



Colchester Focused Local Plan Review Modifications Consultation

The Local Plan Focused Review was submitted to the Planning Inspectorate on 31 October 2013. A number of modifications are considered necessary to make the Focused Review document sound and legally compliant and these are now subject to a period of formal public consultation.

The Modifications are subject to public consultation from Monday 11 November until 12:00 noon on Monday 23 December 2013.

Contact Details

Title: Name:

Organisation (if relevant): The Churchmanor Estates Company plc

Address: c/o Agent
.....

Post Code:

Telephone No:

Email:

Agent Details (if applicable)

Agent's Name: Martin Robeson, Martin Robeson Planning Practice

Job Title:

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1. If you have not already informed the Council of your wish to appear at the examination hearing sessions, do you now wish to attend the examination as a result of the modifications consultation?

Yes No

2. Do you wish to be informed of the Inspector's Recommendations?

Yes No

3. Do you wish to be informed of the adoption of the Focused Review?

Yes No

4. Do you have any comments on the proposed modifications, taking into consideration paragraph 182 of the National Planning Policy Framework which sets out the tests of ‘soundness’:

Positively prepared
Justified
Effective
Consistent with national policy

Please make clear what modification(s) you are referring to (policy/paragraph)

MAJ16 (Policy CE2b)

5. Do you have any other comments in relation to the modifications proposed? Please note – comments should only be made in relation to the modifications proposed in the Modifications Schedule published.

We would support the specific change to the wording suggested.

We do not accept that this change “*raises the matters that stray into the spatial strategy*”. The amendment would address a fundamental, non-compliance issue with the NPPF. See in particular paragraph 23 of our Statement on Retail Policies to the Examination.

The Glossary of Terms to the NPPF makes it clear that the identification of centres in Local Plans, even if they are “*out of centre developments*” constitute town centres. The evidence base for the Focused Review (ED18) makes clear the hierarchy of centres and that Urban District Centres form an integral part of that structure. The Council responded correctly to Government policy as set out in the reasons for the proposed Focused Review changes at paragraphs 4.2 and 4.3 of the document being examined (page 17).

Signature.....  Date 18 December 2013

I understand that my full response will be considered by Colchester Borough Council and the Planning Inspectorate in line with this consultation and that my comments will be made publicly available and identifiable to my name and/or organisation. The information in this form is, to the best of my knowledge, correct.

Thank you for completing this representation form. Your response will be sent to an Independent Examiner appointed by the Planning Inspectorate who will consider it as part of the Local Plan Focused Review Examination.

Representation forms should be returned before **12.00 noon on Monday 23 December** to planning.policy@colchester.gov.uk or alternatively via post to:

Spatial Policy, Commercial Services, Colchester Borough Council,

FREEPOST RLST-ZTSR-SGYA, Colchester, Essex, CO3 3WG.

If you have any queries or questions about the modifications consultation or any aspect of the Local Plan Focused Review Examination please contact a member of the Spatial Policy Team on 01206 282473 / 282476 / 282596 / 282480 or alternatively email planning.policy@colchester.gov.uk

