

Colchester Borough Council Focused Review of Core Strategy and Development Policies

Inspector's Schedule of Recommended Main Modifications

Main Modification	Origin of Main Modification	Focused Review page / paragraph / policy number	Proposed change
MM1	FM1 Further Modifications consultation schedule (February-March 2014)	<p>Pages 17-33 and 68.</p> <p>Policies: CE1 Table CE1a Employment classification Table CE1b Table CE1c CE2b CE2c CE3 DP5 DP9</p> <p>Glossary – definition of Urban Gateway</p>	<p>Remove from the Focused Review all employment/retail/centres policies, tables and text, deleting pages 17-33 inclusive, along with the definition of Urban Gateways, in the Glossary on page 68.</p> <p>(NB The policies/text/tables within these pages would remain as part of the development plan as currently set out in the adopted Core Strategy and Development Policies DPDs.)</p>
MM2	FM2 Further Modifications consultation schedule (February-March 2014)	<p>Page 41.</p> <p>Policy H4, last sentence of para 5.</p>	<p><u>The plot size, scale and gGeneral design of the homes should be comparable regardless of tenure within a single integrated development layout.</u></p>
MM3	FM3 Further Modifications consultation schedule (February-March 2014)	<p>Pages 48-51.</p> <p>Policy DP13.</p>	<p>Remove the policy and all the related text on pages 48, 49, 50 and 51 from the submitted Focused Review. (NB This policy would remain part of the development plan as</p>

			currently set out in the adopted Development Policies DPD.)
MM4	FM4 Further Modifications consultation schedule (February-March 2014)	Pages 56-58. Policy ER1.	Remove the policy and all the related text on pages 56, 57, and 58 from the submitted Focused Review. (NB This policy would remain part of the development plan as currently set out in the adopted Core Strategy DPD.)
MM5	MAJ1 Pre-hearings proposed modifications consultation (November – December 2013) (Minor amendment to published change.)	Page 6. New para to be inserted after para 1.10	Additional paragraph to be added to read: “When adopted these amended policies will be identified as being adopted in 2014 and will replace the previous versions of these policies in the adopted Core Strategy (2008) and Development Policies (2010) Development Plan Documents. All other policies will remain unchanged until a full review of the Local Development Framework is undertaken. The examination of the Focused Review DPD (November 2013 – April 2014) did not endorse any of the unchanged policies as being in conformity with the NPPF.”
MM6	MAJ6 Pre-hearings proposed modifications consultation (November – December 2013)	Policy H4	Amend wording as follows: In the other villages, affordable housing will be required on housing development for 3 5 or more dwellings.
MM7	MAJ9 Pre-hearings proposed modifications consultation (November – December 2013)	Page 11. Policy SD2, third and fourth paragraphs.	Amend wording as follows: “The Council will seek to employ standard charges where appropriate to ensure that new development makes a reasonable contribution to the provision of related facilities and infrastructure. <u>This will either be through a planning obligation (also known as usually contained within a Section 106 agreement) and/or, if applicable, and together with a planning obligation, through a Community Infrastructure Levy (CIL) payment, following adoption of a CIL charging schedule.</u>

			<p>A CIL charging schedule would set a specified charge for each square metre of gross internal floorspace, related to the use class of the development. CIL payments will contribute to the provision of <u>strategic infrastructure, and Section 106 payments will contribute to site-specific infrastructure to support development.</u> The tariff approach will be based on a comprehensive review of the need, timing and scale of investment and how this relates to the key growth areas set out in the Core Strategy. Planning obligations and s278 agreements will continue to be used to make individual applications acceptable. The Council will publish a list of infrastructure to be funded through CIL to ensure developers do not pay twice for the same item of infrastructure. The viability of developments will also be considered when determining the extent and priority of development contributions.”</p>
MM8	MAJ10 Pre-hearings proposed modifications consultation (November – December 2013)	<p>Page 11.</p> <p>Policy SD2 – paragraph 2.</p> <p>Amend text in policy SD2..</p>	<p>Amend text as follows: “New development will be required to provide the necessary community facilities, <u>provision of waste water treatment plant and sewer network</u>, open space, transport infrastructure and other requirements to meet the community needs arising from the proposal. Development will also be expected to contribute, as appropriate, to strategic projects that support sustainable development and the wider community.”</p>
MM9	MAJ11 Pre-hearings proposed modifications consultation (November – December 2013)	<p>Page 15.</p> <p>DP3 explanatory text, paragraph at top of page – first sentence.</p>	<p><u>In addition to a CIL payment, developments will be expected to address site-specific infrastructure requirements directly related to the development, including affordable housing, through provision on site, or through a <u>Section 106 contribution.</u></u></p>

