

Minor points of clarification- tracked changes / Main Modifications (October 2021)

The tracked changes version of the Section 2 Colchester Local Plan has been prepared to assist with understanding the full context of the recommended Modifications. The following list identifies minor editing differences between the Main Modifications schedule which is subject to consultation and the tracked changes Section 2 Colchester Local Plan which incorporates the recommended modifications. These are all minor and address grammatical corrections or accuracy of the context / location or markup of the modification and ensure the wording flows and enables the correct interpretation. **None of these matters have any bearing on the modification wording itself.**

Mod. Number	Policy/Para No.	Modification listed in Schedule	Tracked Change Variation	Comment/Explanation
MM3	Policy SG1 (Final paragraph)	In the remaining Other Villages and Countryside of Colchester, new development in the open countryside will only be permitted in exceptional circumstances to preserve be required to respect the character and appearance of landscapes and the built environment and preserve or enhance the historic environment and biodiversity to safeguard the rural character of the Borough.	In the remaining Other Villages and Countryside of Colchester, new development will only be acceptable where it accords with policies OV1 and OV2. New development in the open countryside will only be permitted in exceptional circumstances to preserve be required to respect the character and appearance of landscapes and the built environment and preserve or enhance the historic environment and biodiversity to safeguard the rural character of the Borough.	Correction to paragraph as sentence missed out in modification.
MM10	Policy SG6: Town Centre Uses	i) The p Proposals for main town centre uses in or on the edge of centres are is of a type, proportion and scale appropriate to the role and function of the centre and would not threaten the primacy of Colchester Town Centre at the apex of the centre hierarchy, either individually or	i) The p Proposals for the main town centre uses in or on the edge of centres are is of a type, proportion and scale appropriate to the role and function of the centre and would not threaten the primacy of Colchester Town Centre at the apex of the centre hierarchy, either individually or	Correction to modification – not all new part of sentence shown in bold

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		<p>cumulatively with other committed proposals, and;</p> <p>ii) The pProposals for main town centre uses in or on the edge of centres are is suitable to the town / district centre function and maintains or adds to its viability and vitality and enhances the diversity of the centre without changing the position of the centre within the overall hierarchy and;</p>	<p>cumulatively with other committed proposals, and;</p> <p>ii) The pProposals for main town centre uses in or on the edge of centres are is suitable to the town / district centre function and maintains or adds to its viability and vitality and enhances the diversity of the centre without changing the position of the centre within the overall hierarchy and;</p>	
MM18	Para 13.9	Protected Hedgerows must be assessed by the Local Planning Authority's Landscape Officer against criteria in the Hedgerow Regulations 1997. Where a hedgerow is deemed to be 'Important' under the Hedgerow Regulations, the developer must demonstrate that adverse impacts upon the important hedgerow will be avoided. This is necessary as the loss of both 'Important' and other significant hedgerows protected important hedgerows is difficult to mitigate against as they cannot easily be recreated as either a landscape or ecological feature.	Protected Hedgerows must be assessed by the Local Planning Authority's Landscape Officer against criteria in the Hedgerow Regulations 1997. Where a hedgerow is deemed to be 'Important' under the Hedgerow Regulations, the developer must demonstrate that adverse impacts upon the important hedgerow will be avoided. This is necessary as the loss of protected important hedgerows both 'Important' and other significant hedgerows protected important hedgerows is difficult to mitigate against as they cannot easily be recreated as either a landscape or ecological feature.	Correction to modification – deleted text not shown
MM29	Policy TC3: Town Centre Allocations	<u>Vineyard Gate</u>	<u>Vineyard Gate</u>	Modification schedule incorrectly shows existing text as new text

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		<p>Redevelopment of Vineyard Gate over the plan period to provide a residential-led retail and mixed use floorspace scheme:</p> <p>Requirements:</p> <ul style="list-style-type: none"> • Approximately 100 dwellings • Development will need to protect and enhance the character of the Scheduled Ancient Monument (Town Walls) • Provide direct pedestrian connections to / from Lion Walk; • Contributions needed towards the delivery of flood defence / flood management solutions as identified in the SWMP for CDA 03. 	<p>Redevelopment of Vineyard Gate over the plan period to provide a residential-led retail and mixed use floorspace scheme:</p> <p>Requirements:</p> <ul style="list-style-type: none"> • Approximately 100 dwellings • Development will need to protect and enhance the character of the Scheduled Ancient Monument (Town Walls) • Provide direct pedestrian connections to / from Lion Walk; • Contributions needed towards the delivery of flood defence / flood management solutions as identified in the SWMP for CDA 03. 	
MM34	Policy SC1: South Colchester Allocations	<p>ABRO site The 4.26 hectare will provide 3.80 hectares for residential development and 0.46 hectares for open space. Development of this site will be supported where it accords with the ABRO Development Brief.</p>	<p>ABRO site The 4.26 hectare site will provide 3.80 hectares for residential development and 0.46 hectares for open space. Development of this site will be supported where it accords with the ABRO Development Brief.</p>	Grammatical correction to modification to add the word 'site' in first sentence.
MM35	Para 14.54	<p>The Defence Infrastructure Organisation is disposing of a number of sites nationally including Middlewick Ranges. The site was originally proposed for the allocation</p>	<p>The Defence Infrastructure Organisation is disposing of a number of sites nationally including Middlewick Ranges. The site was originally proposed for the allocation</p>	Reference to 'in paragraph 14.62' has been removed as this is an incorrect paragraph number reference and

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		<p>of 2000 dwellings, however as there are a number of constraints at the site which will restrict the final number of dwellings that can be delivered at this location, the allocation is for up to 1000 dwellings. Given the potential constraints and opportunities associated with the site, there will be a requirement for a masterplanning approach working together with the MOD, and any future landowners to inform the best opportunities for delivering housing and supporting infrastructure, as well as ensuring the delivery of a development appropriate to its setting. More guidance in respect of the approach, scope and requirements for masterplanning for this site are set out in paragraph 14.62 below.</p>	<p>of 2000 dwellings, however as there are a number of constraints at the site which will restrict the final number of dwellings that can be delivered at this location, the allocation is for up to 1000 dwellings. Given the potential constraints and opportunities associated with the site, there will be a requirement for a masterplanning approach working together with the MOD, and any future landowners to inform the best opportunities for delivering housing and supporting infrastructure, as well as ensuring the delivery of a development appropriate to its setting. More guidance in respect of the approach, scope and requirements for masterplanning for this site are set out below.</p>	<p>to avoid confusion with paragraph numbering.</p>
MM39	Para 14.58	<p>The site has archaeological interest due to the potential for the presence of buried archaeological remains, in particular, relating to prehistoric, Roman and civil war and World War II defences. The WW2 pill boxes, and tank line form an important landscape opportunity. The Council believes they also represent an important heritage interpretation and visitor opportunity. Further investigations will be required at a planning</p>	<p>The site has archaeological interest due to the potential for the presence of buried archaeological remains, in particular, relating to prehistoric, Roman and civil war and World War II defences. The WW2 pill boxes, and tank line form an important landscape opportunity. The Council believes they also represent an important heritage interpretation and visitor opportunity. Further investigations will be required at a planning</p>	<p>Modification made has been corrected to reflect text in Publication Local Plan.</p>

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		<p>application stage, prior to the commencement of any development. Policy PP1 (vi) will apply in this respect to any planning application on this site. It is also possible that a future management plan for the redoubt may be required as part of the planning permission, which will need to be agreed with the Council.</p>	<p>application stage, prior to the commencement of any development. Policy PP1 (vi) will apply in this respect to any planning application on this site. It is also possible that a future management plan for the redoubt may be required as part of the planning permission, which will need to be agreed with the Council. has the potential to contain archaeological finds therefore it will be necessary to complete archaeological investigations prior to the commencement of any development.</p>	
MM40	New para to be added	<p>In terms of local character, the site sits in an area of gently sloping open landscape bordered by Colchester to the north and the wooded Roman River to the south. It currently provides some physical and visual separation between the existing urban area and the Roman River Valley. The site has the potential to contain archaeological finds therefore it will be necessary to complete archaeological investigations. Any development will need to minimise and mitigate potential impacts on the wider landscape, on adjoining minor roads and recreational pressure on</p>	<p>In terms of local character, the site sits in an area of gently sloping open landscape bordered by Colchester to the north and the wooded Roman River to the south. It currently provides some physical and visual separation between the existing urban area and the Roman River Valley. Any development will need to minimise and mitigate potential impacts on the wider landscape, on adjoining minor roads and recreational pressure on the landscape and biodiversity assets. New development should respond to the existing settlement pattern, screen any existing visual</p>	<p>Modification made has been corrected to reflect text in Publication Local Plan. The following text has been deleted from the modification as this was incorrectly inserted from the paragraph above (para 14.58):</p> <p>'The site has the potential to contain archaeological finds therefore it will be necessary to complete archaeological investigations.'</p>

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		<p>the landscape and biodiversity assets. New development should respond to the existing settlement pattern, screen any existing visual intrusions, conserve and manage existing woodland and hedgerows, and use materials appropriate to local character. An LVIA will be required to inform the proposed masterplan and any subsequent planning application. Extra High Voltage electricity pylons lie at the north of the site. There would be visual benefits to these being undergrounded but in the event that this is not feasible they would act as a constraint on the layout of development.</p>	<p>intrusions, conserve and manage existing woodland and hedgerows, and use materials appropriate to local character. An LVIA will be required to inform the proposed masterplan and any subsequent planning application. Extra High Voltage electricity pylons lie at the north of the site. There would be visual benefits to these being undergrounded but in the event that this is not feasible they would act as a constraint on the layout of development.</p>	
MM44	Para 14.61	<p>Developer contributions will be sought where required towards the cost of ecological mitigation including; the provision of compensatory habitat to replace habitat lost to development. ecological mitigation, remediation of any on site contamination as part of the development of the site; community infrastructure including education provision; traffic and highways mitigation including enhancements to the public transport, walking and cycling infrastructure; accessible natural green space and public open space.</p>	<p>Developer contributions will be sought where required towards the cost of ecological mitigation including; the provision of compensatory habitat to replace habitat lost to development. ecological mitigation, contributions will also need to be secured to remediation of any on site contamination as part of the development of the site; community infrastructure including education provision; traffic and highways mitigation including any future development at Middlewick Ranges will be expected to deliver</p>	Correction to modification – deleted text not shown

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			enhancements to the public transport, walking and cycling infrastructure; accessible natural green space and public open space.	
MM49	Policy EC1: Knowledge Gateway and University of Essex Strategic Economic Area	Within this area, the Local Planning Authority will continue to support the growth and retention of the University Research Park. All land and premises within this area will be safeguarded for employment uses, primarily for office use within E class where appropriate and non-B class employment generating uses of a scale and type compatible with the Research Park. Encouragement will also be given to uses which can be shown to be directly linked to the development of research associated with the University and to the provision of business incubator units. Proposals for uses which are not for office use within E class or where it cannot be demonstrated that they are linked to the Research Park will only be supported where they:...	Within this area, the Local Planning Authority will continue to support the growth and retention of the University Research Park. All land and premises within this area will be safeguarded for employment uses, primarily for B4 office use within E class where appropriate and non-B class employment generating uses of a scale and type compatible with the Research Park. Encouragement will also be given to uses which can be shown to be directly linked to the development of research associated with the University and to the provision of business incubator units. Proposals for uses which are not for B4 office use within E class or where it cannot be demonstrated that they are linked to the Research Park will only be supported where they:...	Correction to modification – deleted text not shown
MM51	Policy EC3: East Colchester Allocations	Place Farm Development of the site will be supported where it provides: 2.7 ha of employment land, as shown in Table SG3	Place Farm Development of the site will be supported where it provides: i. 2.7 ha of employment land, as shown in Table SG3	Bullet points added for consistency with rest of Policy

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		<p>Up to 30 new dwellings of a mix and type of housing to be compatible with development in the adjacent Old Heath area.</p> <p>Access via Whitehall for the employment and via Rowhedge Road for the residential development.</p>	<p>ii. Up to 30 new dwellings of a mix and type of housing to be compatible with development in the adjacent Old Heath area.</p> <p>iii. Access via Whitehall for the employment and via Rowhedge Road for the residential development.</p>	
MM66	Policy SS12b: Coast Road, West Mersea	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).	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 Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).	Correction to Strategy title: Essex Coast Recreational disturbance Avoidance and Mitigation Strategy
MM73	Policy SS16: Wivenhoe	Replace entire policy with the following: The Wivenhoe Neighbourhood Plan has been made and: (i) Identifies the settlement boundary for Wivenhoe; (ii) Identifies specific sites for housing allocations needed to deliver 250 dwellings with additional land for a care home outside the settlement boundary at the housing allocation at Land Behind the Fire Station, Colchester	Replace entire policy with the following: The Wivenhoe Neighbourhood Plan has been made and: (i) Identifies the settlement boundary for Wivenhoe; (ii) Identifies specific sites for housing allocations needed to deliver 250 dwellings with additional land for a care home outside the settlement boundary at the housing allocation at Land Behind the Fire Station, Colchester	Correction to bullet point numbering – last bullet point it (v) not (iv).

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		<p>Road should an appropriate scheme be forthcoming;</p> <p>(iii) Sets out policies needed to support this housing delivery i.e. housing mix, type of housing and density for each site allocated for housing;</p> <p>(iv) Identifies other allocations in the Parish, including employment and open space; and</p> <p>(iv) identifies the infrastructure requirements to support new development.</p>	<p>Road should an appropriate scheme be forthcoming;</p> <p>(iii) Sets out policies needed to support this housing delivery i.e. housing mix, type of housing and density for each site allocated for housing;</p> <p>(iv) Identifies other allocations in the Parish, including employment and open space; and</p> <p>(v) identifies the infrastructure requirements to support new development.</p>	