
Annex	7
<i>Schedule of minor changes put forward by the Council</i>	

ABBREVIATIONS USED IN THIS REPORT

AA	Appropriate Assessment
CIL	Community Infrastructure Levy
DPD	Development Plan Document
LDS	Local Development Scheme
LDF	Local Development Framework
PPS	Planning Policy Statement
s	Section
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy

Non-Technical Summary

This report concludes that the Colchester Borough Development Policies Development Plan Document provides an appropriate basis for managing development in the borough. The Council has sufficient evidence to support the policies.

The Council has put forward a schedule of minor changes in order to bring the document up to date factually, correcting minor errors, to add clarity or to improve consistency, in part responding to points raised and suggestions discussed during the public examination. The changes do not alter the thrust of the Council's development policies. No changes are needed to meet legal and statutory requirements.

Legal Requirements

Local Development Scheme (LDS)	The Development Policies 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 that as a result of the scoping exercise carried out at the SA Scoping stage, there is no need for an Appropriate Assessment.
National Policy	I am satisfied that the Development Policies 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 Development Policies DPD complies with the Act and the Regulations.

Introduction and Overall Conclusion

- 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 Development Policies DPD in terms of the above matters, as required by s20(7) of the 2004 Act. 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 Development Policies 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.
- 1.3 A schedule of minor changes has been put forward by the Council which are factual updates, corrections of minor errors or other minor amendments in the interests of clarity. 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 the Annex to this report. 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.

2 Assessment of Soundness

- 2.1 I consider that the policies of the Development Policies DPD are in conformity with the adopted Colchester Borough Core Strategy, and that they are consistent with national policy and advice as set out in Circulars, Planning Policy Statements and Planning Policy Guidance Notes.

Issue – Whether the document provides an appropriate basis for managing development in the borough

- 2.2 The policies stem from and elaborate on the Colchester Borough Core Strategy policies. There is occasional repetitiveness of these and national policies, but where this occurs they add clarity by bringing policies together in one document and generally bring local distinctiveness. The explanation of the policies provides more detail and guidance. I comment on individual policies only where necessary: all the other policies I conclude are sound.
- 2.3 Policy DP3 sets out the Council's approach to Planning Obligations and the Community Infrastructure Levy (CIL). The Community Infrastructure Levy Regulations 2010 brought this new planning

charge into force on 6 April 2010. It is therefore understandable that Policy DP3 sets out an intended approach rather than a more precise policy as to how the Community Infrastructure Levy will be implemented alongside the existing powers for planning obligations under section 106 of the Town & Country Planning Act 1990. In March 2010 the previous government produced 'An Overview note on the Community Infrastructure Levy' which foreshadowed a new policy for planning obligations and a replacement for Circular 5/05, together with new guidance and support for local authorities concerning the setting and operation of CIL, including the effective use of planning obligations alongside CIL. It remains to be seen what the new coalition government will do in this respect. I consider that it is helpful to have the Council's intentions stated in this way, and that it is the most appropriate strategy when considered against the reasonable alternatives.

- 2.4 Policy DP5 is a detailed policy, helping the delivery of 14,200 jobs required by the Core Strategy and the protection and enhancement of existing employment. I do not agree with representations that there is a need for the policy to provide for more mixed live-and-work opportunities within residential areas to reduce the need to travel. I consider that the policy is appropriate in focusing B1 office uses in the Town Centre and Mixed Use Centres. An addition to this policy which would permit employment opportunities in all existing and 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.
- 2.5 I consider that there is sufficient clarity with regard to the nature of business uses which are acceptable within the Employment Zones. As far as particular employment uses in rural Local Employment Zones are concerned, the Local Employment Zones table in the Site Allocations DPD provides the necessary site-specific requirements for individual zones.
- 2.6 I do not consider that Policy DP6 dealing with Colchester Town Centre uses should embrace Urban District Centres, including further support for retail uses and/or developing strategies for strengthening centres within the Borough. I consider that such an addition is unnecessary since the policy for Urban District Centres is sufficiently set out in Core Strategy policy CE2b. Of necessity these Urban District Centres are situated around the Town Centre and within Colchester town, and therefore the policy is resistive of new retail proposals as they are to meet identified local needs and do not compete with the town centre.
- 2.7 I consider that Policy DP7, dealing with local centres and individual shops, should not be made more flexible since the policy of the Core Strategy is that higher order retail facilities should be located in the town centre.

- 2.8 Policy DP13 supports the housing policies of the Core Strategy. I am not convinced by the arguments about difficulties in obtaining planning permission for replacement dwellings where a Lawful Use Certificate has been obtained, nor about separate residential annexes for the purposes of providing care.
- 2.9 Policy DP15 deals with the retention of open space and sports facilities. I consider that it would not be appropriate or necessary to change the policy so that it deals with other facilities. There is no need for this policy to cover the provision of major public open space, to make up for what is contended is a deficiency in the Council's plans for the development of new Housing Growth Areas. I consider the provision of open space to cater for a Growth Area is a matter for the Site Allocations DPD and the subsequent development management process. In addition, policy DP16 deals with Private Amenity Space and Open Space Provision for New Residential Development.
- 2.10 I consider that policy DP16 is flexible and effective in terms of the provision of private amenity space for various forms of dwelling, including the question of the extent to which overlooking is accessed with regard to shared communal space. I note that guidance on 'shared space streets' is provided in the Essex Design Guide Urban Place Supplement. It would be inappropriate to consider such places as an alternative to public areas of strategic or local open space. As noted in paragraph 7.7 of the explanation to this policy, there is further guidance on open space requirements provided in the Open Space, Sport and Recreational Facilities Supplementary Planning Document. In addition, the evidence base for this policy includes the Council's 'PPG17 Study'. It is unnecessary for this policy to include guidance on the provision of new sports facilities, including sports pitches, since other policies deal with such facilities.
- 2.11 The only contentious element of Policy DP18 is related to Park and Ride. I am satisfied that the policy includes a requirement for a full business case, including demand/need and economic sustainability, which covers Park and Ride schemes as well as other elements of transport infrastructure. Furthermore, as far as use of rail is concerned, the Council is part of the Essex and South Suffolk Community Rail Partnership, so that whilst 'Park and Rail' is not specifically mentioned in the policy, it is clear that it is not overlooked and can be accommodated within the policy and its explanation.
- 2.12 Representations have been made that policy DP25 will be ineffective, not making a significant impact on energy consumption and that it fails to make provision for innovation and does not account for the high energy requirements unique to Colchester. I cannot see that there is anything in the policy which suggests that innovative renewable energy technologies will not be supported.

Nor can I see that Colchester has uniquely high energy requirements which lead to a need for an individual local approach.

- 2.13 In this respect the prime responsibility for ensuring an adequate energy supply for the country rests with national government. It is unrealistic to expect an individual local authority to plan for renewable energy developments, and seek to ensure that they are carried out, which would meet its area's total needs or some proportion of them. The arguments put forward also ignore the huge development in offshore wind farms in the Thames Estuary and off the coasts of Essex, Suffolk and Norfolk, and plans for nuclear power station developments in Essex and Suffolk to take relatively local examples - plans which the new government seems set to retain. It appears to me that it is also likely that there might well be fairly rapid development of energy generation powered by tides and waves for which the sea areas close to Colchester might well provide suitable locations. Furthermore, I cannot see how the Borough Council could itself promote and fund renewable energy projects.
- 2.14 Thus I conclude that Policy DP25 follows an appropriate course of encouraging renewable energy developments, and is consistent with the Core Strategy and national guidance. Whilst I understand, in view of the need to maximise production of renewable energy, the suggestion that the policy might be worded to unconditionally support any proposals anywhere in the borough with this policy taking precedence over all other planning policies, I cannot agree that this would be acceptable in terms of national guidance and I doubt that the Courts would uphold such a policy in the event of challenge.
- 2.15 National guidance to local authorities with regard to combating climate change, reducing carbon emissions, and encouraging renewable energy sources has been emerging and developing in recent years, including during the time when Colchester's Local Development Framework (LDF) documents have been in the course of preparation. This remains a developing policy area, and one in which the new coalition government will no doubt be setting out its own policies in due course. The Development Policies DPD, and policy DP25 in particular, have to be seen in this context. It will be necessary for the Council to keep the LDF documents under review and to prepare revisions for public consultation at opportune moments.
- 2.16 I agree that the future work of the Council, in terms of taking forward policies for combating climate change, reducing carbon emissions, and encouraging renewable energy sources, requires consultation and collaborative working with interested parties. In this regard I have no doubt that the Council will seek constructive dialogue as time goes on, particularly with local people who have a specific interest and expertise in this field.

- 2.17 The desirability of reducing energy consumption rates from existing buildings raises perhaps intractable problems, particularly in respect of historic buildings, the nature of which and the desirability of preserving them, adds to the difficulty. Certainly national policy with regard to listed buildings and conservation areas would need to be changed if over-cladding were to be considered an available solution. In any event, policy DP25 does not seek to address measures for the reduction of energy consumption, although other policies seek to achieve this in other ways. There is no suggestion before me of a policy approach which would be acceptable in terms of overarching national guidance and policies.
- 2.18 The explanation for the policy makes clear that wind farms are covered and I see no need to refer specifically to onshore wind farms.
- 2.19 I have considered whether this document is unsound because it does not provide a policy explicitly relating to the provision of housing for older people in the form of Continuing Care Retirement Communities or retirement villages. Policy wording has been suggested, divided into two parts. The first part would deal with retirement living in the urban areas. I see no need for this, since other policies of the plan, and of the Core Strategy, would enable such a proposal to be considered. In particular policy H3 - Housing Diversity of the Core Strategy and policy DP 12 - Dwelling Standards of this document. The second part of the suggested policy would allow for large-scale Continuing Care Retirement Communities or retirement villages to be permitted on land beyond built-up areas and urban extension sites. A blanket policy of the kind suggested would not be justified, would not be consistent with national policy, and would not conform to Colchester's Spatial Strategy.
- 2.20 I conclude that the document provides an appropriate basis for managing development in the borough.

3 Overall Conclusions

- 3.1 It is not for me to 'improve' the document, or make it 'more sound'. My task is simply to follow the criteria of soundness set out in Planning Policy Statement 12: "creating strong safe and prosperous communities through Local Spatial Planning". **I conclude that the document is sound: the Colchester Borough Development Policies 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 to this report.**

Terrence Kemmann-Lane

Inspector

Annex

Schedule of minor changes put forward by the Council

Development Policies 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
68	Page 5, paragraph 1.1, final two sentences	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 Policies document includes a list of relevant national, regional and local policies for each policy to aid understanding of policy links.	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 Policies document includes a list of relevant national, regional and local policies for each policy to aid understanding of policy links.	Colchester Borough Council	Change proposed in light of revocation of RSS.
3	Page 5, Paragraph 1.3	...on the Council's preferred approach in January/February 2008 (Regulation 25), and this.....	...on the Council's preferred approach in January/February 2009 (Regulation 25), and this.....	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
69	Page 7, 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. The Local Development Scheme sets out the details of the documents the Council will prepare in the next few years and when each will be prepared.	<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. The LDF is essentially a portfolio that consists of a collection of individual documents. The adoption of this Development Policies DPD and the Site Allocations DPD, supersedes the Adopted Review Colchester Borough Local Plan of March 2004, which will have been 'replaced'. 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. The Development Policies 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</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
			<i>clearly understood that the East of England Plan is no longer part of the Development Plan.</i>		
45	Page 7, Paragraph 2.3	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
70	Page 7, paragraph 2.4	The Development Policies Development Plan Document (DPD) is only one part of the Development Plan and does not repeat national or regional planning policy. Consequently, users must refer to a range of other policies and documents when using the policies. In particular: <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). 	The Development Policies Development Plan Document (DPD) is only one part of the Development Plan and does not repeat national or regional planning policy. Consequently, users must refer to a range of other policies and documents when using the policies. In particular: <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 	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
			Guidance (SPG) and Supplementary Planning Documents (SPD).		
46	Page 7, Paragraph 2.6	A table has been provided at the start of each section of the Development Policies DPD to assist in identifying other relevant national, regional or local policies.	A table has been provided at the start of each section of the Development Policies DPD to assist in identifying other relevant national, regional or local policies <i>extant at the time of adoption of this document.</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity following the revocation of RSS
47	Page 8, Paragraph 2.9	Site Allocations DPD: The Site Allocations DPD will provide area specific allocations and set out the criteria...	Site Allocations DPD: The Site Allocations DPD will provides area specific allocations and sets out the criteria...	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
72	Page 8, paragraph 2.13	It is important to note that all of the documents that contribute to the LDF must be read in conjunction with one another, as well as national and regional policies, rather than in isolation. In determining planning applications, the Council will require any relevant policies throughout the documents to have been satisfied in order for the proposed development to be considered acceptable.	It is important to note that all of the documents that contribute to the LDF must be read in conjunction with one another, as well as national and regional policies, rather than in isolation. In determining planning applications, the Council will require any relevant policies throughout the documents to have been satisfied in order for the proposed development to be considered acceptable.	Colchester Borough Council	Change proposed in light of revocation of RSS.
73	Page 8, paragraph 2.15	The Development Policies document is in general conformity with the Core Strategy and follows a similar format. The document is split into a number of sections. At the start of each section a cross-referencing table has been provided	The Development Policies document is in general conformity with the Core Strategy and follows a similar format. The document is split into a number of sections. At the start of each section a cross-referencing table has been	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
		to assist in identifying other relevant national, regional or local policies. As with the Core Strategy, the document has been broken down into the following sections;	provided to assist in identifying other relevant national, regional or local policies. As with the Core Strategy, the document has been broken down into the following sections;		
1	Page 10, Paragraph 2.24	A submission version of the Development Policies document has now been produced. This will be published for public consultation as required by the regulations before being submitted to the Planning Inspectorate for examination. The work undertaken during previous stages of consultation has been important in the development of this document. The results of the consultation exercises have been collated and analysed and, alongside further evidence base work, have informed the production of the Development Policies submission document. The reports from these previous consultation exercises, the draft Sustainability Appraisal reports, and the evidence studies completed to date are all publically available.	A submission version of the Development Policies document <i>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.</i>	Colchester Borough Council	Wording relates to the publication stage consultation. Updating the wording would improve clarity.
2	Pages 10-11, Paragraphs 2.25 – 2.29		<i>Delete these paragraphs</i>	Colchester Borough Council	Wording relates to the publication stage consultation and is no longer relevant.

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
48	Page 12, Relevant National Policy	Planning Policy Statement 3: Housing (November 2006) Planning Policy Statement 6: Town Centres (March 2005)	Planning Policy Statement 3: Housing (<i>June 2010</i>) <i>Planning Policy Statement 4: Planning for Sustainable Economic Growth (December 2009)</i>	Colchester Borough Council	Updated to the text is required
74	Page 12	Relevant Regional Policy SS1: Achieving Sustainable Development SS2: Overall Spatial Strategy	Delete relevant regional policies	Colchester Borough Council	Change proposed in light of revocation of RSS.
49	Page 15, Paragraph 3.9, line 3	The extent of these impacts need to be assessed...	The extent of these impacts needs to be assessed...	Colchester Borough Council	Typographical error
17	Page 15, Policy DP3	Where appropriate, planning obligations through Section 106 agreements will continue alongside CIL and standard charges will be implemented with details set out in Supplementary Planning Documents.	Where appropriate, planning obligations through Section 106 agreements will continue alongside <i>or in place of</i> CIL and standard charges will be implemented with details set out in Supplementary Planning Documents.	Colchester Borough Council / Mersea Homes (Rep DP47/026)	The Council supports a minor change to the text in the interest of clarity.
50	Page 17, item (ix)	Evidence that the local community has been notified in writing of the intention to close the facility and has not, within a period of six months come forward with a realistic proposal to assume operation of the capacity, including its proposals to finance and operate the facility.	Evidence that the local community has been notified in writing of the intention to close the facility and has not, within a period of six months come forward with a realistic proposal to assume operation of the <i>facility</i> , including its proposals to finance and operate the facility.	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
51	Page 18, Relevant National Policy	Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms (November 1992) Planning Policy Statement 6: Town Centres (March 2005)	<i>Planning Policy Statement 4: Planning for Sustainable Economic Growth (December 2009)</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
75	Page 18	Relevant Regional Policy SS3: Key Centres for Development and Change SS4: Towns other than Key Centres and Rural Areas SS6: City and Town Centres E1: Job Growth E2: Provision of Land for Employment E3: Strategic Employment Sites E4: Clusters E5: Regional Structure of Town Centres E6: Tourism HG1: Strategy for the Sub-Region HG2: Employment Generating Development	Delete relevant regional policies	Colchester Borough Council	Change proposed in light of revocation of RSS.
52	Page 18, Core Strategy Policy		<i>ENV2: Rural Communities</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
36	Page 19, Policy DP5, 1 st line	Appropriate employment uses within designated employment sites and zones will include:	Appropriate employment uses within designated employment sites and zones will include:	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity and consistency.
37 (updated)	Page 19, Policy DP5	On certain employment sites and zones in the rural areas and growth areas some of the above uses will not be appropriate. The Site Allocations DPD sets out site specific issues for local employment sites including sites in rural areas where B8	<i>In</i> certain employment sites and zones in the rural areas and growth areas some of the above uses will not be appropriate. The Site Allocations DPD sets out site specific issues for local employment sites including sites in rural areas where B8	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
		(warehousing) employment uses will not normally be permitted, and includes specific policies setting out appropriate employment uses on strategic sites within the growth areas. In accordance with the Core Strategy B1 office uses will be directed to the town centre. Sites and premises currently used...	(<i>distribution</i>) employment uses will not normally be permitted, and includes specific policies setting out appropriate employment uses on strategic sites within the growth areas. In accordance with the Core Strategy B1 office uses will be directed to the town centre <i>and mixed use centres.</i> <i>Employment uses in rural local employment zones will need to give special consideration to the context of the site. Development on these sites should seek to minimise impact on the rural landscape and be appropriate in terms of scale, height and built-form. Expansion of businesses outside of the local employment zone will be considered in relation to Policy DP9.</i> Sites and premises currently used...		
38	Page 19, Policy DP5, final sentence	Planning contributions towards alternative employment, regeneration and training schemes will be sought where sites are redeveloped and alternative employment land is not provided.	Planning contributions towards alternative employment, regeneration and training schemes will be sought where sites are redeveloped <i>for non-employment uses</i> and alternative employment land is not provided.	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
52	Page 20, Paragraph 4.6	...Policy H4 in the Core Strategy and the proposed Affordable Housing SPD (due to be adopted late 2009).	...Policy H4 in the Core Strategy and the proposed Affordable Housing SPD (due to be adopted late 2010).	Colchester Borough Council	The Council supports a minor change to the text in the interest of

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
					clarity.
67	Page 23, Paragraph 4.13	...the Council will not include A3 dwellings or community buildings within the calculation.	...the Council will not include C3 dwellings or community buildings within the calculation.	Colchester Borough Council	Typographical error
53	Page 23, Paragraph 4.16	Proposals for new shops outside of the defined centres would need to be considered in line with the sequential test and relevant provisions set out in PPS6 (Planning for Town Centres) or the relevant national policy at the time.	Proposals for new shops outside of the defined centres would need to be considered in line with the sequential test and relevant provisions set out in PPS4 (Planning for Sustainable Economic Growth) or the relevant national policy at the time.	Colchester Borough Council	Update to the text is required.
23	Page 24, Policy DP8	Criteria (v)	Amend criteria (v) to (iv)	Colchester Borough Council	Typographical error
15 (updated)	Page 25, Policy DP9	Employment development proposals within the countryside must contribute to the local rural economy and help sustain rural communities. The proposed use should be of a small scale that does not harm the rural character of the area either by the nature and level of activity (including the amount of additional traffic generation on rural roads) or, any other detrimental effects such as noise and pollution. The following additional considerations shall also be taken into account where relevant.	Employment development proposals within the countryside, <i>outside of designated local employment zones,</i> must contribute to the local rural economy and help sustain rural communities. The proposed use should be of a small scale that does not harm the rural character of the area either by the nature and level of activity (including the amount of additional traffic generation on rural roads) or, any other detrimental effects such as noise and pollution. The following additional considerations shall also be taken into account where	Colchester Borough Council / Edward Gittins Associates	Change would improve clarity.

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			relevant.		
43 (updated)	Page 25, Policy DP9	<p>(B) Extension of existing rural employment buildings:</p> <p>Proposals (other than within the local employment zones identified on the Proposals Map) will only be supported where these are limited to expansion plans which are essential to the operation of the established business. All extensions shall be accommodated satisfactorily in terms of its design, scale and appearance within the existing employment site boundary.</p>	<p>(B) Extension of existing rural employment buildings:</p> <p>Proposals (other than within the local employment zones identified on the Proposals Map) will only be supported where these are limited to expansion plans which are essential to the operation of the established business. All extensions shall be accommodated satisfactorily in terms of its design, scale and appearance within the existing employment site boundary.</p>	Colchester Borough Council	Change would improve clarity and consistency.
44 (updated)	Page 25, Policy DP9		<p>Add additional criteria:</p> <p><i>(E) Expansion of an existing business: Proposals to expand an existing employment use into the countryside will only be supported in exceptional cases where there is no space for the required use on the existing site, the need has been adequately demonstrated, and the proposals are essential to the operation of an established business on the site. Consideration must be given to the relocation of the business to available land within strategic or local employment zones.</i></p>	Colchester Borough Council	Change would improve 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
19	Page 26, Policy DP10, 2 nd paragraph, final sentence	In locations where residential uses would be inappropriate, developments of visitor accommodation will be limited to periods that will prevent permanent or long-term occupation.	In locations where residential uses would be inappropriate, developments of visitor accommodation will be <i>limited to holiday use only and/or certain periods of the year in order</i> to prevent permanent or long-term occupation.	Colchester Borough Council / Humberts / Park Resorts (Rep DP88/033)	The Council supports a minor change to the text in the interest of clarity.
68	Page 27, Paragraph 4.28	...Some leisure and cultural facilities including sports facilities such as golf courses, and water-based attractions require significant amounts of open space and accordingly can be appropriate for suitable countryside locations. Given that they also entail environmental and visual impacts from built structures, increased traffic and landscape and habitat changes, it is important to ensure new facilities are evaluated carefully in light of considerations of amenity, environmental impact and accessibility. Proposals for new or extended tourism facilities will be assessed against their ability to help deliver Core Strategy policies SD1, SD3, UR1, and ENV2. Applications will also be assessed in terms of their impact on traffic generation levels, general amenity, local character, flood risk and impact on important nature conservation or historic assets.	...Some leisure and cultural facilities including sports facilities such as golf courses, <i>sports pitches</i> and water-based attractions require significant amounts of open space and accordingly can be appropriate for suitable countryside locations. Given that they also entail environmental and visual impacts from built structures, increased traffic and landscape and habitat changes, it is important to ensure new facilities are evaluated carefully in light of considerations of amenity, environmental and <i>landscape impact</i> and accessibility. Proposals for new or extended tourism facilities will be assessed against their ability to help deliver Core Strategy policies SD1, SD3, UR1, <i>ENV1</i> and ENV2. Applications will also be assessed in terms of their impact on traffic generation levels, general amenity, local character, flood risk and impact on important nature conservation or historic assets.	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
66	Page 28, Relevant National Policy	Planning Policy Statement 3: Housing (November 2006)	Planning Policy Statement 3: Housing (<i>June 2010</i>)	Colchester Borough Council	Updated to the text is required.
76	Page 28	Relevant Regional Policy SS1: Achieving Sustainable Development H1: Regional Housing Provision 2001 to 2021 H2: Affordable Housing H3: Provision for Gypsies and Travellers HG1: Strategy for the Sub-Region	Delete relevant regional policies	Colchester Borough Council	Change proposed in light of revocation of RSS.
39	Page 30, Policy DP12	(vii) An accessible bin and recycling storage area.	(vii) An accessible bin and recycling storage area, <i>and external drying areas.</i>	Colchester Borough Council / Myland Parish Council	The Council supports a minor change in the interests of clarity.
54	Page 31, Paragraph 5.10	...guidance is set out in the Essex Design Guide, and the Council's adopted SPD on Sustainable Construction SPD and the External Materials...	...guidance is set out in the Essex Design Guide, and the Council's adopted SPD on Sustainable Construction SPD and the External Materials...	Colchester Borough Council	Typographical error
40	Page 32, Policy DP13	(c) For annexes, when the need for additional space cannot be met within an existing dwelling or buildings suitable of conversion on the site in the first instance, if the development:	(c) For annexes, when the need for additional space cannot be met within an existing dwelling or buildings suitable <i>for</i> conversion on the site in the first instance, if the development:	Colchester Borough Council	Typographical error
55	Page 33, Paragraph 5.12	This policy together with Policy DP1 set out appropriate...	This policy together with Policy DP1 <i>sets</i> out appropriate...	Colchester Borough Council	Typographical error
56	Page 33, Paragraph 5.14	For the purpose of this policy, the "original" dwelling is defined as the building as existed on 4 th November 1993.	For the purpose of this policy, the "original" dwelling is defined as the building as existed on 4 th November 1993 <i>or as built if later.</i>	Colchester Borough Council	The Council supports a minor change in the interests 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
57	Page 34, Relevant National Policy	Planning Policy Guidance 15: Planning and the Historic Environment (September 1994) Planning Policy Guidance 16: Archaeology and Planning (November 1990)	<i>Planning Policy Statement 5: Planning for the Historic Environment (March 2010)</i>	Colchester Borough Council	Updated to the text is required
77	Page 34	Relevant Regional Policy SS1: Achieving Sustainable Development ENV6: The Historic Environment ENV7: Quality in the Built Environment	Delete relevant regional policies	Colchester Borough Council	Change proposed in light of revocation of RSS.
16 (updated)	Page 35, Policy DP14	(ii) Protection and enhancement of existing buildings and built areas which do not have Listed Building or Conservation Area status but have a particular local importance or character which it is desirable to keep.	(ii) Protection and enhancement of existing buildings and built areas which do not have Listed Building or Conservation Area status but have a particular local importance or character which it is desirable to keep. <i>Such buildings or groups of buildings will be identified through a Local List which will be adopted by the Council.</i>	Colchester Borough Council / Edward John Dickinson / Myland Parish Council (Reps DP15/011 and DP76/050)	The Council supports a minor change in the interests of clarity.
58	Page 35, Paragraph 6.1	The need for locally specific policies and variations in guidance is very limited, given the wealth of national guidance contained either within PPG15 (Planning and the Historic Environment) and PPG16 (Archaeology and Planning), or the legislation surrounding the particular designation.	The need for locally specific policies and variations in guidance is very limited, given the wealth of national guidance contained either within <i>PPS5 (Planning for the Historic Environment)</i> or the legislation surrounding the particular designation.	Colchester Borough Council	Update 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
4	Page 35, Paragraph 6.1detailing and reinforcing the need to protect and enhance the historic environment. In the local area there are a number of buildings which detract from the appearance of historic assets and the opportunities for redevelopment should be encouraged.	Add additional sentence:detailing and reinforcing the need to protect and enhance the historic environment. <i>The policy is also applicable to Historic Environment Assets in rural areas of the Borough and will help protect and enhance important assets in these areas.</i> In the local area there.....	English Heritage / Colchester Borough Council	Clarify that Policy DP14 is also applicable to rural areas.
78	Page 37	Relevant Regional Policy SS1: Achieving Sustainable Development ENV1: Green Infrastructure	Delete relevant regional policies	Colchester Borough Council	Change proposed in light of revocation of RSS.
5	Page 37, 7.Public Realm Policies	PR1: People-friendly Streets PR2: Open Space	PR1: <i>Open Space</i> PR2: <i>People-friendly Streets</i>	English Heritage / Colchester Borough Council	Typographical error
20	Page 38, Policy DP15, criteria (ii)	ii) The proposal would not result in the loss of an area important for its amenity, or contribution to the character of the area in general; and	(ii) The proposal would not result in the loss of an area important for its amenity, or contribution to <i>the green infrastructure network or to</i> the character of the area in general; and	Colchester Borough Council / Natural England (Rep 018/073)	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
21	Page 38, Policy DP15, paragraph, final sentence	Additionally, development that would result in the loss of any small incidental areas of open space, not specifically identified on the Proposals Map but which contribute to the character of existing neighbourhoods, and any registered common, heathland or village green will not be permitted.	Additionally, development that would result in the loss of any small incidental areas of open space, not specifically identified on the Proposals Map but which contribute to the character of existing neighbourhoods, and any registered common, heathland or village green <i>or which contribute to green</i>	Colchester Borough Council / Natural England (Rep 018/073)	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
			<i>infrastructure</i> will not be permitted.		
18	Page 40, paragraph 7.5, final sentence	As a guideline, local open space comprises accessible parcels of land 0.2 ha and under, while strategic open space comprises larger parcels of over 2.0 ha and tend to serve a wider catchment area	As a guideline, local open space comprises accessible parcels of land 2.0 ha and under, while strategic open space comprises larger parcels of over 2.0 ha and tend to serve a wider catchment area	Colchester Borough Council / Mersea Homes (Rep DP47/081)	Typographical error
59	Page 41, Relevant National Policy	Planning Policy Statement 3: Housing (November 2006) Planning Policy Statement 6: Town Centres (March 2005)	Planning Policy Statement 3: Housing (<i>June 2010</i>) <i>Planning Policy Statement 4: Planning for Sustainable Economic Growth (December 2009)</i>	Colchester Borough Council	Updated to the text is required
79	Page 41	Relevant Regional Policy SS1: Achieving Sustainable Development T1: Regional Transport Strategy Objectives and Outcomes T2: Changing Travel Behaviour T9: Walking, Cycling and other Non-Motorised Transport T13: Public Transport Accessibility T14: Parking	Delete relevant regional policies	Colchester Borough Council	Change proposed in light of revocation of RSS.
24 (updated)	Page 42, Policy DP17, last paragraph	A Travel Plan and/or a Transport Assessment will be required for proposals with more significant traffic generation impacts. Transport information and marketing packs including vouchers for free bus travel (or equivalent contribution to a sustainable transport measure).	<i>Proposals will need to be accompanied by a Transport Assessment or Statement as well as a Travel Plan or Residential Travel Pack as considered appropriate by the local planning authority. The Essex County Council Transportation Development Management Policies Guidance Note</i>	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
			<i>provides further detail on requirements relating to accessibility and access including Transport Assessment and Statement thresholds for each land use category.</i>		
25	Page 42, Paragraph 8.3	8.3 A Travel Plan and arrangements for its monitoring will be required for any proposal where the Council and Highway Authorities considers it necessary, based on the potential individual or cumulative impact of the proposal in the area. Developers will be required to provide Travel Information and Marketing Packs when a development consists of 10 dwellings or more, and Travel Plans will be required where the Council considers the development capable of providing for 50 employees or more. The Local Transport Plan (LTP) and the Core Strategy both seek to change travel behaviour through "smarter choices" travel plans, amongst other measures. The Travel Information and Marketing Packs should contain, as a minimum, information about walking and cycling routes car sharing, community transport, taxis, and school transport plus current timetables. The packs shall also include vouchers for 12 months free bus travel funded by the developer and secured by way of a planning obligation. An equivalent financial contribution may	Re-order and new text: 8.3 Developers will be required to provide <i>Residential Travel Packs</i> when a development consists of 10 dwellings or more, and Travel Plans will be required where the Council considers the development capable of providing for 50 employees or more. A Travel Plan and arrangements for its monitoring will be required for any proposal where the Council and Highway Authorities considers it necessary, based on the potential individual or cumulative impact of the proposal in the area. The Local Transport Plan (LTP) and the Core Strategy both seek to change travel behaviour through "smarter choices" travel plans, amongst other measures. <i>The Residential Travel Packs shall contain information regarding travel and transport between the site and key attractors e.g. the town centre, local centres, railway stations, as well as but not limited to walking and cycling routes, car sharing, community transport, taxis and school</i>	Colchester Borough Council / Essex County Council	The Council supports the minor changes to the text in the interest of clarity and cross-referencing.

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		be sought where it is identified by the highway authority towards an alternative sustainable transport measure.	<i>transport, and current timetables. The Packs may also include vouchers for 12 months free travel on public transport.</i>		
26	Page 43, Paragraph 8.4	Transport Assessments will be required for all development...	Transport Assessments or Transport Statements will be required for all development...	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
27 (updated)	Page 43, Paragraph 8.4	...the form of a comprehensive Transport Assessment. Where significant impacts are identified, development....	...the form of a comprehensive Transport Assessment. <i>The Essex County Council Transportation Development Management Policies Guidance Note provides further detail on thresholds for Transport Assessments and Statements for each land use category.</i> Where significant impacts are identified, development....	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
28	Page 43, Paragraph 8.4	...levels are provided. Transport Assessments must be in accordance with the requirements of Government good practice advice and criteria prepared by Essex County Council and the Highways Agency for their respective areas of responsibility.	...levels are provided. Transport Assessments or Transport Statements must be in accordance with the requirements of Government good practice advice and criteria prepared by Essex County Council and the Highways Agency for their respective areas of responsibility.	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity and cross-referencing.
35	Page 43, policy DP18, Bullet point (vii) and	(v) access to the strategic road network; (vi) distance from a strategic junction and	(v) access to the strategic road network; (vi) distance from a strategic junction and	C-Bus Wivenhoe Town Council / Colchester	Following discussions with C-Bus and representation from

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
	additional bullets Penultimate sentence	from the town centre (vii) potential user market (viii) potential bus routes Feasibility work into the eastern transit corridor is currently being undertaken and routes will be identified either on or off the existing highway	from the town centre (vii) potential user market and routes <i>(viii) impact on existing public transport services</i> <i>(ix) change in car mileage</i> Feasibility work into the east transit corridor is currently being undertaken and routes will be identified either on or off the existing highway	Borough Council	Wivenhoe Town Council
29 (updated)	Page 44, Paragraph 8.6	8.6 Policies TA1 to TA4 in the Core Strategy set out a number of key sustainable transport projects for the Borough. Whilst a location for a Park and Ride site has been identified for North Colchester, opportunities for East Colchester have yet to be finalised and policy direction is needed to ensure that the most sustainable and deliverable allocations are made to support the Council's priorities for growth and regeneration in this area; DP18 sets out the appropriate criteria against which this and other major transport infrastructure proposals can be assessed.	8.6 Policies TA1 to TA4 in the Core Strategy set out a number of key sustainable transport projects for the Borough. <i>The 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 schemes, one of which may serve East Colchester and Tendring.</i> Policy direction is needed to ensure that the most sustainable and deliverable allocations are made to support the Council's priorities for growth and regeneration in <i>East Colchester</i> . Policy DP18 sets out the appropriate criteria	C-Bus Wivenhoe Town Council / Colchester Borough Council / Essex County Council	Following discussions with C-Bus and representation from Wivenhoe Town Council

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			against which <i>Park and Ride</i> and other major transport infrastructure proposals can be assessed.		
6 + 33	Page 44, Policy DP19 Parking Standards	The Council will refer developers to the Essex Planning Officers Association (EPOA) Vehicle Parking Standards which set design standards and provision levels for a comprehensive range of uses and transport modes. The level of parking provision required will depend on the type and intensity of use. For residential uses, specifically, a minimum of 1 car parking space should be provided for each 1-bedroom dwelling or 2 car parking spaces for each dwelling of 2 or more bedrooms, in addition to 0.25 spaces per dwelling for visitors. A lower standard may be acceptable or required where it can be clearly demonstrated that there is a high level of access to services, such as a town centre location. Cycle parking will be required for all developments. Provision must also be made for disabled and motorcycle parking.	The Council will refer developers to the Essex Planning Officers Association (EPOA) Vehicle Parking Standards which <i>was adopted by Colchester Borough Council as a Supplementary Planning Document (SPD) in November 2009.</i> <i>The SPD sets</i> design standards and provision levels for a comprehensive range of uses and transport modes. The level of parking provision required will depend on the <i>location</i> , type and intensity of use. For residential uses, specifically, a minimum of 1 car parking space should be provided for each 1-bedroom dwelling or 2 car parking spaces for each dwelling of 2 or more bedrooms, in addition to 0.25 spaces per dwelling for visitors. A lower standard may be acceptable or required where it can be clearly demonstrated that there is a high level of access to services, such as a town centre location. Cycle parking will be required for all developments. Provision must also be made for disabled and motorcycle parking.	Colchester Borough Council / Essex County Council	Clarify how the policy will be applied and reflect the adopted status of the Vehicle Parking Standards SPD. Improve clarity and consistency.
22	Page 44, Paragraph 8.7, final sentence	The parking standards will be supported by the requirement for developments to introduce travel plans encouraging and	The parking standards will be supported by the requirement for developments to introduce travel plans <i>and residential</i>	Colchester Borough Council / Essex	The Council supports a minor change to the text in

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
		promoting the use of alternatives to the private car.	<i>travel packs</i> encouraging and promoting the use of alternatives to the private car.	County Council	the interest of clarity.
7	Page 44, Paragraph 8.8	The revised EPOA Vehicle Parking Standards are being finalised and will be adopted as a Supplementary Planning Document (SPD). The residential standards referred to in the policy will be applied in the interim.	Delete paragraph	Colchester Borough Council / Essex County Council	The Vehicle Parking Standards has now been adopted by the Council as a Supplementary Planning Document.
8 (updated)	Page 45, 9.Environment and Rural Communities		Relevant national policy - add: <i>Planning Policy Statement 5: Planning for the Historic Environment (March 2010)</i> Relevant regional policy - add: <i>ENV6: The Historic Environment</i>	English Heritage / Colchester Borough Council	Improve clarity by referring to relevant national and regional policy.
80	Page 45	Relevant Regional Policy SS1: Achieving Sustainable Development SS9: The Coast ENV1: Green Infrastructure ENV2: Landscape Conservation ENV3: Biodiversity and Earth Heritage ENV4: Agriculture, Land and Soils ENV5: Woodlands WAT4: Flood Risk Management	Delete relevant regional policies	Colchester Borough Council	Change proposed in light of revocation of RSS.
81	Page 45		Add new items: <i>Essex Policy</i> <i>CC1: The Undeveloped Coast – Coastal Protection Belt</i> <i>LRT6: Coastal Water Recreation</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
60	Page 46, Paragraph 9.2	...provides a 'compatibility' table for allowing particular land uses in the different flood zones (including 3a and 3b) in certain circumstances.	...provides a 'compatibility' table for allowing particular land uses in the different flood zones (including 3a and 3b in certain circumstances).	Colchester Borough Council	Typographical error
9	Page 48, Policy DP21		Add new paragraph at the end of Policy DP21: <i>The significance of other historic landscape features should be considered and, where appropriate, assimilated in new development.</i>	English Heritage / Colchester Borough Council	Improve clarity
30	Page 49, Paragraph 9.21	9.21 The County Council has identified certain lanes that have historic, landscape and biodiversity value which need to be retained and enhanced through appropriate and sensitive management measures.	9.21 The County Council has identified certain lanes that have historic, landscape and biodiversity value which need to be retained and enhanced through appropriate and sensitive management measures. <i>Protected Lanes will be reviewed on a regular basis to ensure their designation remains appropriate and to identify any other lanes which may benefit from additional protection.</i>	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity.
61	Page 51, Paragraph 9.27	National planning policy is relevant including that set out within PPS7, PPS9, PPS25, PPG20 and the emerging PPS on Development and Coastal Change.	National planning policy is relevant including that set out within PPS7, PPS9, PPS25, PPG20 and <i>the supplement to PPS25 (Development and Coastal Change).</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
62	Page 51, Paragraph 9.28, final sentence	It is proposed to carry this forward in the Site Allocations DPD.	<i>This is carried forward in the Site Allocations DPD.</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
41 (updated)	Page 52, Policy DP24 point 3	(iii) Will not result in sporadic development leading to an intensification of buildings in the countryside, particularly in an urban fringe location;	(iii) Will not result in sporadic development leading to an intensification of buildings in the countryside <i>and urban fringe or have a detrimental impact on the townscape setting or local landscape character.</i>	Colchester Borough Council	The Council supports a minor change to the text in the interest of clarity.
42	Page 52, Policy DP24 last sentence of policy	Permission will not normally be granted for the conversion or change of use of existing equestrian establishments to a non – equestrian use	Delete whole sentence Permission will not normally be granted for the conversion or change of use of existing equestrian establishments to a non – equestrian use	Colchester Borough Council/ Mr E Gittins	The Council supports a minor change to the text in the interest of clarity.
82	Page 53	Relevant Regional Policy SS1: Achieving Sustainable Development ENG1: Carbon Dioxide Emissions and Energy Performance ENG2: Renewable Energy Targets WAT1: Water Efficiency	Delete relevant regional policies	Colchester Borough Council	Change proposed in light of revocation of RSS.
34 (updated)	Page 54, Policy DP25	Schemes should be located and designed in such a way to minimise increases in ambient noise levels and visual impacts should be mitigated through siting, design, layout and landscaping measures. A condition will be attached to planning consents for wind turbines to ensure that the site is restored when the turbines are	Schemes should be located and designed in such a way to minimise increases in ambient noise levels and visual impacts should be mitigated through siting, design, layout and landscaping measures. <i>Transport Assessments covering the construction, operation and</i>	Colchester Borough Council / Highways 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
		taken out of service.	<i>decommissioning of any wind farm proposals will be required and should preferably be produced at the pre-application stage so acceptability can be determined and mitigation measures identified.</i> A condition will be attached to planning consents for wind turbines to ensure that the site is restored when the turbines are taken out of service.		
10 (updated)	Page 54, paragraph 10.3 and 10.4	(i) Nationally 15% of energy is required to come from renewable energy sources by 2020. Regional targets included in the RSS state that by 2010 10% of electricity should come from renewable sources (820MW) and by 2020 17% of electricity should come from renewable sources (160MW). Whilst these are national and regional targets the Council must contribute to meeting and exceeding them. Regard must be had to any future national and regional targets. (ii) (iii) The Renewable Energy Strategy 2009 requires regional planning bodies to identify future broad areas of search for renewable energy schemes such as wind farms. These, however, will not preclude the granting of planning permission for renewable energy schemes elsewhere in the Borough.	Nationally 15% of energy is required to come from renewable energy sources by 2020. Regional targets included in the RSS state that by 2010 10% of electricity should come from renewable energy sources (820MW) and by 2020 17% of electricity should come from renewable energy sources (1620MW). Whilst these are this is a national and regional targets the Council must contribute to meeting and exceeding it them . Regard must be had to any future national and regional targets. The Renewable Energy Strategy 2009 requires regional planning bodies to identify future broad areas of search for renewable energy schemes such as wind farms. These, however, will not preclude the granting of planning permission for renewable energy schemes elsewhere in	Colchester Borough Council	Wording has been amended to accurately reflect the East of England Plan following its revocation.

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.		
83	Page 55, paragraph 11.5, 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.
84	Page 57	Development Policies – A document that the council have produced alongside the Site Allocations document 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.	Development Policies – A document that the council have produced alongside the Site Allocations document 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.	Colchester Borough Council	Change proposed in light of revocation of RSS.
85	Page 57	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.
86	Page 59	Regional Spatial Strategy (RSS) (also known as East of England Plan) - A strategy formerly known as Regional	Add to end of definition: <i>“The RSS was revoked by the Secretary of State for Communities</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
		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.	<i>and Local Government on 6 July 2010.</i>		
31 (updated)	Page 60, 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 – <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. <i>The East Transit Corridor will be informed by the East Colchester Rapid Transport Corridor Study.</i> These corridors <i>may</i> also provide quality walking and cycling paths.	Colchester Borough Council / Essex County Council / C-Bus	The Council supports a minor change to the text in the interest of clarity.
63	Page 61, References	3 – Housing (November 2006) 4 – <i>Industrial, commercial development and small firms</i> (November 1992) (consultation July 2009 on consolidating PPS4, 6 and part of 7) 6 – <i>Town centres</i> (March 2005) (consultation July 2009 on consolidating PPS4, 6 and part of 7)	3 – Housing (<i>June 2010</i>) <i>4 - Planning for Sustainable Economic Growth (December 2009)</i>	Colchester Borough Council	Update to the text is required
64	Page 61, References	15 – <i>Planning and the historic environment</i> (September 1994) (consultation July 2009 on consolidating PPS15 and 16)	<i>5 - Planning for the Historic Environment (March 2010)</i>		Update 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
		16 – <i>Archaeology and planning</i> (November 1990) (consultation July 2009 on consolidating PPS15 and 16)			
69	Page 61, 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
70	Page 61, Appendix 2 – References – Planning Policy Guidance and Statements	25 – <i>Development and flood risk</i> (July 2001)	25 – <i>Development and flood risk</i> (March 2010)	Colchester Borough Council	Updated to the text is required
71	Page 61, 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
87	Page 61, 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 England, July 2009	Government Office for the East of England, East of England Plan, May 2008 (<i>Revoked by the Secretary of State for Communities and Local Government on 6 July 2010</i>) 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 England, July 2009 (<i>Revoked by the Secretary of State for</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
			<i>Communities and Local Government on 6 July 2010)</i>		
88	Page 61, 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	Change proposed in light of revocation of RSS.
32	Page 61, Essex Level Documents		Add: <i>Essex Biodiversity Partnership, Essex Biodiversity Action Plan, 2006</i> <i>Essex Wildlife Trust, Living Landscapes Map</i>	Colchester Borough Council / Essex County Council	The Council supports a minor change to the text in the interest of clarity.
11	Page 62, References - Colchester Policy Documents	Colchester 2020, Community Strategy, December 2003	Colchester 2020, <i>Sustainable</i> Community Strategy, <i>October 2007</i>	Colchester Borough Council	Improve clarity by referring to the most recent evidence base.
12	Page 62, References - Colchester Policy Documents		Add: <i>Core Strategy Amended Preferred Options, May 2007</i>	Colchester Borough Council	Improve clarity by referring to the most recent evidence base.
13	Page 62, References - Colchester Policy Documents		Add: <i>Adopted Core Strategy, December 2008</i>	Colchester Borough Council	Improve clarity by referring to the most recent evidence base.
89	Page 64, Second	The East of England Plan set a "floor	The <i>Core Strategy</i> <i>East of England Plan</i>	Colchester	Change proposed

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
	sentence of appendix 3	target” of approximately 14,200 net additional employee jobs to be created over the period 2001-2021.	sets a “floor target” of approximately 14,200 net additional employee jobs to be created over the period 2001-2021.	Borough Council	in light of revocation of RSS.
90	Page 65	Contribute to East of England Plan Haven Gateway target of 20,000 jobs to 2021	Contribute to East of England Plan Haven Gateway Core Strategy target of 20,000 14,200 jobs to 2021	Colchester Borough Council	Change proposed in light of revocation of RSS.
91	Page 66	Contribute to regional targets to increase energy production from renewable sources	Contribute to regional national targets to increase energy production from renewable sources	Colchester Borough Council	Change proposed in light of revocation of RSS.
65	Page 67, CO3 Countryside Conservation Areas	Policy CO1 is superseded...	Policy CO3 is superseded...	Colchester Borough Council / Edward Gittins Associates	Typographical error
14	Pages 75 to 81, Representation Form and Monitoring Questions		Delete pages	Colchester Borough Council	Pages relate to the publication stage consultation and are no longer relevant.