

COLCHESTER BOROUGH COUNCIL

**NOTICE OF SUBMISSION TO THE SECRETARY OF STATE OF
COLCHESTER'S SUBMISSION DRAFT CORE STRATEGY, NOVEMBER
2007, UNDER REGULATION 28 OF 'THE TOWN & COUNTRY PLANNING
(LOCAL DEVELOPMENT) (ENGLAND) REGULATIONS, 2004.'**

AND

**NOTICE OF CONSULTATION ON DEVELOPMENT PLAN DOCUMENTS
(DPDS) AT ISSUES & OPTIONS STAGE:**

(A) COLCHESTER'S DEVELOPMENT POLICIES

(B) COLCHESTER'S SITE ALLOCATIONS

**UNDER REGULATION 25 OF 'THE TOWN & COUNTRY PLANNING
(LOCAL DEVELOPMENT) (ENGLAND) REGULATIONS, 2004.'**

PLANNING AND COMPULSORY PURCHASE ACT 2004

Colchester's Submission Draft Core Strategy, November 2007

The Draft Core Strategy has been submitted to the Secretary of State for independent examination and is being published for 6 weeks public consultation. The Core Strategy is a Development Plan Document that sets out the long-term vision for Colchester and the strategic policies required to deliver that vision.

(A) Colchester's Development Policies Issues & Options

The Development Policies DPD is intended to promote debate on the detailed development policies needed to support policies in the Core Strategy. When finalised, the policies will be used to determine planning applications.

(B) Colchester's Site Allocations Issues & Options

The Site Allocations DPD will allocate land on a Proposals Map for a range of specific uses from housing and employment to open space. This Issues and Options report is intended to promote debate on the specific sites required and invites the submission of sites.

**The consultation period for all three documents will run from 19
November 2007 until Friday 4 January 2007.**

Copies of all three documents, along with their supporting papers and response forms are available at Colchester Borough Council Customer Service Centre, High Street, Colchester, between 8.30am and 5.30pm (Monday to Friday) and Colchester Central Library during normal opening hours, including evenings and weekends.

All three sets of documentation and response forms can also be downloaded from the Colchester Borough Council website at www.colchester.gov.uk/ldf

Representations should be made on the response forms provided only and sent to the Spatial Policy Team, at Environmental Policy, PO BOX 885, Town Hall, Colchester, CO1 1ZE or by email to planning.policy@colchester.gov.uk. The deadline for responding is **5.00pm on Friday 4 January 2007**. The Council may not be able to consider your views if your representations are received later than this time.

Further information can be obtained from the Spatial Policy team on (01206) 282473/282476.

COLCHESTER BOROUGH COUNCIL

NOTICE OF PUBLIC PARTICIPATION IN THE PREPARATION OF 'SITE ALLOCATIONS' AND 'DEVELOPMENT POLICIES' DEVELOPMENT PLAN DOCUMENTS (DPDs) UNDER REGULATION 25 OF 'THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) (AMENDMENT) REGULATIONS 2008'

Colchester Borough Council is inviting representations on 'Site Allocations' and 'Development Policies' Development Plan Documents (DPDs). When finished, these documents will form part of Colchester's Local Development Framework and support the recently adopted Core Strategy.

The **Development Policies DPD** will provide detailed development policies that will be used to determine planning applications. The current draft of the document includes the Council's preferred options for these policies.

The **Site Allocations DPD** will allocate land on a Proposals Map for a range of specific uses such as housing, employment and open space. The current draft of the document details where allocations are proposed to be changed from the 2004 Local Plan and gives the Council's preferred option for any sites that have been put forward.

The consultation period for both documents will run from Friday 16th January 2009 until Friday 27th February 2009. The deadline for responding is **5.00pm**. The Council may not be able to consider your views if your representations are received later than this time.

Copies of the documents, along with their supporting papers and response forms are available at Colchester Borough Council Customer Service Centre, High Street, Colchester, between 8.30am and 5.30pm (Monday to Friday) and all Colchester District Libraries' during normal opening hours, including evenings and weekends.

All of the documents and response forms can also be downloaded from the Colchester Borough Council website at www.colchester.gov.uk/ldf

Representations should be made on the response forms provided only and sent to the Spatial Policy Team, at FREEPOST NAT4433, PO BOX 885, Colchester, Essex, CO1 1ZE or by email to planning.policy@colchester.gov.uk

Further information can be obtained from the Spatial Policy team on (01206) 282473/282476.

**PLANNING AND COMPULSORY PURCHASE ACT 2004
COLCHESTER BOROUGH COUNCIL
LOCAL DEVELOPMENT FRAMEWORK (LDF)
NOTICE OF PUBLICATION OF THE SITE ALLOCATIONS AND DEVELOPMENT POLICIES
SUBMISSION DEVELOPMENT PLAN DOCUMENTS (DPD's) AND INVITATION TO MAKE
REPRESENTATIONS**

Regulation 27 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. Colchester Borough Council is preparing a Local Development Framework (LDF) which will replace the existing Local Plan which was adopted in 2004. The Council is now issuing two parts of the LDF for consultation:

- **The Site Allocations Submission DPD** will allocate land on a Proposals Map for a range of specific uses such as housing, employment and open space;
- **The Development Policies Submission DPD** contains the Council's detailed policies for deciding planning applications and delivering the vision, objectives and core policies of the Core Strategy.

The DPD's are accompanied by a Submission Proposals Map which is a Local Development Document (LDD) that shows how the adopted Proposals Map would be amended if the two submitted DPD's were adopted.

Following this consultation the Council will submit these documents, along with other supporting documents and the representations received, to the Secretary of State for an Independent Examination. Sustainability Appraisals of each document have also been prepared for consultation. These evaluate how social, environmental and economic issues have been taken into account in the preparation of each document. The Sustainability Appraisals are background material which you can refer to in making your representation. Please note that representations can only be made on the DPDs themselves not just on any supporting documentation.

The consultation period for the documents will run from Friday 18 September 2009 until Friday 30 October 2009.

Copies of the documents, along with their supporting papers and response forms are available at Colchester Borough Council Customer Service Centre, High Street, Colchester, between 8.30am and 5.30pm (Monday to Friday) and Colchester Central Library during normal opening hours, including evenings and weekends.

All the documentation and response forms can be downloaded from the Council's website at www.colchester.gov.uk/ldf and representations can also be submitted here via an online form.

Representations should be made on the response forms provided only and sent to the Spatial Policy Team, Strategic Policy and Regeneration, Colchester Borough Council, Freepost NAT4433, PO BOX 885, Town Hall, Colchester, CO1 1ZE or by email to planning.policy@colchester.gov.uk

The deadline for responding is **5.00pm on Friday 30 October 2009**. Representations must be made before this deadline and on the official representation forms provided otherwise they may not be considered.

Further information can be obtained from the Spatial Policy team on (01206) 282473/282476.

COLCHESTER BOROUGH COUNCIL

**Planning and Compulsory Purchase Act 2004
(Section 20)**

**The Town and Country Planning (Local
Development) (England) (Amendment)
Regulations 2008 (Regulation 30)**

**Notice of Submission of Development Plan
Documents for Independent Examination**

Colchester Borough Council has submitted the following Development Plan Documents to the Secretary of State for Independent Examination:

- The Site Allocations DPD will allocate land for a range of specific uses such as housing, employment and open space
- The Development Policies DPD contains the Council's detailed policies for deciding planning applications and delivering the vision, objectives and core policies in the Core Strategy

Copies of the DPDs and the following documents are available for inspection:

- The Sustainability Appraisal Report
- The Submission Proposal Maps
- The Council's adopted Statement of Community Involvement (SCI) (and addendum)
- A Regulation 25 consultation statement
- A Regulation 28 consultation statement
- Copies of representations made in accordance with Regulation 28
- Supporting documents that the Council considers relevant to the DPD

The above documents are available for inspection at Colchester Borough Council Customer Service Centre, High Street, Colchester, between 8.30am and 5.30pm (Monday to Friday) and Colchester Central Library during normal opening hours, including evenings and weekends. They are also available on the Council's website www.colchester.gov.uk



The submitted Development Plan Documents and any representations made in accordance with Regulation 28 will now be considered for Legal Compliance and Soundness by an Independent Inspector appointed by the Secretary of State. Should you have any questions please contact the Colchester Borough Council Spatial Policy Team on 01206 282473.