



Schedule of Minor Modifications to the Publication Draft Colchester Local Plan: Section Two

OCTOBER 2017

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Page No	Policy / Para	Minor Modification Bold new text strikethrough-deleted text	Reason
72	Table SG2	<i>Add note to the Table to illustrate consistency with Section One (SP3) as follows;</i> ADD Note SP3 in Section One refers to the housing supply period of 2013-2033 therefore refers to a higher supply total of 18,400	Add clarity and address representations ECC and Maldon DC
84	12.67	London Road, Marks Tey local centre is remote from the main residential area of Marks Tey. The Food Company is the largest of the uses and this also includes a café/ restaurant and a car park. Despite the closure of the Food Company, other facilities remain which serve the local community. There are other high end convenience uses in this centre; a butchers and Chateau Wines and There are also three takeaways and a garage with a shop.	Update / Correction to reflect current provision.
86	Policy SG6	<i>Add criterion: to the policy as follows: ()</i> the proposal protects and enhances the special historic character of the town centres.	Historic England representation
86	para. 12.72 Policy & Table SG6	Para. 12.72 – Delete final sentence Based on this floorspace thresholds will apply to Colchester Town centre and the District centres as set out in the table below. Replace with A retail impact assessment will be required for proposals where the floorspace proposed exceeds the threshold for a centre within the same catchment. The nature of the scheme will be used to determine the appropriate catchment. The Council will publish best practice guidance on Retail Impact Assessments to assist in this process. Policy SG6 vi) In relation to criteria (iv) and (v) above an Impact Assessment must be provided where the a proposal; a. In any Is not in an existing centre and exceeds the thresholds set out in table SG6 below, or;	Clarification required

		<p>b. Where the a proposal is within Tollgate District Centre and exceeds the thresholds set out in table SG6 below or;</p> <p>c. Where the Council considers that there are potential impacts arising from the a proposal cumulatively with other committed development.</p>	
89	12.77	Add text to end of paragraph - For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. Exemplar types of infrastructure are provided in the glossary appended to this plan. Regard should had to the ECC Developers' Guide to Infrastructure Contributions (2016) as well as Council Guidance.	ECC Representation
92	Policy SG8	<p>Revise wording of Policy – ‘Towns and villages..... Neighbourhood Plans are being prepared for eight Ash Green, Marks Tey, Stanway, Tiptree, West Bergholt, Wivenhoe and West Mersea. In cases where a Neighbourhood Plan fails or is unreasonably delayed at any time prior to being made, responsibility for all planning matters within the plan area will revert back to the LPA. If Neighbourhood Plans are delayed or fail, subsequent planning applications will be determined in accordance with Policy/Table SG2. Neighbourhood Plans have been made...’</p>	Corrections for clarity and to ensure Policy remains up to date for life of plan.
94	Para 13.9	<p><i>Change paragraph 13.9 as follows:</i> Protected Hedgerows must be assessed by the Local Planning Authority's Landscape Officer against criteria set out in the Hedgerows Regulations 1997. Where a hedgerow is deemed to be 'Important' under the Hedgerows Regulations, the developer must demonstrate that adverse impacts upon the important hedgerow will be avoided. This is necessary as the loss of both protected 'Important' and other significant hedgerows is difficult to mitigate against as they cannot easily be recreated as either a landscape or ecological feature.</p>	Correction needed for accuracy
95	Policy ENV1	<p>It is recommended that the second paragraph of policy ENV1 is amended as follows: “Development proposals within which impact upon designated areas or within the Coastal Protection Belt...”</p>	Natural England Representation
97	Para 13.19	<p><i>Amend the first sentence of paragraph 13.19;</i> The Coastal Protection Belt has a unique and irreplaceable character, which should be strongly protected and enhanced.</p>	Natural England Representation

97	Para 13.19	<i>Amend 6th sentence of paragraph 13.19;</i> There are also a number of new housing allocations being proposed within Abberton, Rowhedge , and West Mersea and Wivenhoe which are located in the revised Coastal Protection Belt.	Factual correction these settlements are no longer in the CPB
99	Policy ENV2	It is recommended that ' and seascape ' is included in criterion (iii), after the word landscape (page 99).	Natural England Representation
100	Policy ENV3	Add new paragraph into policy ENV3 after paragraph 13.28 Green infrastructure that contributes to the protection and enhancement of water bodies will be supported, including de-culverting, creation and management of ecological buffer strips and new wetland areas to help manage flood risk and reduce diffuse pollution.	Environment Agency representation.
107	Policy CC1	Amend criteria (ix) of the policy as follows Developmentresources. All development should consider the impact of and promotion of design responses to flood risk for the lifetime of the development and the availability of water and wastewater infrastructure for the lifetime of the development.	Typo identified in Anglian Water Services representation
115	Policy TC3	Above Residential Allocations add; Development will need to protect and enhance the character of the conservation area, listed buildings, heritage assets and their setting on and in the vicinity of the site, including where appropriate, the Scheduled Monument (Town Walls)";	Historic England representation
117	Policy TC4	Add text to end of Policy; The positioning and size of bus shelters, signs and other highways infrastructure must have regard to the historic character of the area and setting of heritage assets.	Historic England representation
121	Para 14.35	The Colchester Station Travel Plan was developed in partnership with successive Train Operating Companies and Essex County Council and has been running since 2008'.	For Accuracy ECC representation

130	SC3	<i>Amend the final bullet point of Policy SC3 to read;</i> Improvements to routes for walking, and cycling and horse riding where appropriate including links to the Garrison and Boadicea Routes and complete gaps in the network.	Essex Bridleways Association Representation
135	EC2	<i>Amend criterion (i) of Policy EC2 as follows:</i> '... homes and community and environmental enhancements, in line with the site allocations shown on the East Colchester Policies EC1-4 map and create a strong sense of identity for the area.	Clarity Network Rail Representation
138	Policy EC3	Insert Text before Local Economic Areas in Policy EC3 Place Farm Development of the site will be supported where it provides: 2.7 ha of employment land, as shown in Table SG3 Approximately 30 new dwellings of a mix and type of housing to be compatible with development in the adjacent Old Heath area. Access via Whitehall for the employment and via Rowhedge Road for the residential development.	Text on Place Farm enabling residential missing. Consistency with SG2 and Policies Map
140	Policy EC4	<i>Amend the final bullet point of Policy EC4 as follows;</i>Improvements to connectivity for pedestrians and cyclists and horse riders where appropriate including;.....	Essex Bridleways Association Representation
146	WC2	<i>Amend First paragraph -</i> 'Allocations as shown In addition to meeting the requirements set out in Policy PP1, existing capacity issues at the and by the provision of a new primary school at Lakelands. a new primary school will be required on 2.1 hectares of land to the north of London Road in a location to be decided. The primary school will be secured through a S106 agreement and will be co-located with a 56 place early years and childcare facility (D1 use). An additional 0.13 hectares of land for a 56 place early years and childcare facility will also be required in Stanway in a location to be decided. All new residential developments in Stanway will be expected to contribute towards new education facilities. Commercial developments may be expected to contribute to Early Years and Childcare facilities.	Essex CC representation
148	WC2	<i>Land off Dyers Road - Delete Criterion (v)</i>	To avoid duplication

149	Para 14.118	<i>Amend the third sentence as follows;</i> Any proposals should promote access by Bus from the Town Centre and local train stations, as well as promoting local access via cycle, and footpaths, equestrian routes, where appropriate and improving improvements to these routes where necessary.	Essex Bridleways Association Representation. Grammar correction
149	Policy WC3	<i>Amend policy reference to reflect current terminology;</i>Any proposals for the expansion of the Zoo will be undertaken through a masterplan approach taking into account landscape and Scheduled Ancient Monument impact.....	Consistent with NPPF terminology
164	Policy SS7	<i>Revise text under School Lane (ii)</i> development will facilitate access to the old village hall and either contribute to the replacement of the scout hut or to the enhancement of community buildings other than the old village hall.	To respond to a representation
164	Para. 14.171	<i>Delete text as follows;</i> Bus services 82/83 operates between....	To respond to a representation and correct a factual error
168	Para 14.183	<i>Amend text</i> - The village is well served by community facilities including a primary school, village shop and post office , GP surgery, public open space at New Cut and Malting Green and two public houses.	Correction No Post office in village
173	para 14.202	<i>Amend Text</i> - The current Essex and South Suffolk Shoreline Management Plan.	Correct title of Plan for accuracy
173	SS12b	<i>Amend criteria</i> (ii) Enhance historic heritage assets, maritime uses, the traditional maritime character of Coast Road and the landscape character of the coast.	Correction for compliance with NPPF
173	SS12b	Amend criteria (iii) to read Can demonstrate no likely significant effects on adjacent European sites or where impacts can be appropriately mitigated provide mitigation in accordance with the Recreation Avoidance and Mitigation Strategy (RAMS).	Correction needed to ensure compliance with the Section 2 Appropriate Assessment

175	SS12c	Amend opening sentence – Development proposals at caravan parks on Mersea Island, including change of use, ... on site, will only be supported where they meet all of the following criteria:	Typo/Committee request
175	SS12c	Amend criteria (ii) Help protect the integrity of European sites and minimise disturbance to migratory or over-wintering birds designated breeding and wintering species using the sites; If caravan site owners do not wish to participate in the RAMS process then any future extensions will require their own HRA and where required AA	Representations Natural England and RSPB
177	Para 14.216	Tiptree is a District Centre with a high number of key services and community facilities. There are 2 supermarkets, 4 primary schools, a secondary school, a community centre, 1 GP surgery , as well as a range of independent shops, cafes and restaurants.	Correction for accuracy
178	SS14	Add following text to criterion (iv) This will include a health facility if a need is identified by North East Essex Clinical Commissioning Group as part of a Hub and Spoke Modelling exercise.	Representations from NEE Clinical Commissioning Group
183 /184	Para 14.246 / Policy OV1 & OV2	Move the following text from para 14.246 to Policy OV1 & OV2 - Proposals in close proximity to a European site must demonstrate through HRA screening that the scheme will not lead to likely significant effects to the integrity of the European site. Where this cannot be ruled out a full appropriate assessment will be required to be undertaken	Representation Natural England
185	DM1	All development should be designed to promote healthy and active lifestyles and avoid causing adverse impacts on public health through: (i) Ensuring good access to health facilities and services; (ii) Providing a healthy living environment where healthy lifestyles can be promoted including green space and creating attractive opportunities for activities including walking, and cycling, horse riding and formal sport, as well as clearly seeking to improve opportunities to increase levels of physical activity within the community	Representations (Sport England) and Essex Bridleways Association

186	Para 15.4	Policies elsewhere in the plan also cover protection and provision of open space, sport and recreation'.	Representation (Sport England)
192	DM5	Amend the first paragraph as follows ..will be supported in suitable locations subject to minimising impact on, and demonstrating how the development could make a positive contribution to neighbouring areas	Representation (Historic England)
194	Para 15.32	Move text currently in para15.32 to the end of Policy DM6 Proposals in close proximity to a European site must demonstrate through HRA screening that the scheme will not lead to a likely significant effects to the integrity of the European Site. Additionally, any planning application within 400 metres of a European site must provide mechanisms to prevent fly tipping, the introduction of invasive species and vandalism. Where this cannot be ruled out a full appropriate assessment will be required to be undertaken	Representation (Natural England)
196	Policy DM7	Amend paragraph 3 in the policy to read Proposals that are likely to have an adverse impact on the integrity of European s Sites, Sites of Special Scientific Interest or the Dedham Vale AONB will not be supported.	Representation Natural England
203	Para 15.49	Add the following text to para 15.49 to read The Local Planning 'Sites. These sites need to provide gypsy and traveller communities with good access to education, health, welfare, water, sewage and employment infrastructure,local environment. Sites should not be located in areas at risk from flooding and where practical to achieve be connected to the mains sewer system.	Representation (Environment Agency)
206	DM12	<i>Add criterion as follows</i> (x) All new applications for high rise accommodation, houses in multiple accommodation (HMOs), care homes and sheltered accommodation will be expected to include sprinkler systems.	Representation – CBC Corporate decision following Grenfell Fire
208	DM13	<i>Add text to Replacement dwellings in the countryside under criterion (v) as follows;</i>	Representation (Historic England)

		Note: There is a presumption in favour of retaining properties considered to be heritage assets and/or properties which positively contribute to the character of a rural conservation area	
213/214	DM15	<i>Add criterion (xi) The Council will encourage Active Design</i>	Representation (Sport England)
215/216	DM16	<p><i>Amend first paragraph as follows;</i> Development that will lead to substantial harm to or total loss of significance of a listed building, conservation area, historic park or garden or important archaeological remains (including development that adversely affects in the setting of heritage assets)...</p> <p><i>Amend second paragraph as follows;</i> ...or better reveal the significance of the heritage asset, in the first instance, unless there are not identifiable opportunities available where possible.</p> <p><i>Amend penultimate sentence of paragraph two as follows;</i> In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, (or other method of identification of historic assets), the LPA</p>	Representation (Historic England)
221		Change paragraph number 7.106 to 15.106	typo
227	Para 15.123	Amend paragraph to read '.....within the relevant Transport Assessment and Transport Statement. '	Representation (Essex County Council)
227	Policy DM22	Change first paragraph to read '.....the most recent local Parking Guidance Standards taking account of.....'	Representation (Essex County Council)
227	Policy DM22	Change second paragraph to read '....with the most recent local Parking Guidance Standards , with a more flexible approach	Representation (Essex County Council)

229	Para 15.125	Add the following text to the end of the last sentence of 15.125 The notes accompanying Table 3 set out the principles to be followed in relation to the application of the Sequential Test and Exception Test, including the need to consider risk from all sources of flooding and not just from rivers and sea.	Representation (Natural England)
235	DM25	<i>Amend the 6th Paragraph of the policy as follows;</i>District Heating Networks and Community led renewable energy initiatives at appropriate locations in the Borough, which will need to be subject to a Habitats regulation Assessment and if necessary an Appropriate Assessment , to help reduce Colchester's carbon footprint.	Representations (Historic England & Natural England)
Policies Maps			
Map SC1-3	Policies Map	Include Monkwick local centre on the policies map	Correction for consistency with the policy
NC1	Policies Map NC1	Add hatching to show Severalls is included within Zone 1 of NC1	Correction for consistency with the policy
Maps NC1 and NC2-4	Policies Map NC 1 and NC 2-4	Amend to show the correct extent of the unimplemented Section of the NAR busway	For accuracy Representation (Peter Kay (C-Bus))
Map SC1-3	Policies map	Policies Map incorrectly shows land used for military purposes at Merville Barracks as designated open space.	Correct mapping error
Map SS1	Abberton & Langenhoe	Include school fields as open space on the Policies Map SS1	Correct mapping error
Map SS6	Fordham	Include school playing fields as open space on the Policies Map SS6	Correct mapping error