



Colchester
Borough Council






























Policies Maps

Colchester Borough

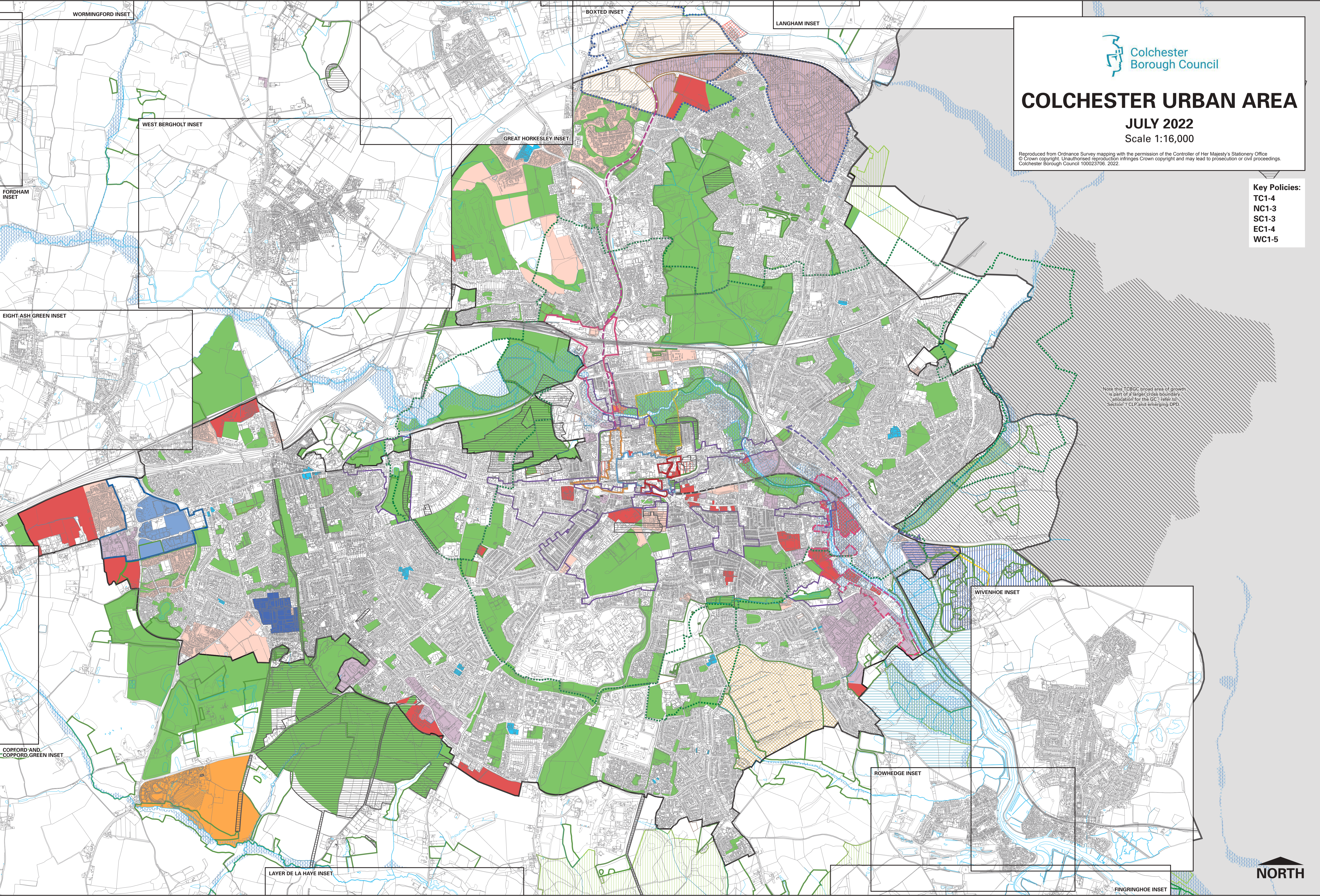
Local Plan 2017 – 2033
Section 2 | Adopted July 2022



Key to Policies Maps

	Settlement Boundary
	Existing Commitments (selected for illustrative purposes only)
	Other Village Boundary
	New Residential Allocation
	Employment
	New Residential-led Mixed Use Allocation
	Public Open Space
	Local Centre
	District Centre
	Garden Community Broad Area of Search
	Neighbourhood Plan Preferred Direction of Growth
	Coastal Protection Belt
	Dedham Vale Area of Outstanding Natural Beauty
	Environmental Agency Flood Zone 3
	Environmental Agency Flood Zone 2
	Conservation Area
	Site of Special Scientific Interest
	Special Protection Area
	Special Area of Conservation
	Local Nature Reserve
	Local Wildlife Site
	Scheduled Monument
	Registered Parks & Gardens
	Colchester Orbital
	RAMSAR
	Regional Important Geological Sites
	Allotments
	Borough Boundary
	Area Outside the Borough

NB: this key covers Borough-wide designations. Please see respective Policies Maps for specific policy area designations (e.g. North Colchester, East Colchester, etc.).



COLCHESTER URBAN AREA

JULY 2022
Scale 1:16,000

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Colchester Borough Council 100023706, 2022.

- Key Policies:
- TC1-4
 - NC1-3
 - SC1-3
 - EC1-4
 - WC1-5

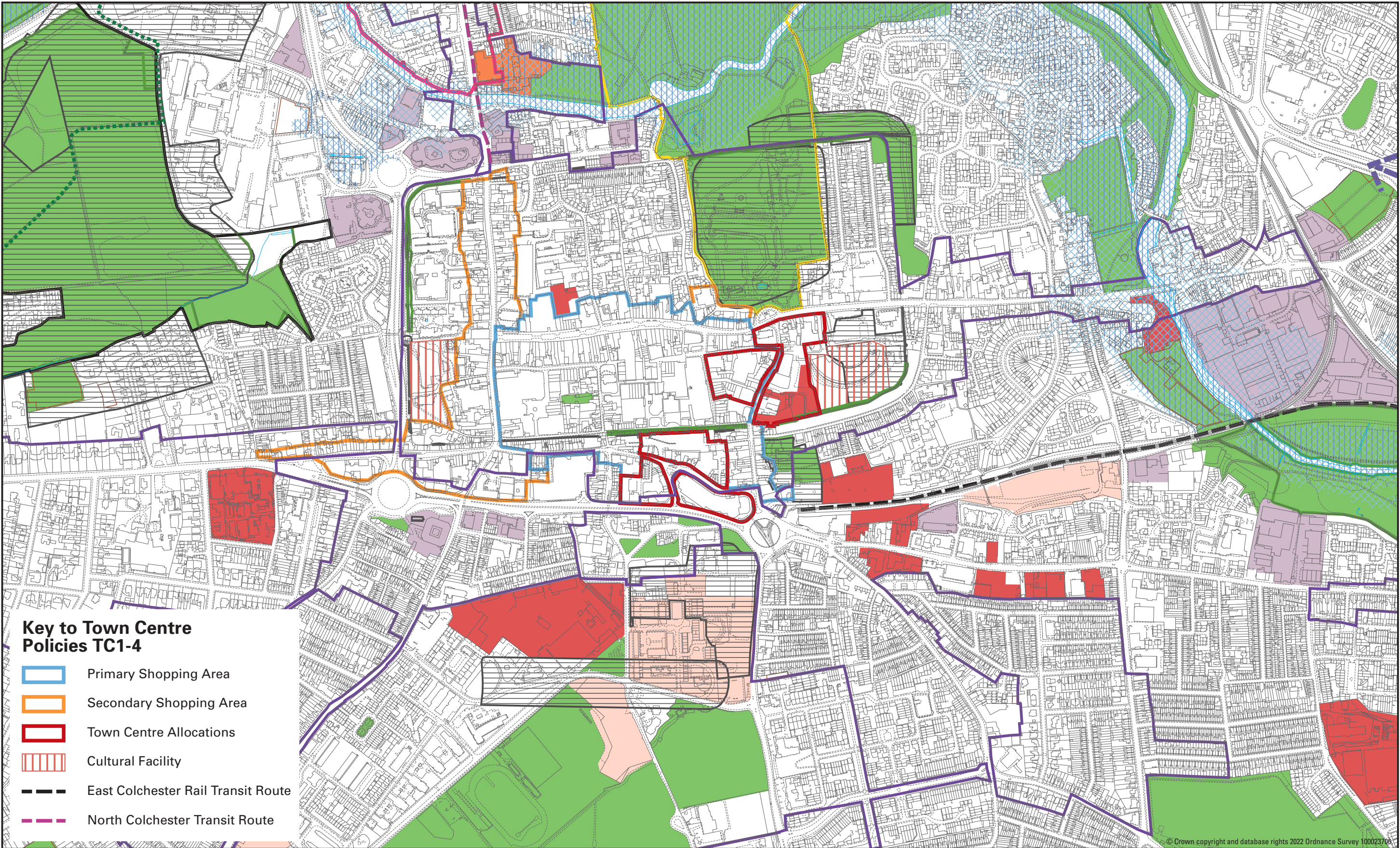
Note this TCBC broad area of growth
is part of a larger cross boundary
allocation for the GC - refer to
Section 1 CLP and emerging DPD.

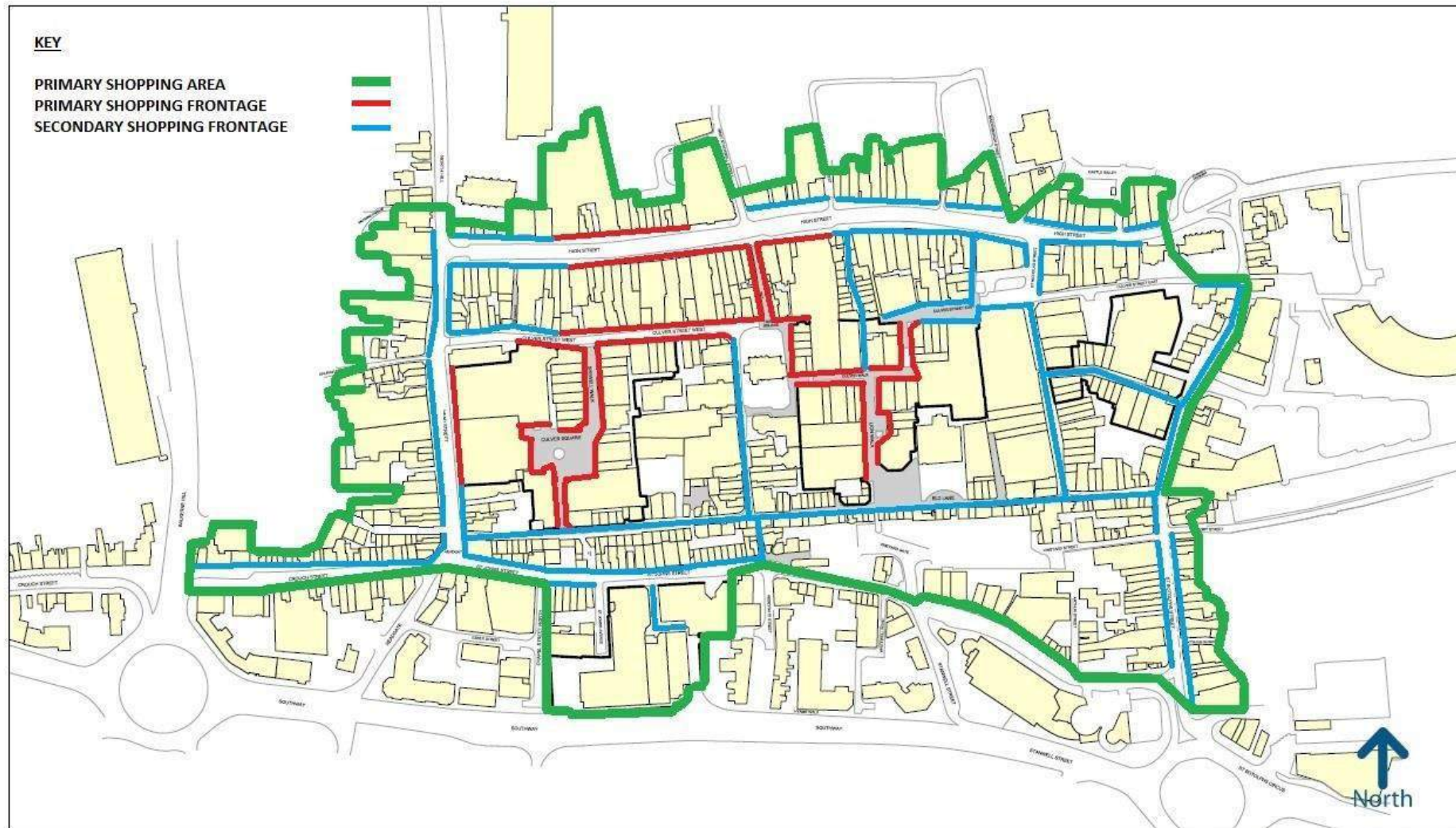


COLCHESTER TOWN CENTRE

Policies TC1-4

Scale 1:7,000

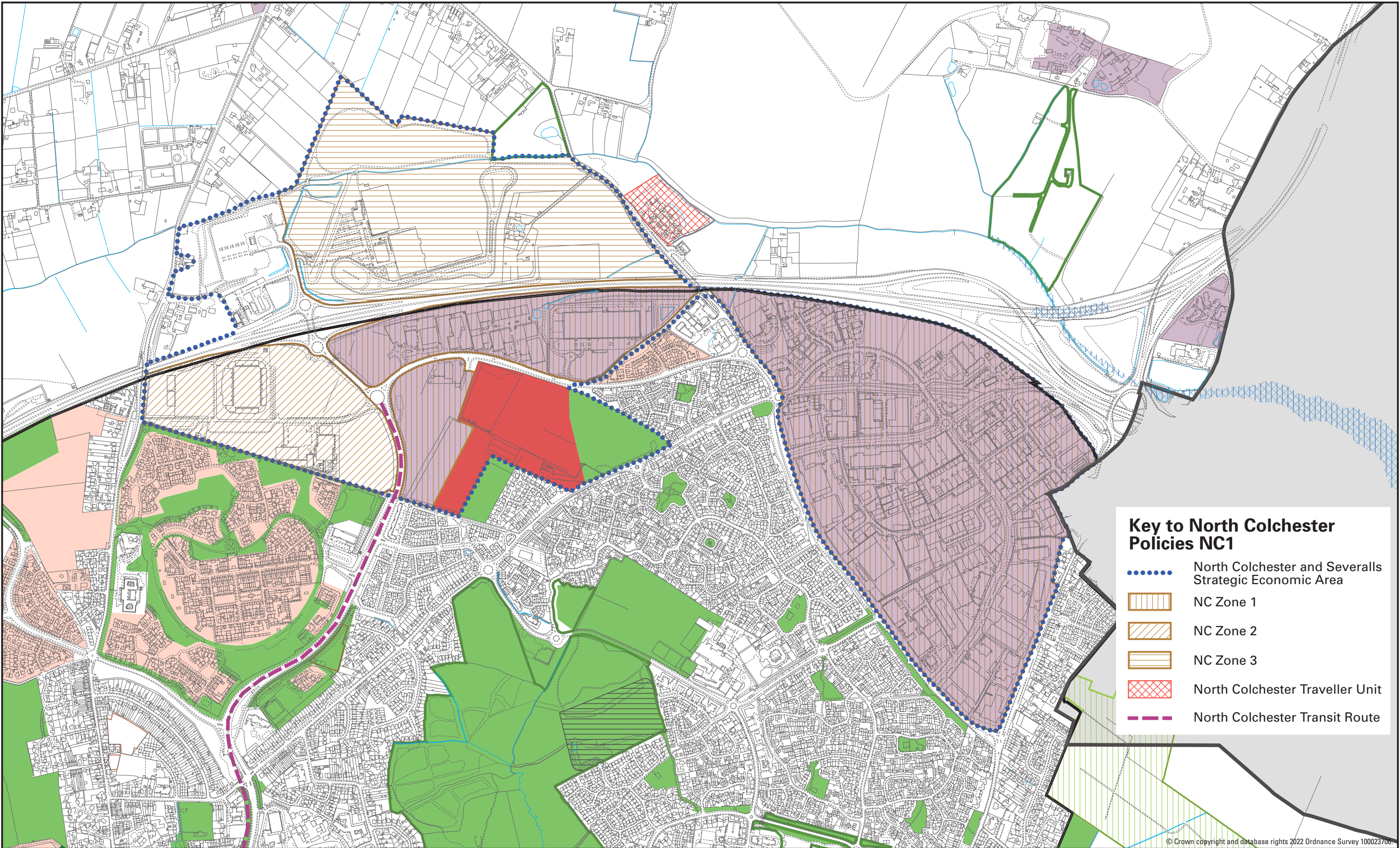




NORTH COLCHESTER

Policy NC1

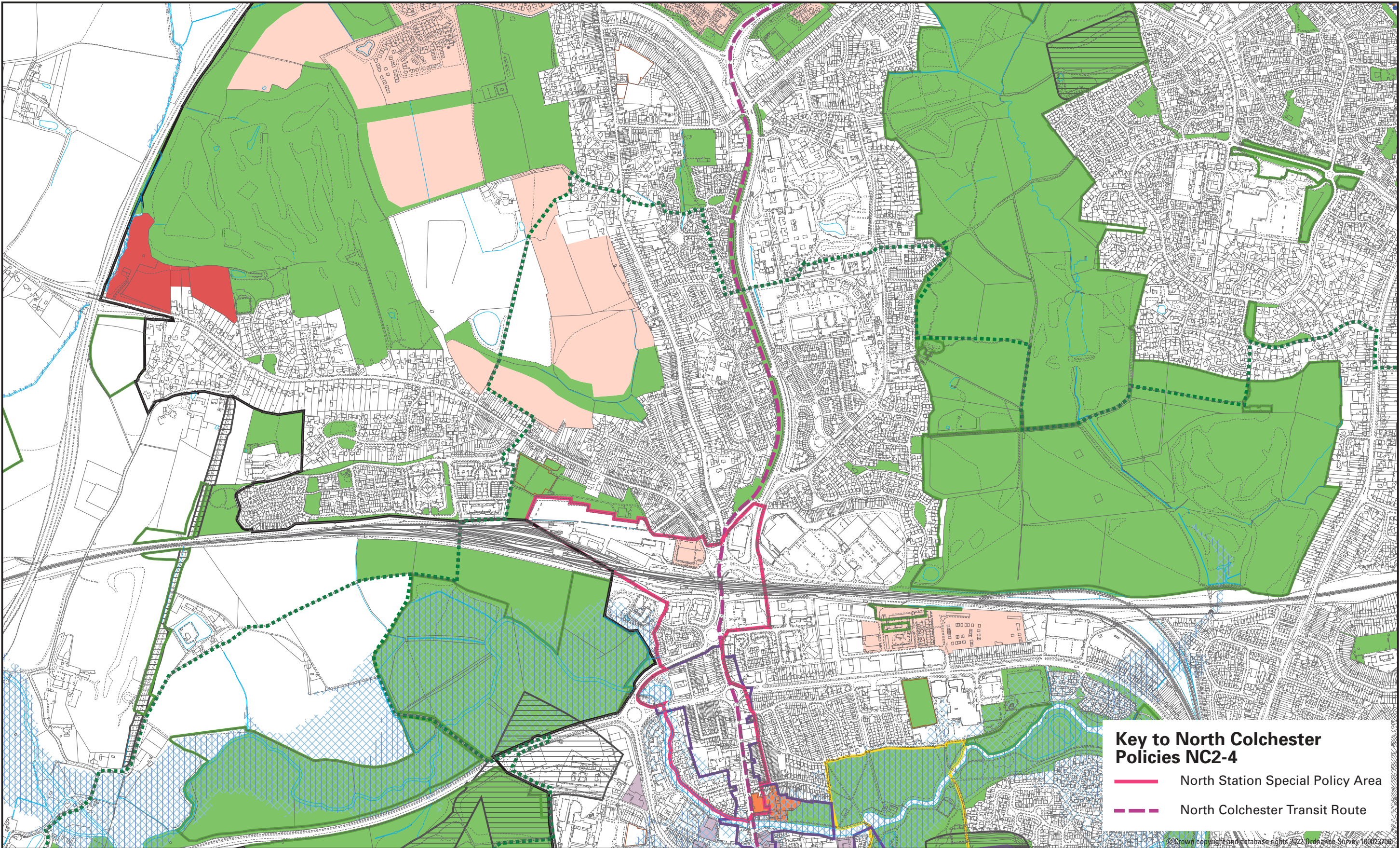
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NORTH COLCHESTER

Policies NC2-4

Scale 1:11,000



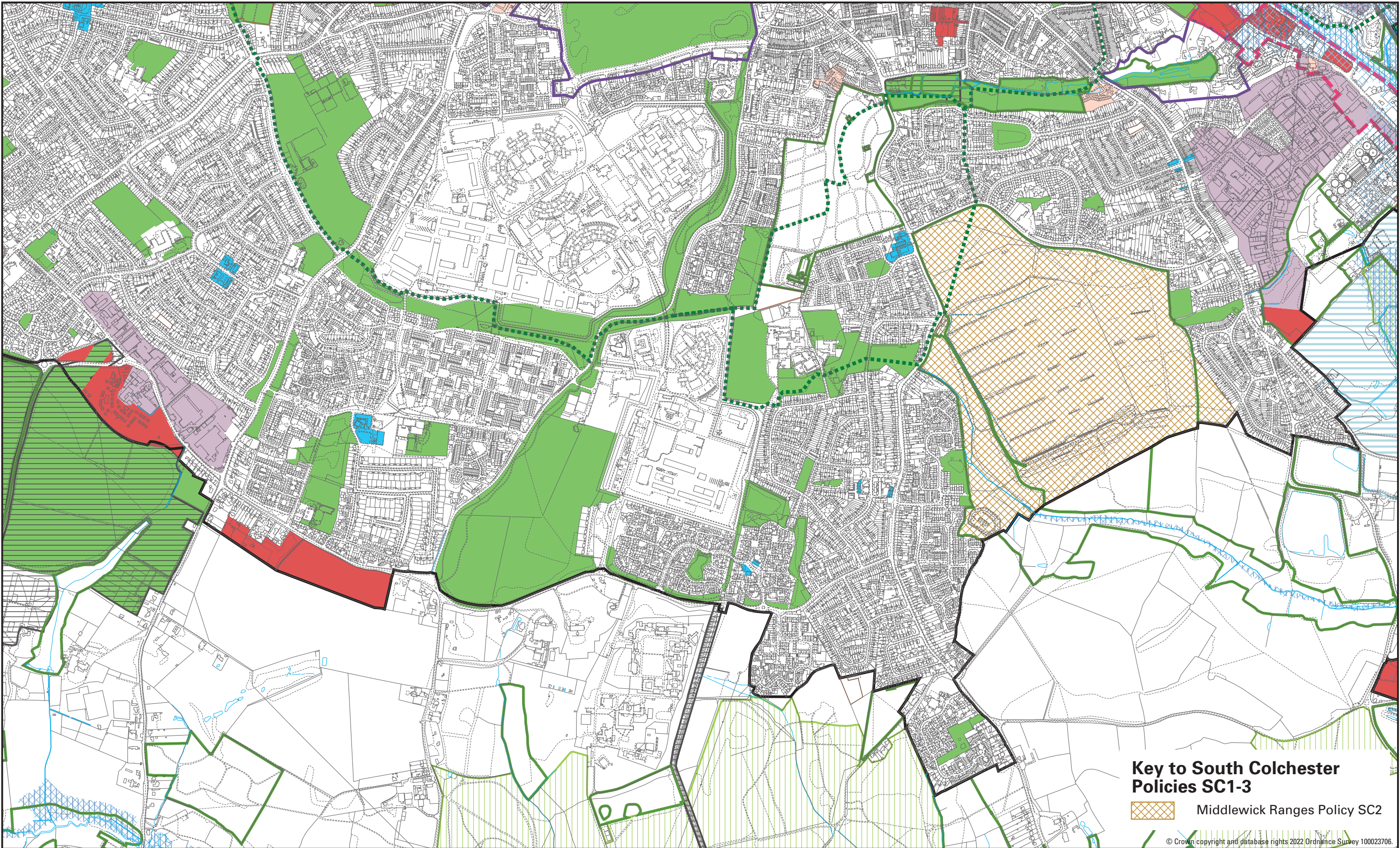
Key to North Colchester Policies NC2-4

- North Station Special Policy Area
- North Colchester Transit Route

SOUTH COLCHESTER

Policies SC1-3

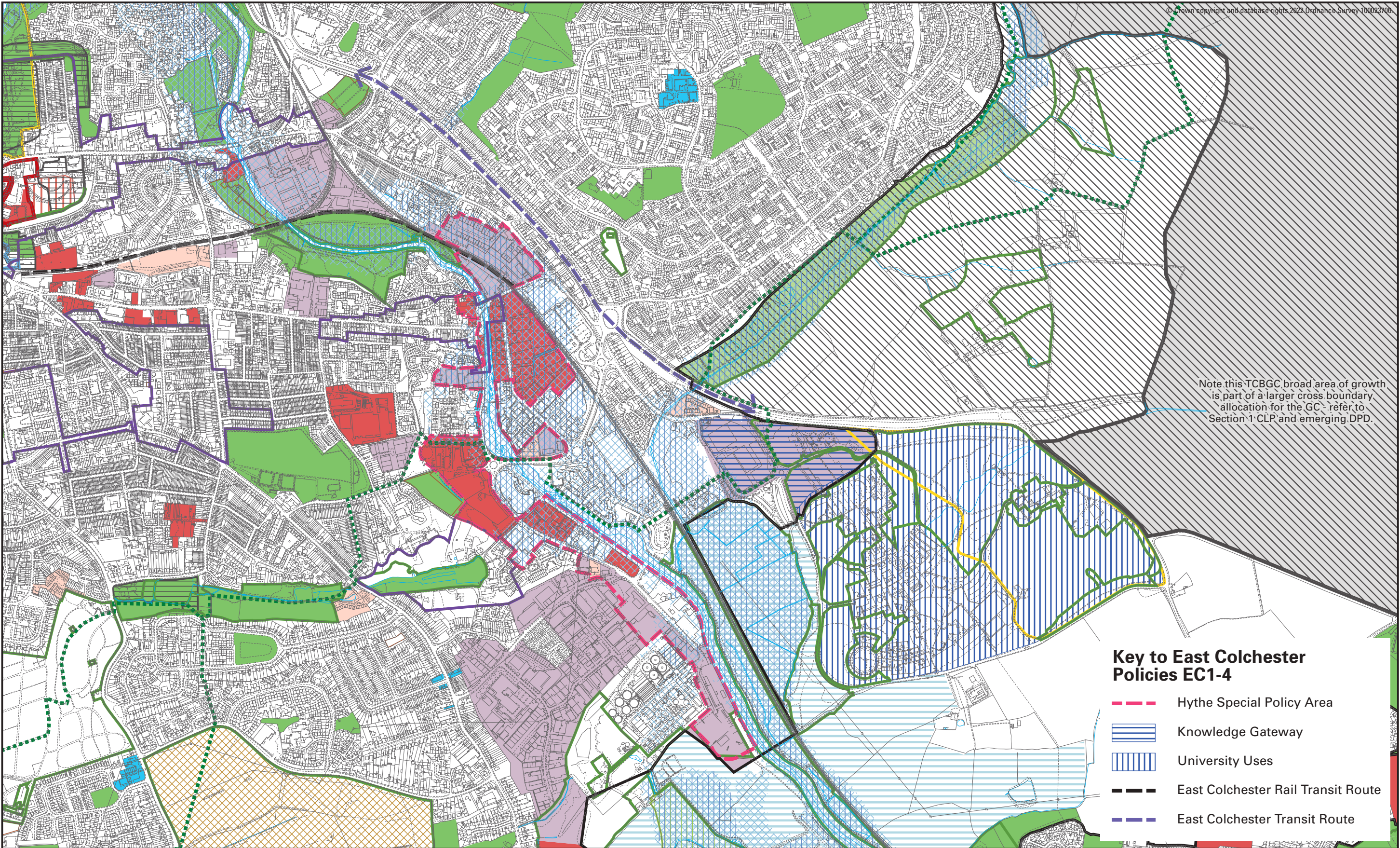
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EAST COLCHESTER

Policies EC1-4

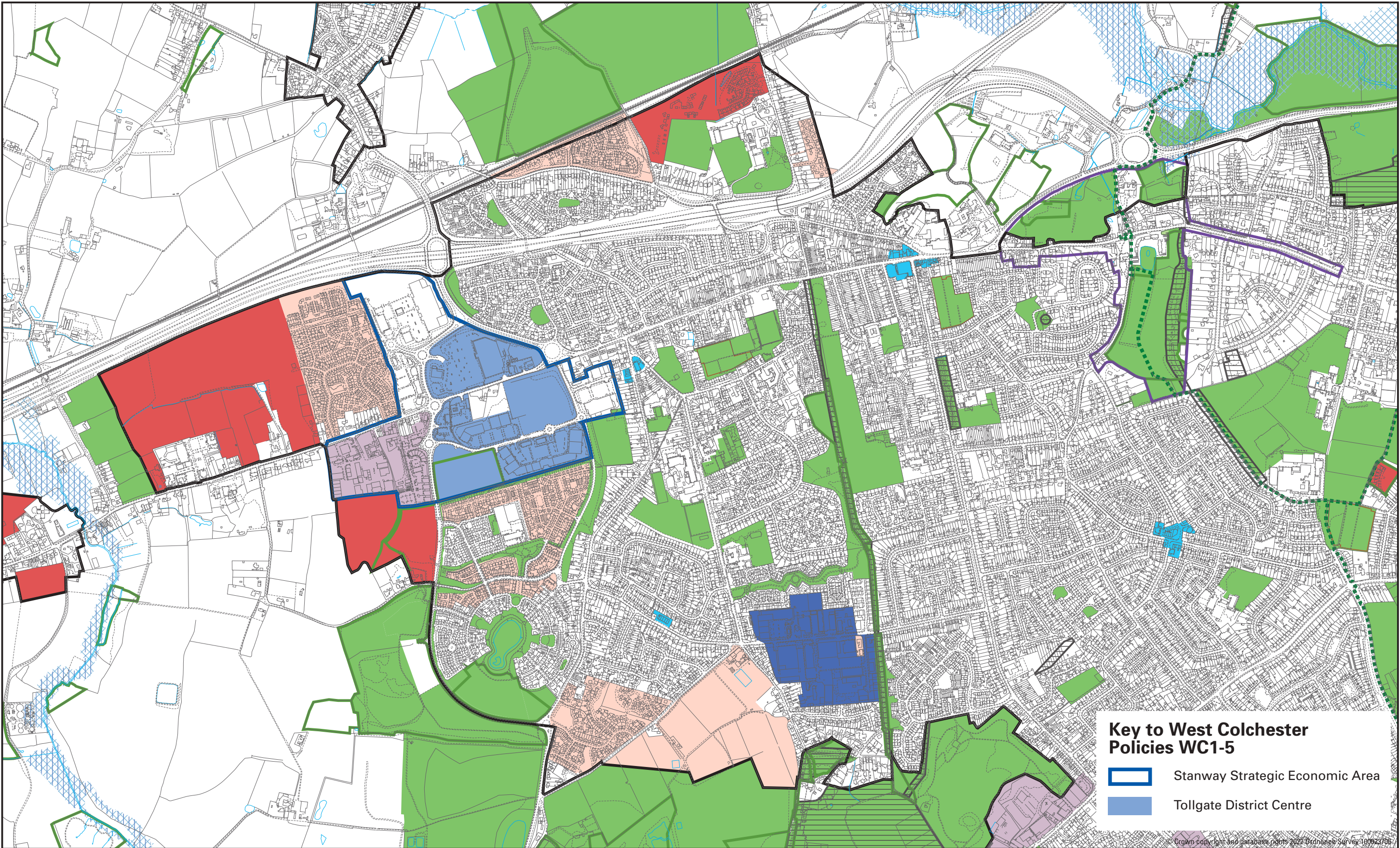
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WEST COLCHESTER

Policies WC1-5

Scale 1:3,000



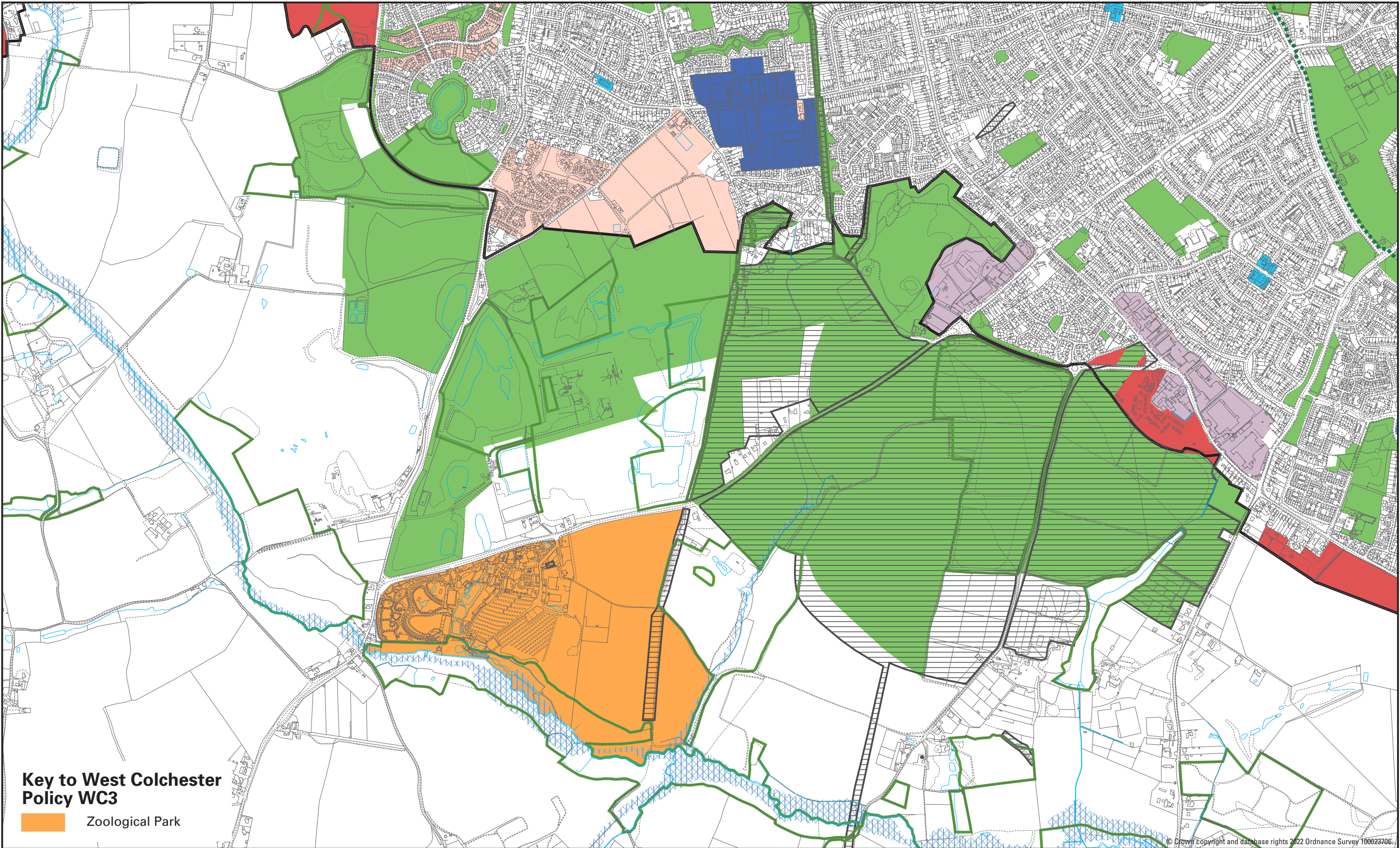
Maps produced by Lovell Johns Ltd.

Note, there is a Minerals Safeguarding Area as detailed in the Essex Minerals Local Plan within this location. Policies in the Essex Minerals Local Plan may also be relevant

WEST COLCHESTER

Policy WC3

Scale 1:13,000



**Key to West Colchester
Policy WC3**

 Zoological Park

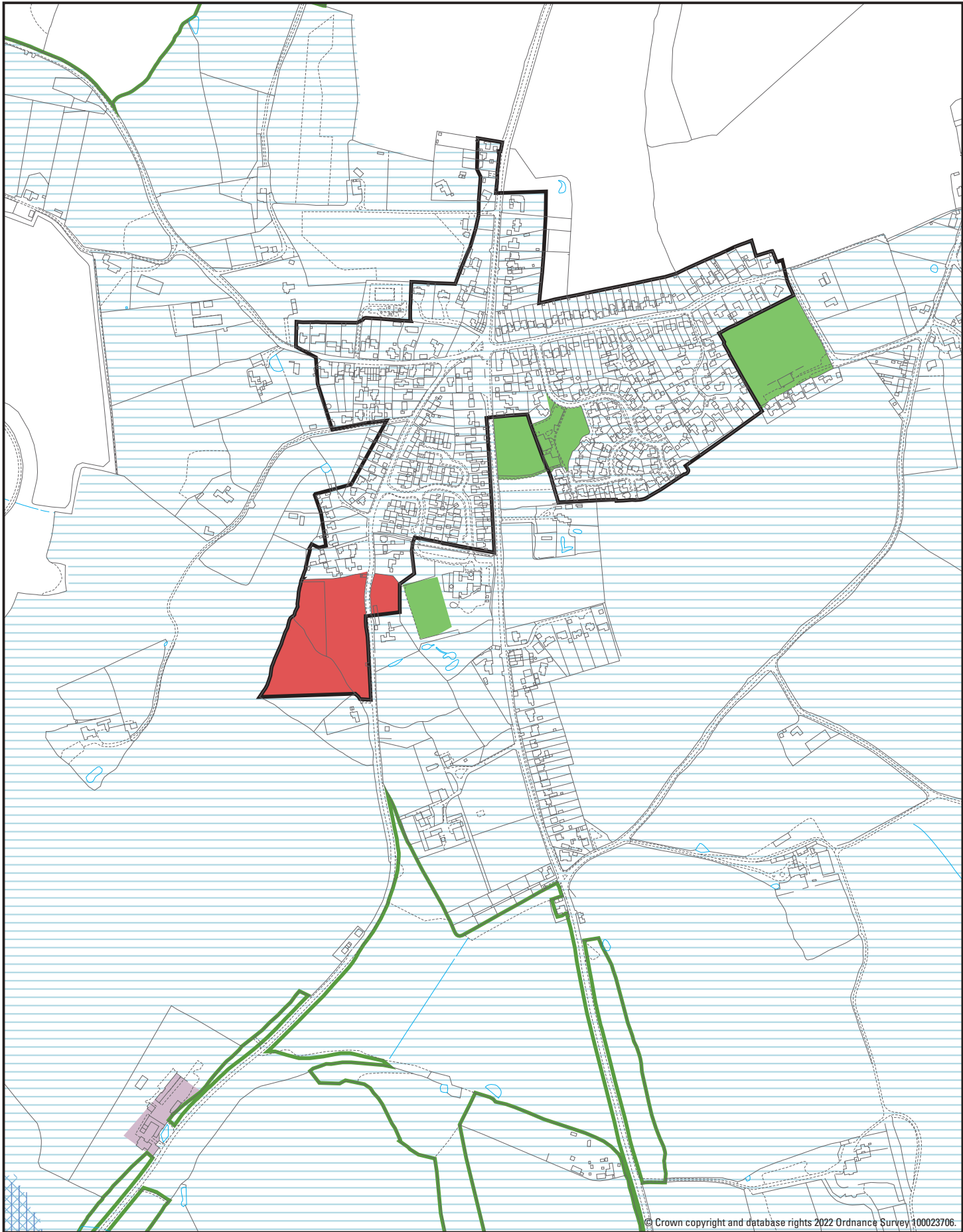
Maps produced by Lovell Johns Ltd.

Note, there is a Minerals Safeguarding Area as detailed in the Essex Minerals Local Plan within this location. Policies in the Essex Minerals Local Plan may also be relevant

ABBERTON AND LANGENHOE

Policy SS1

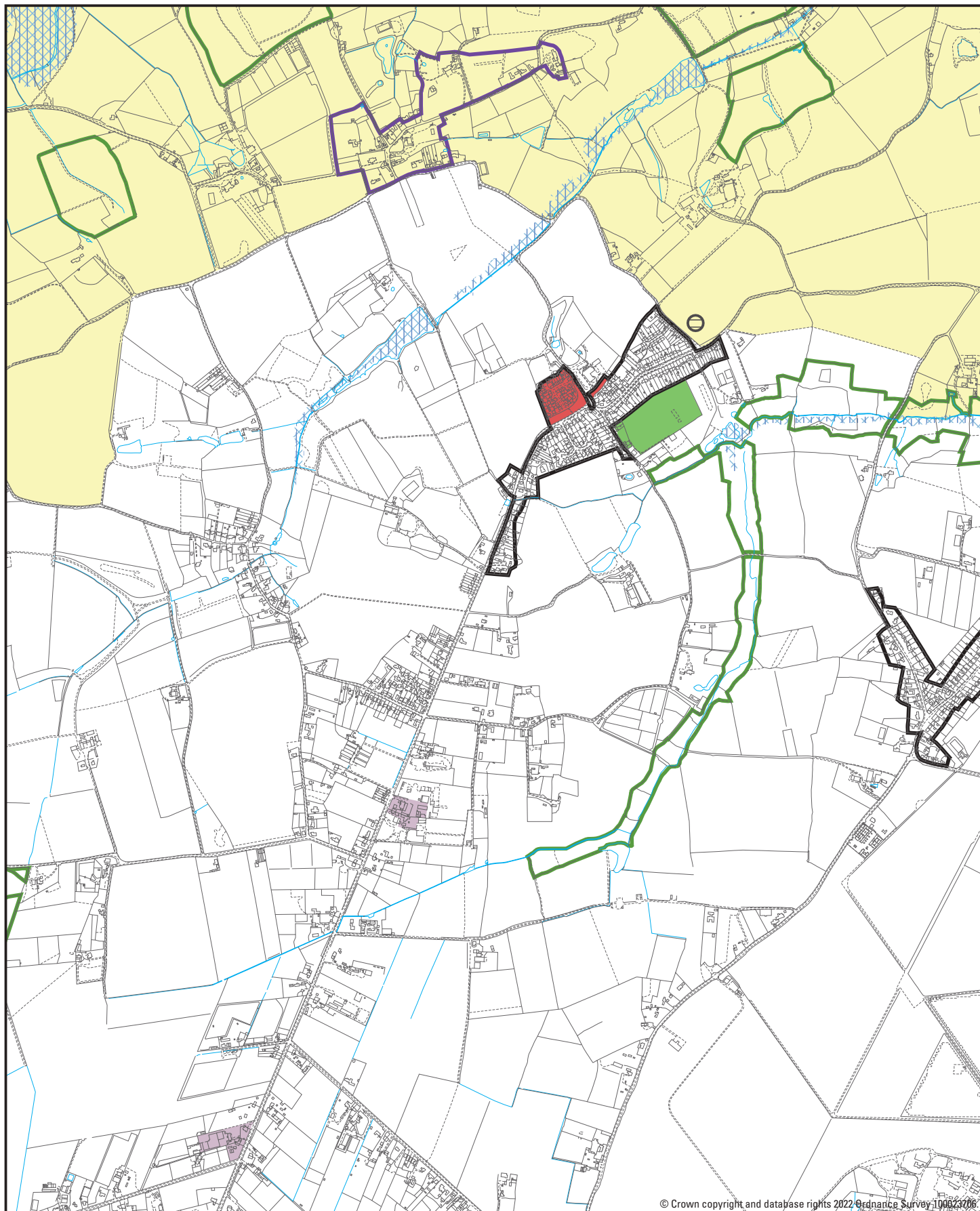
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BOXTED

Policy SS2

Scale 1:16,500



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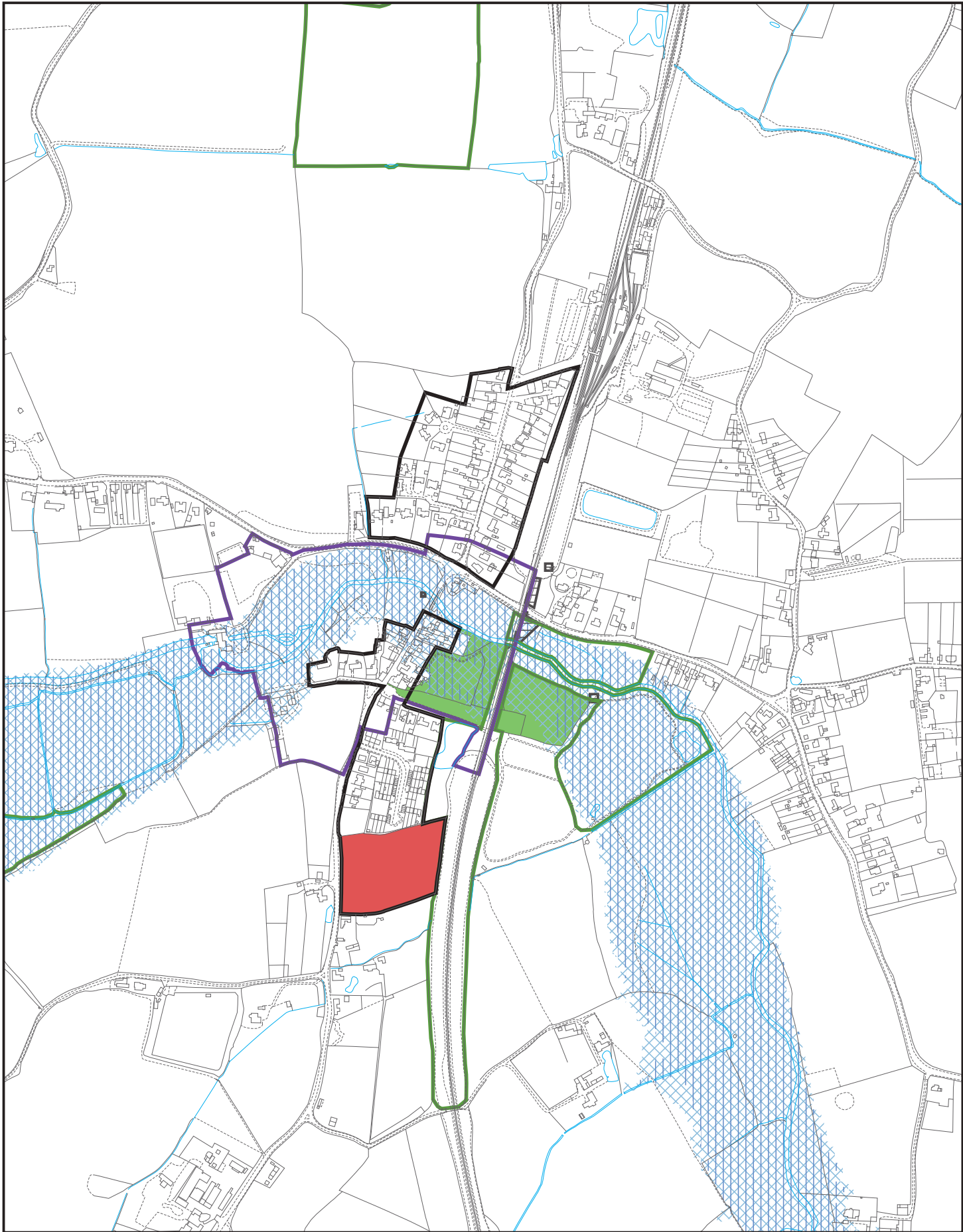
Maps produced by Lovell Johns Ltd.

Note the Boxted Neighbourhood Plan was made in 2016. Policies in the Neighbourhood Plan may also be relevant.

CHAPPEL AND WAKES COLNE

Policy SS3

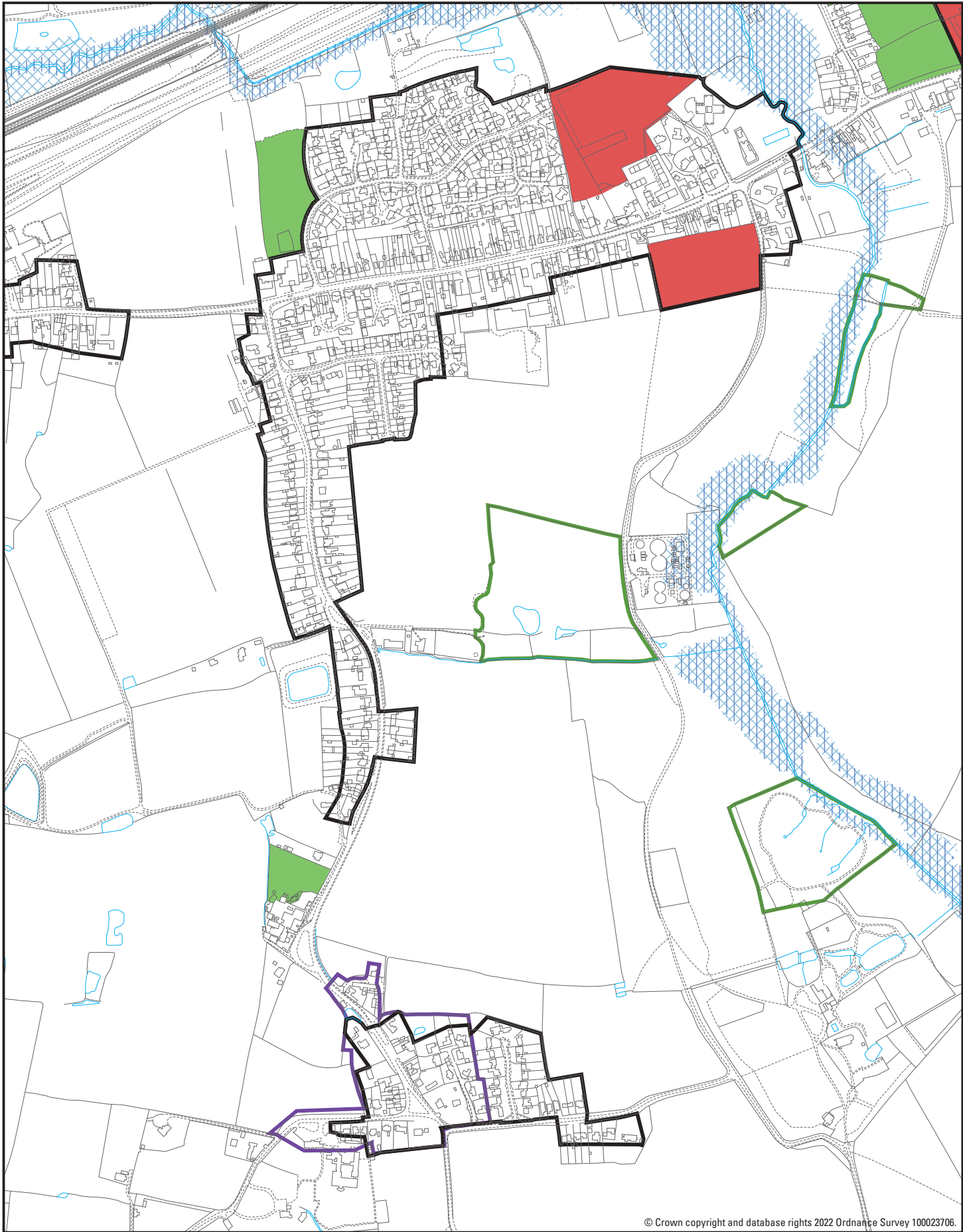
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COPFORD AND COPFORD GREEN

Policy SS4

Scale 1:8,000

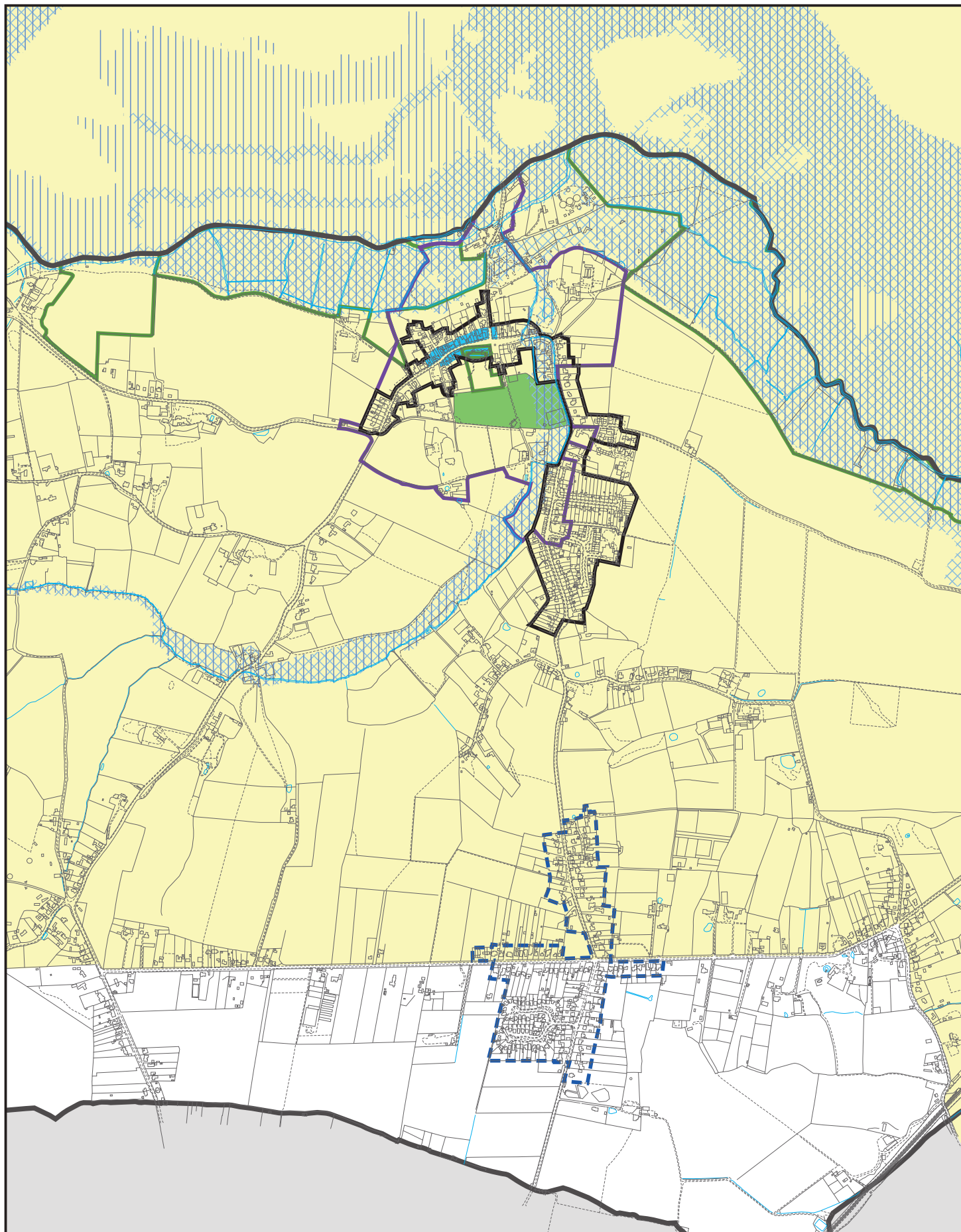


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DEDHAM AND DEDHAM HEATH

Policy SG1 and OV1

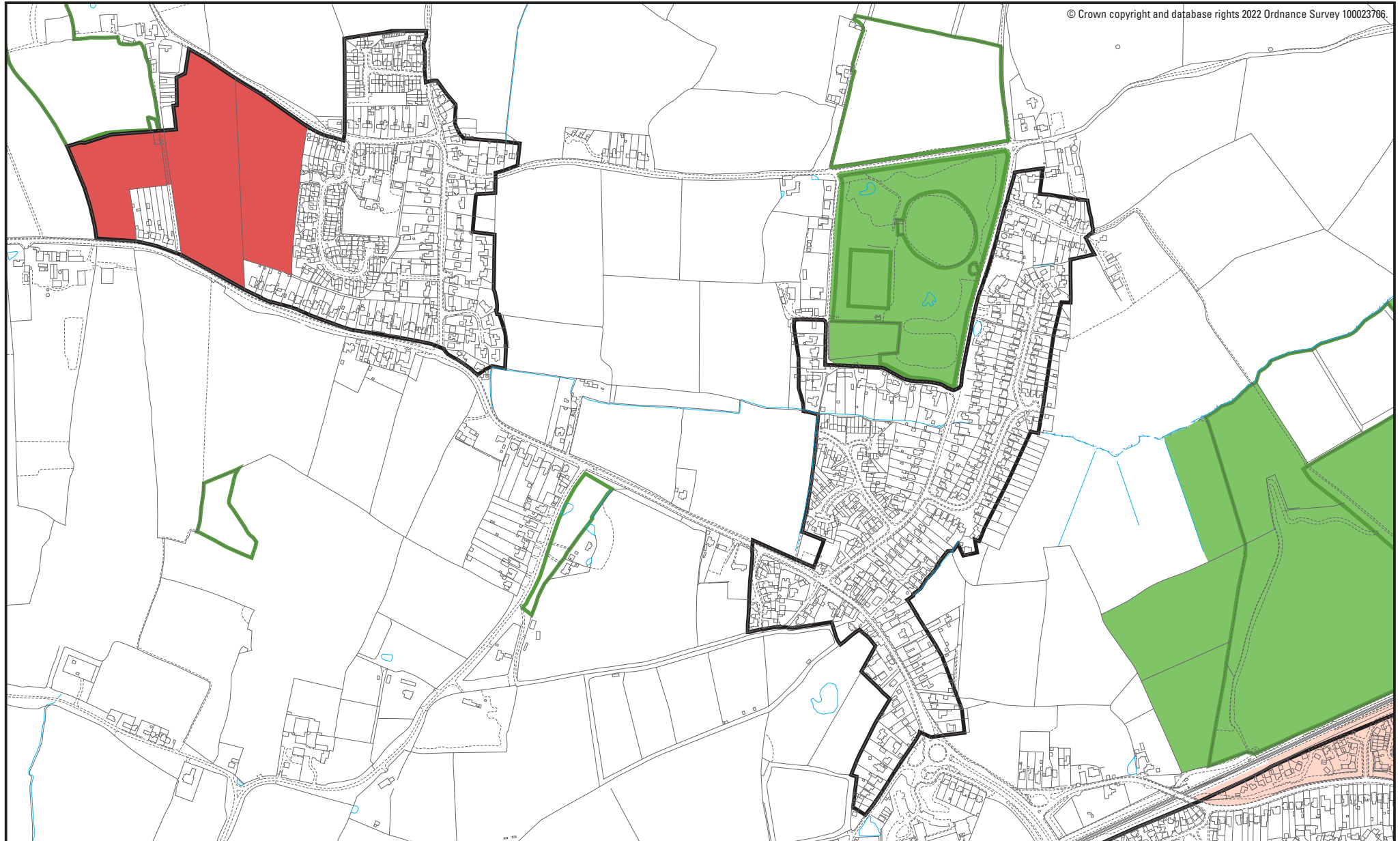
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EIGHT ASH GREEN

Policy SS5

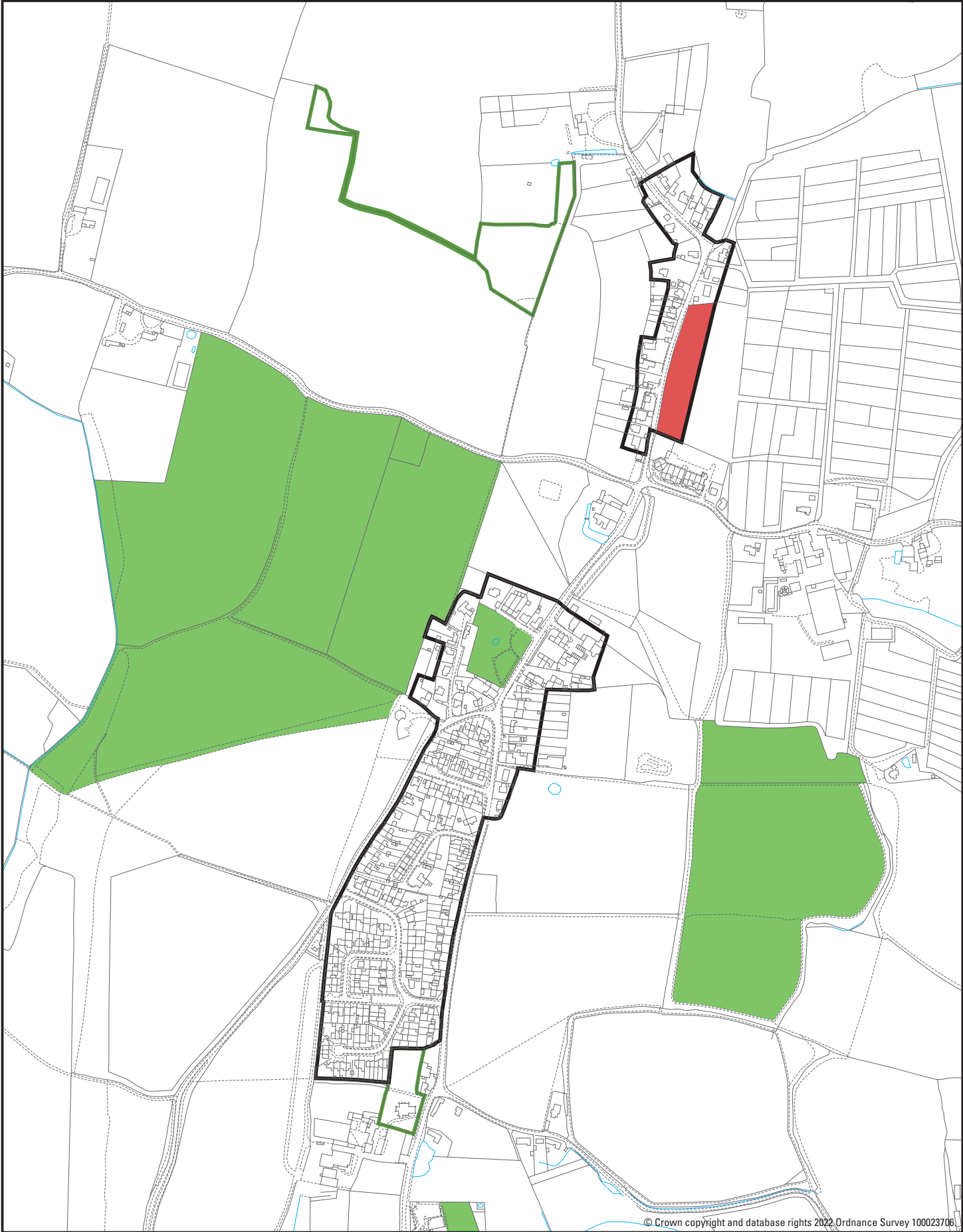
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FORDHAM

Policy SS6

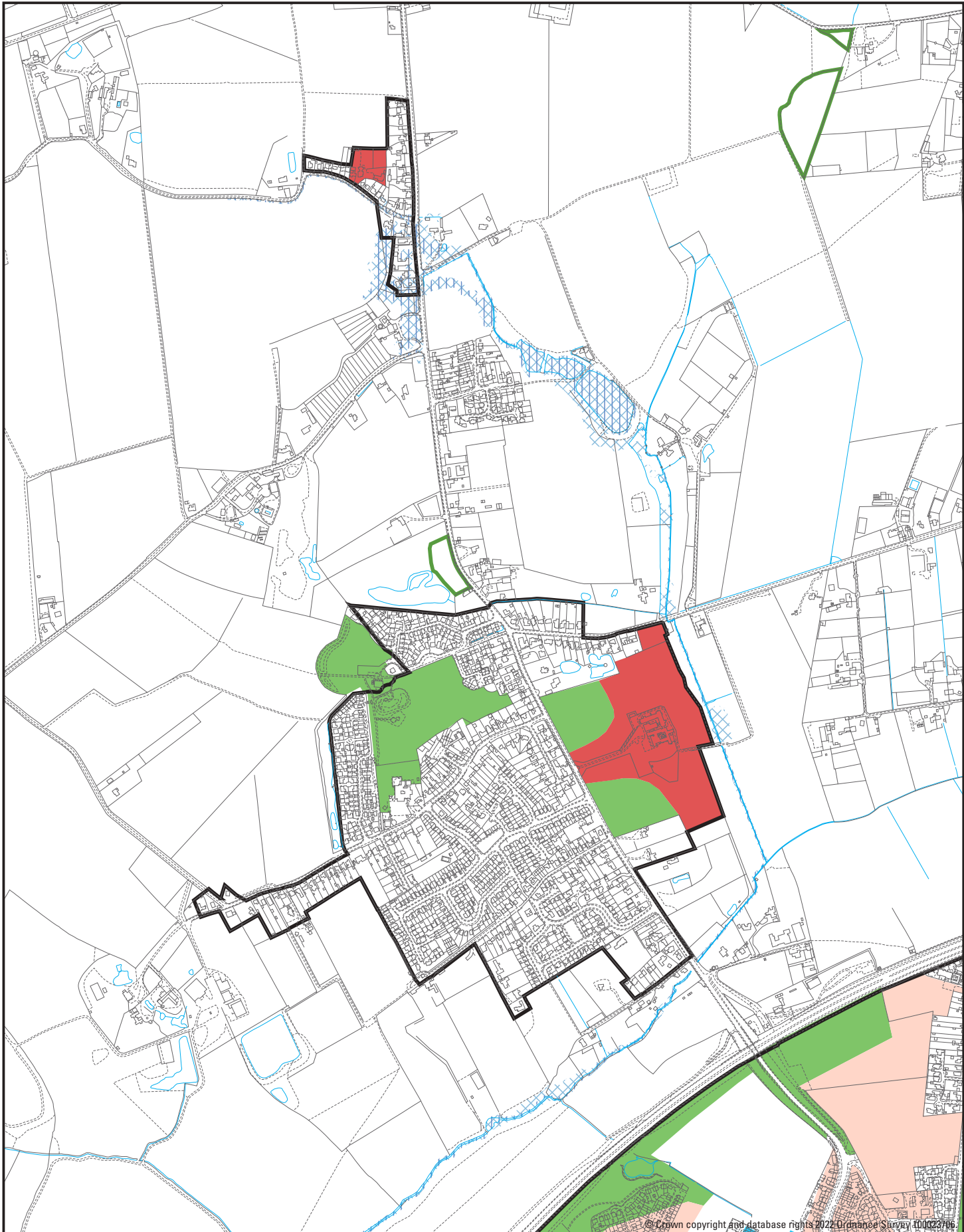
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GREAT HORKESLEY

Policy SS7

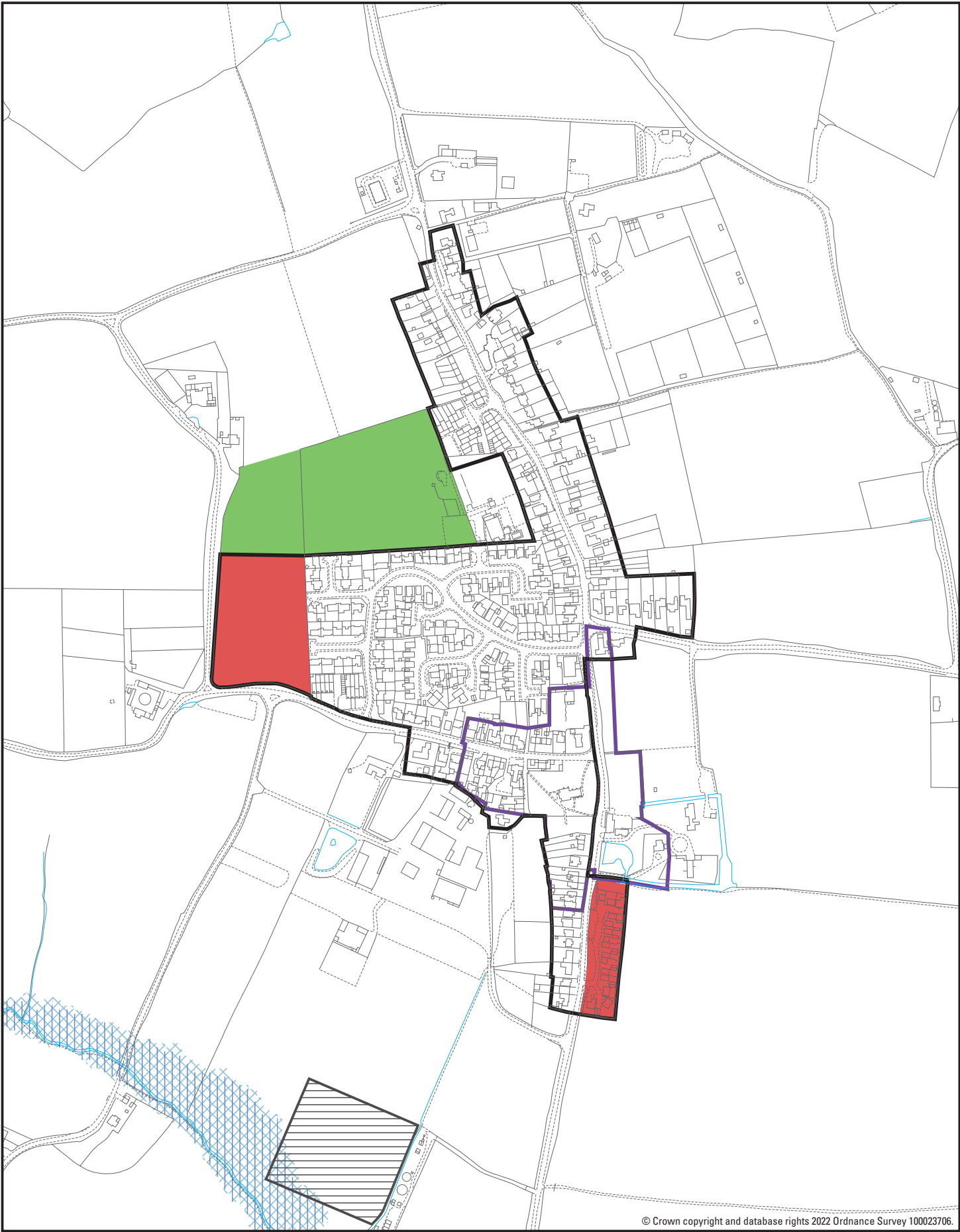
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GREAT TEY

Policy SS8

Scale 1:6,000

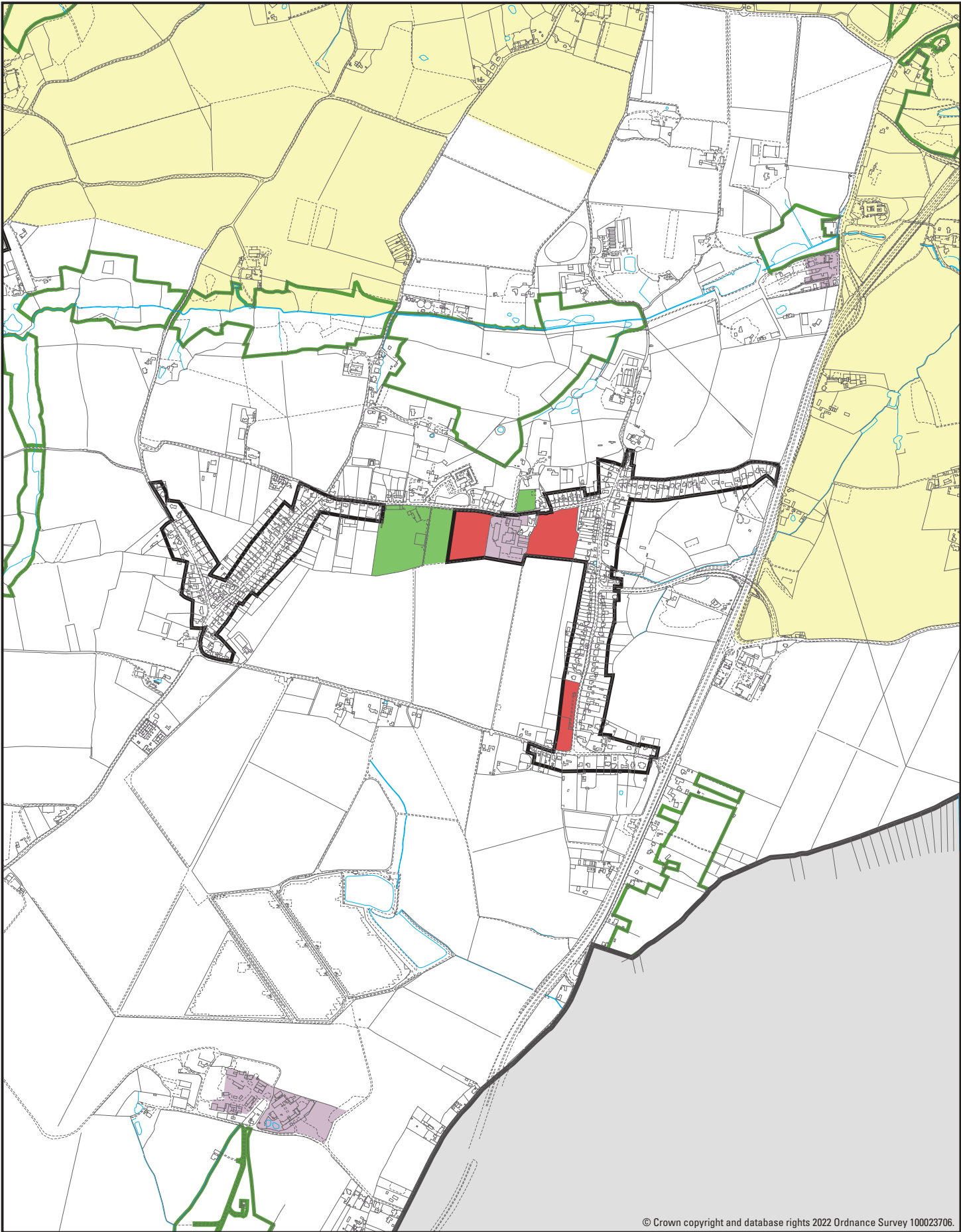


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LANGHAM

Policy SS9

Scale 1:16,000

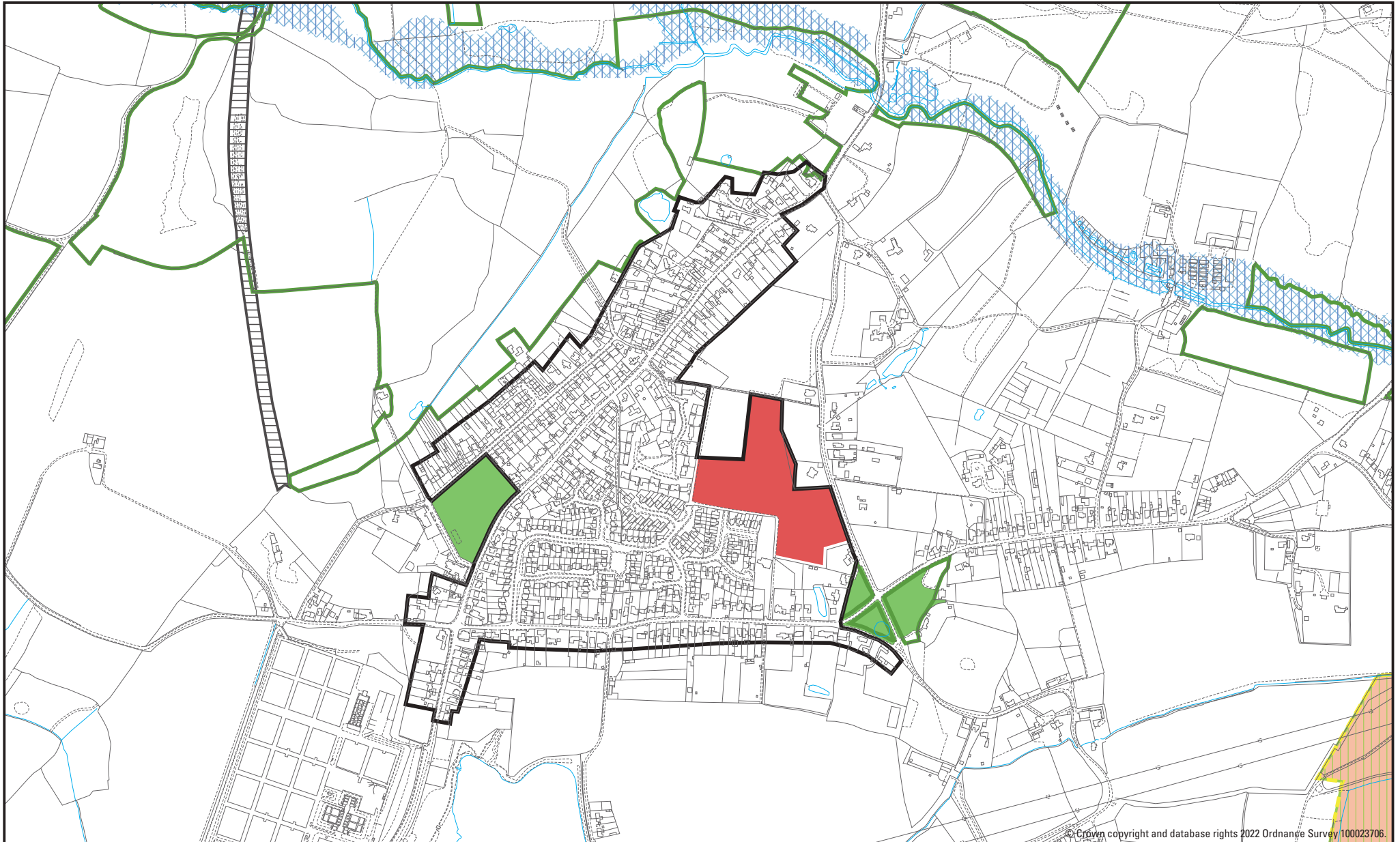


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LAYER DE LA HAYE

Policy SS10

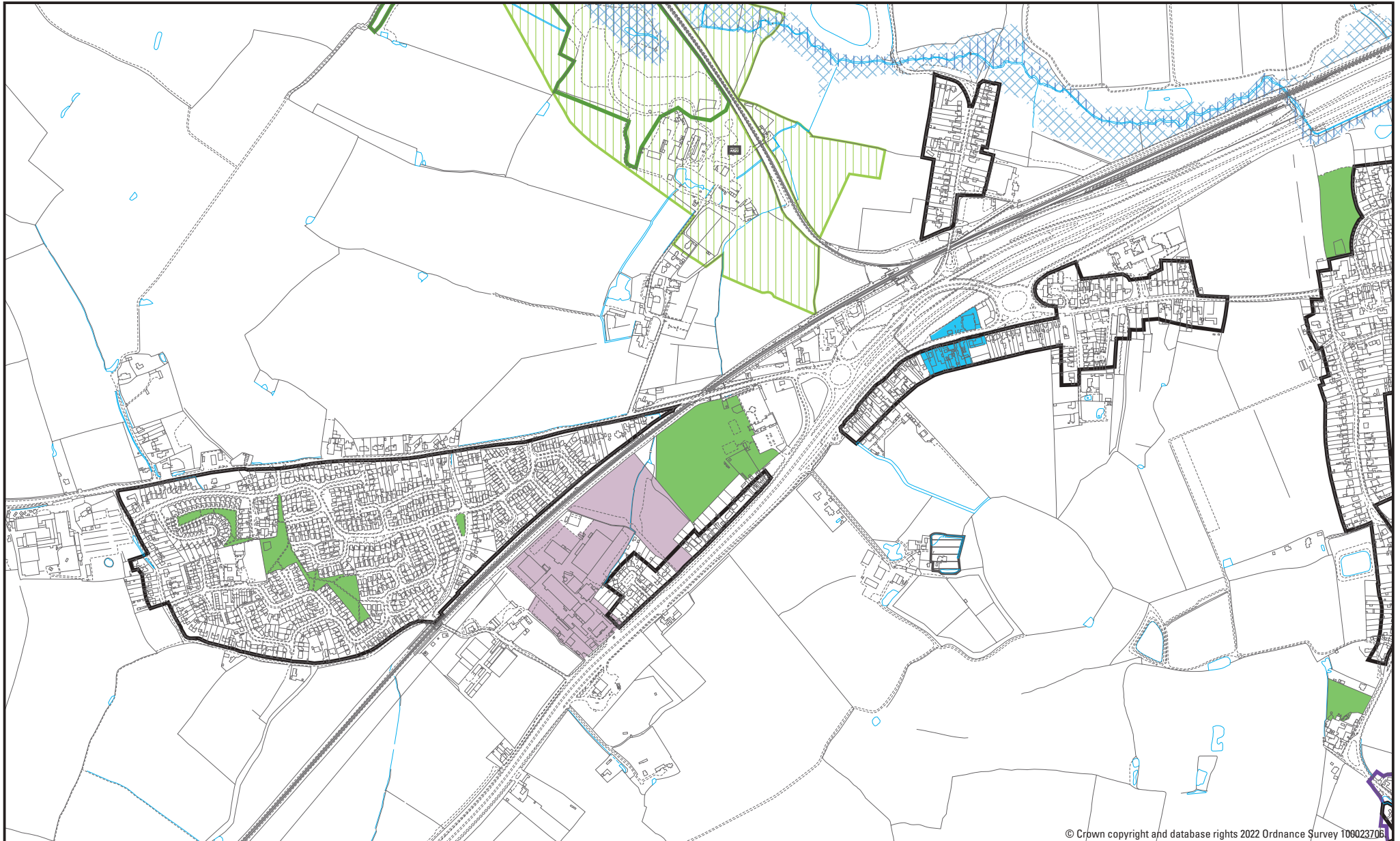
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MARKS TEY

Policy SS11

Scale 1:11,500

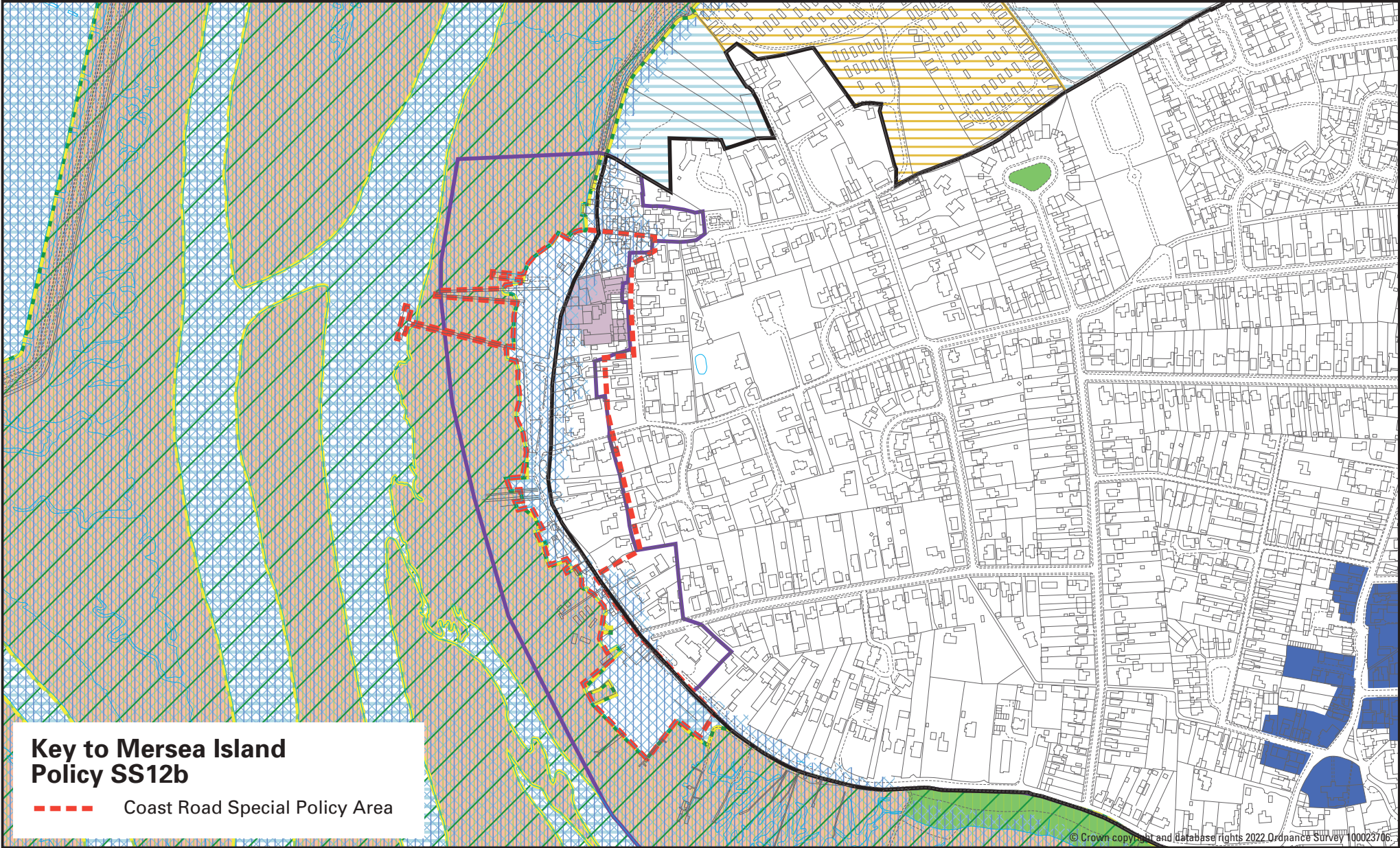


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MERSEA ISLAND

Policy SS12b

Scale 1:5,500



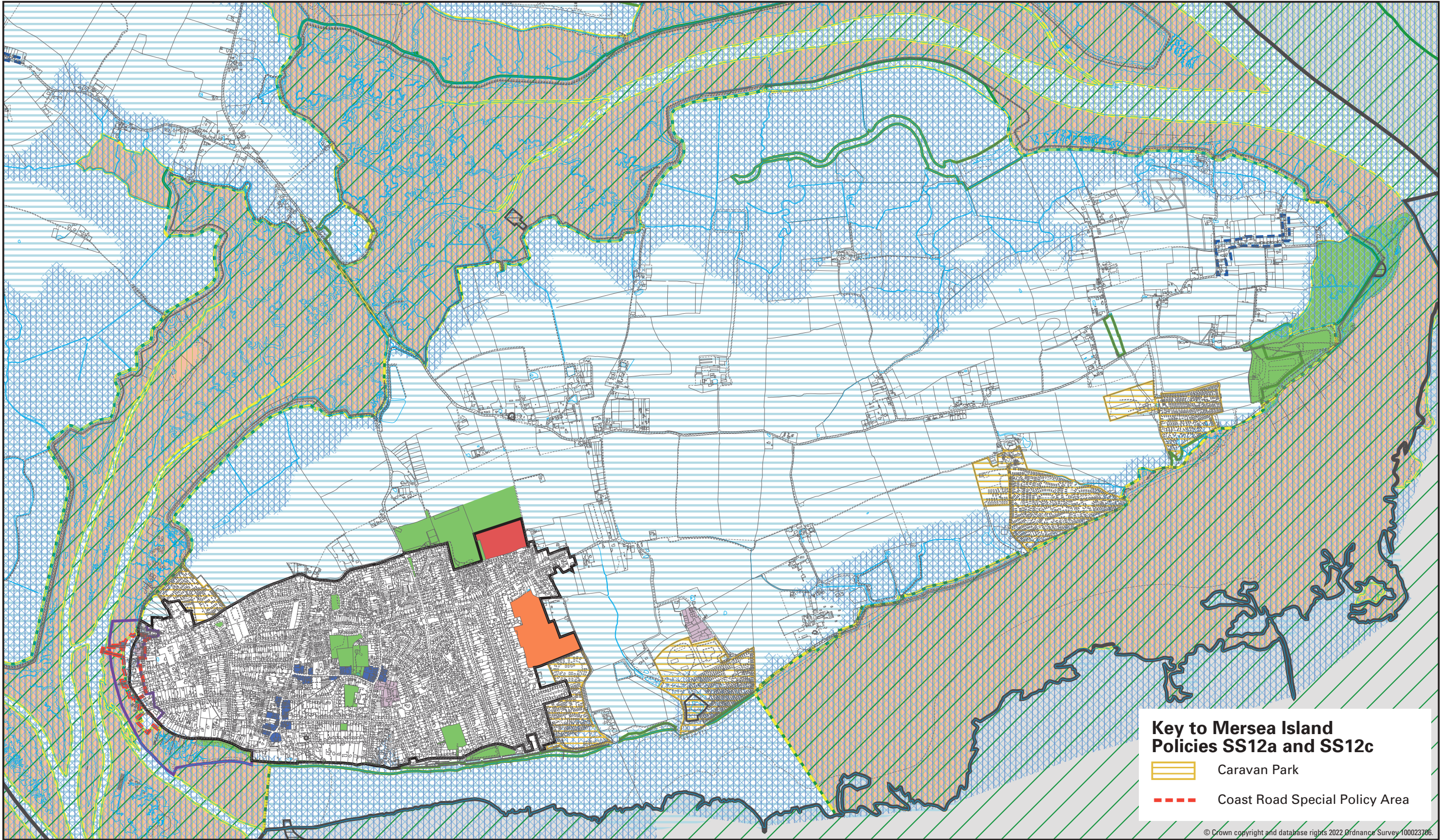
Key to Mersea Island Policy SS12b

--- Coast Road Special Policy Area

MERSEA ISLAND

Policies SS12a, SS12c and OV1

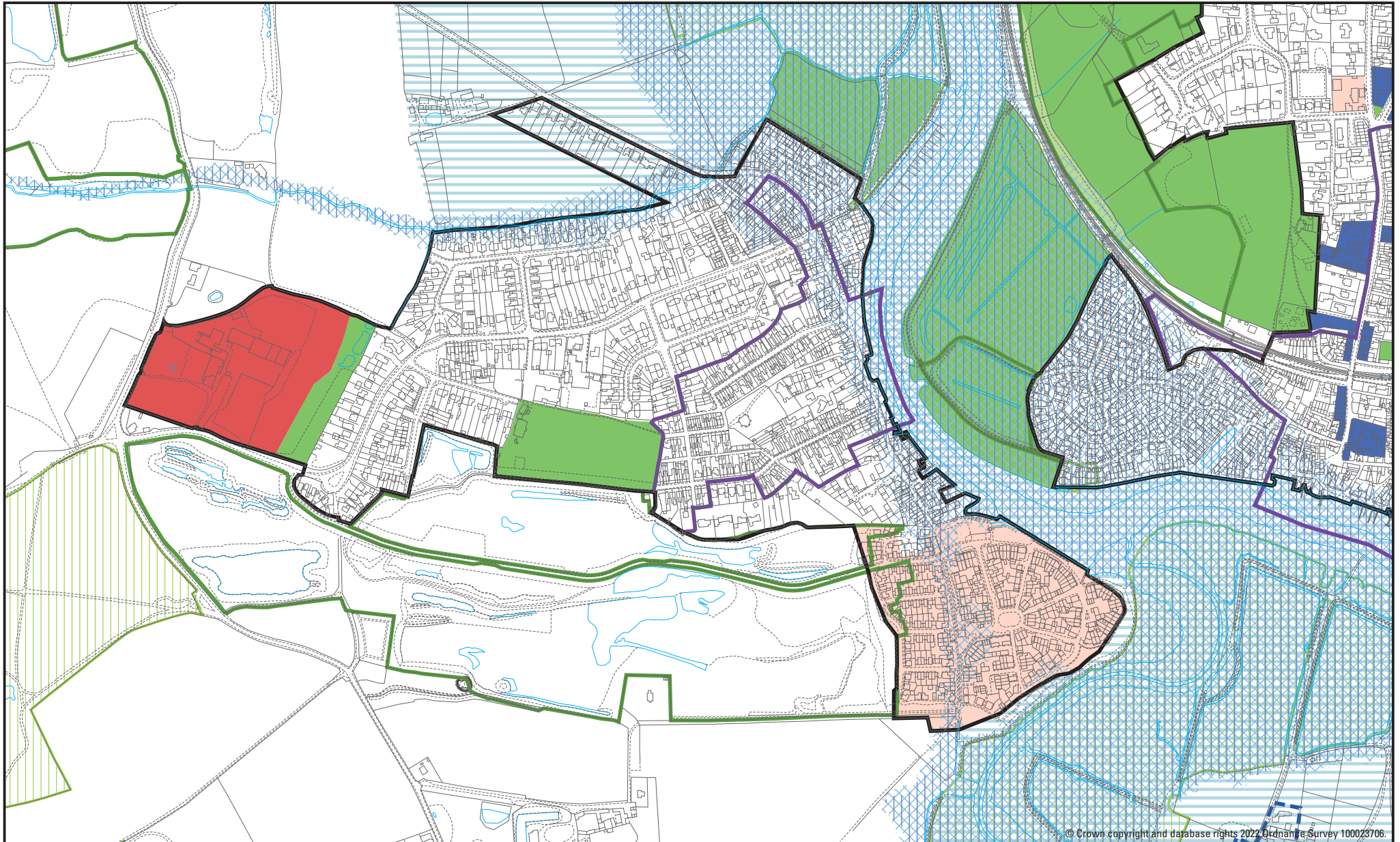
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ROWHEDGE

Policy SS13

Scale 1:7,500

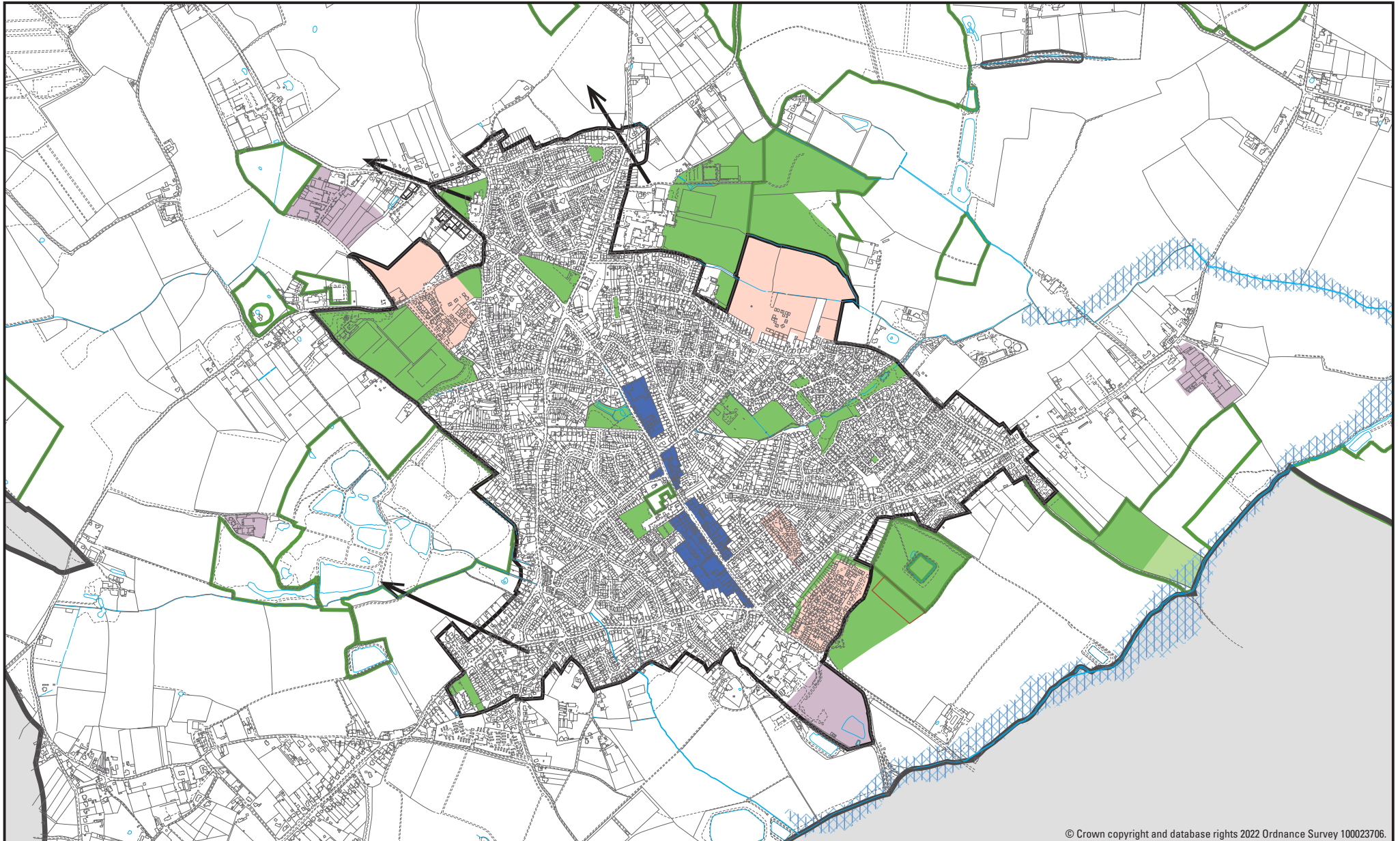


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TIPTREE

Policy SS14

Scale 1:17,000

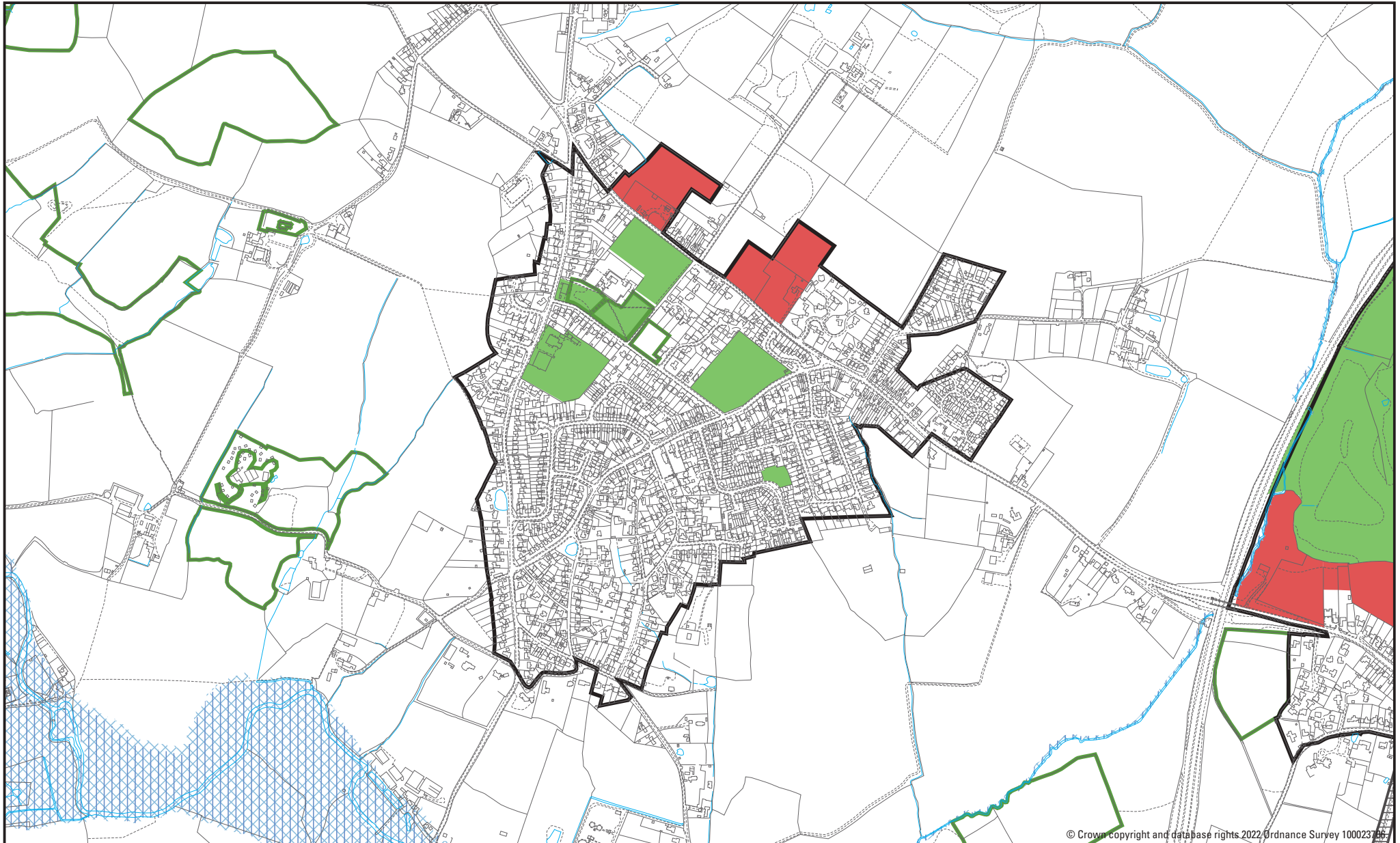


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WEST BERGHOLT

Policy SS15

Scale 1:11,500

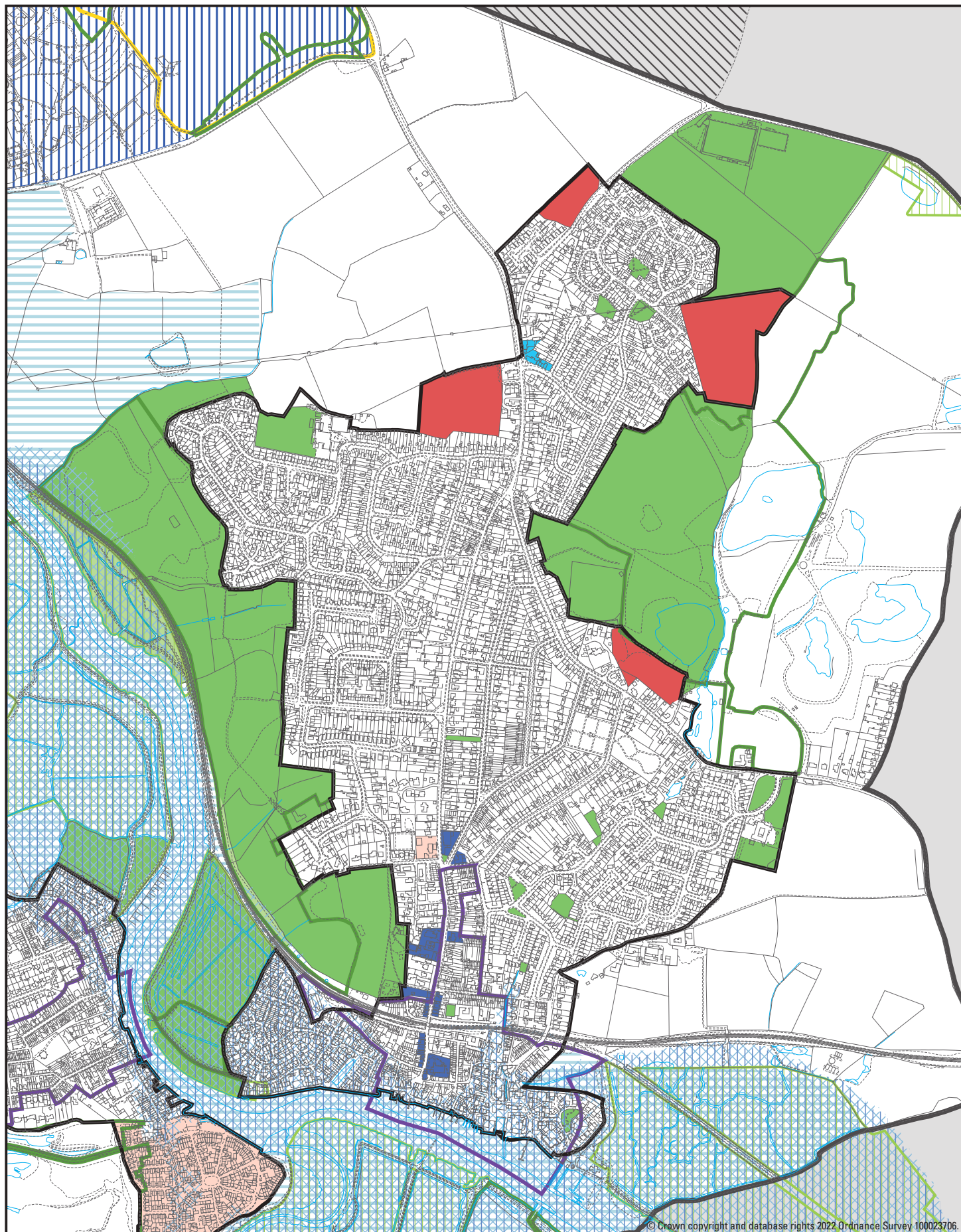


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WIVENHOE

Policy SS16

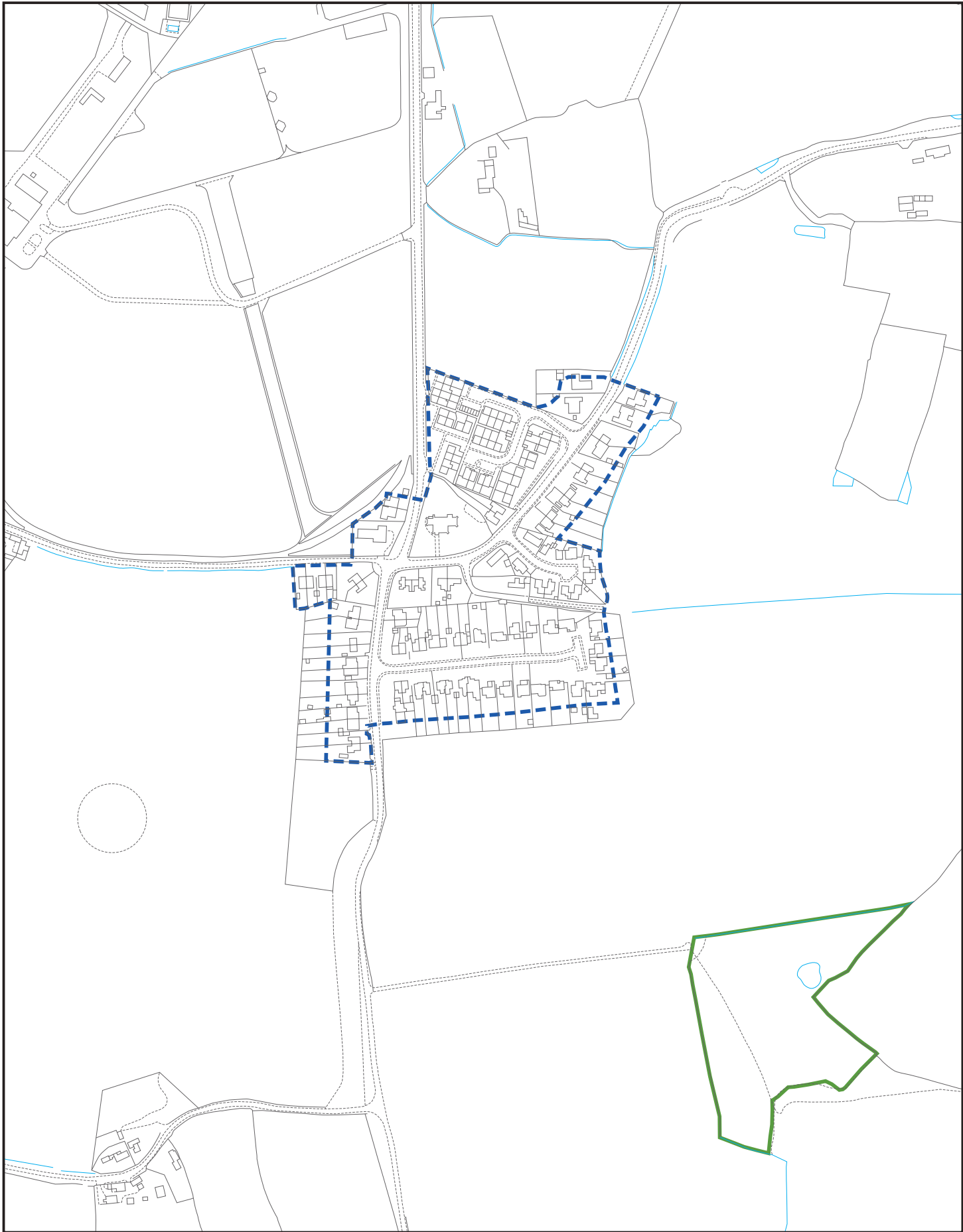
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ALDHAM

Policy OV1

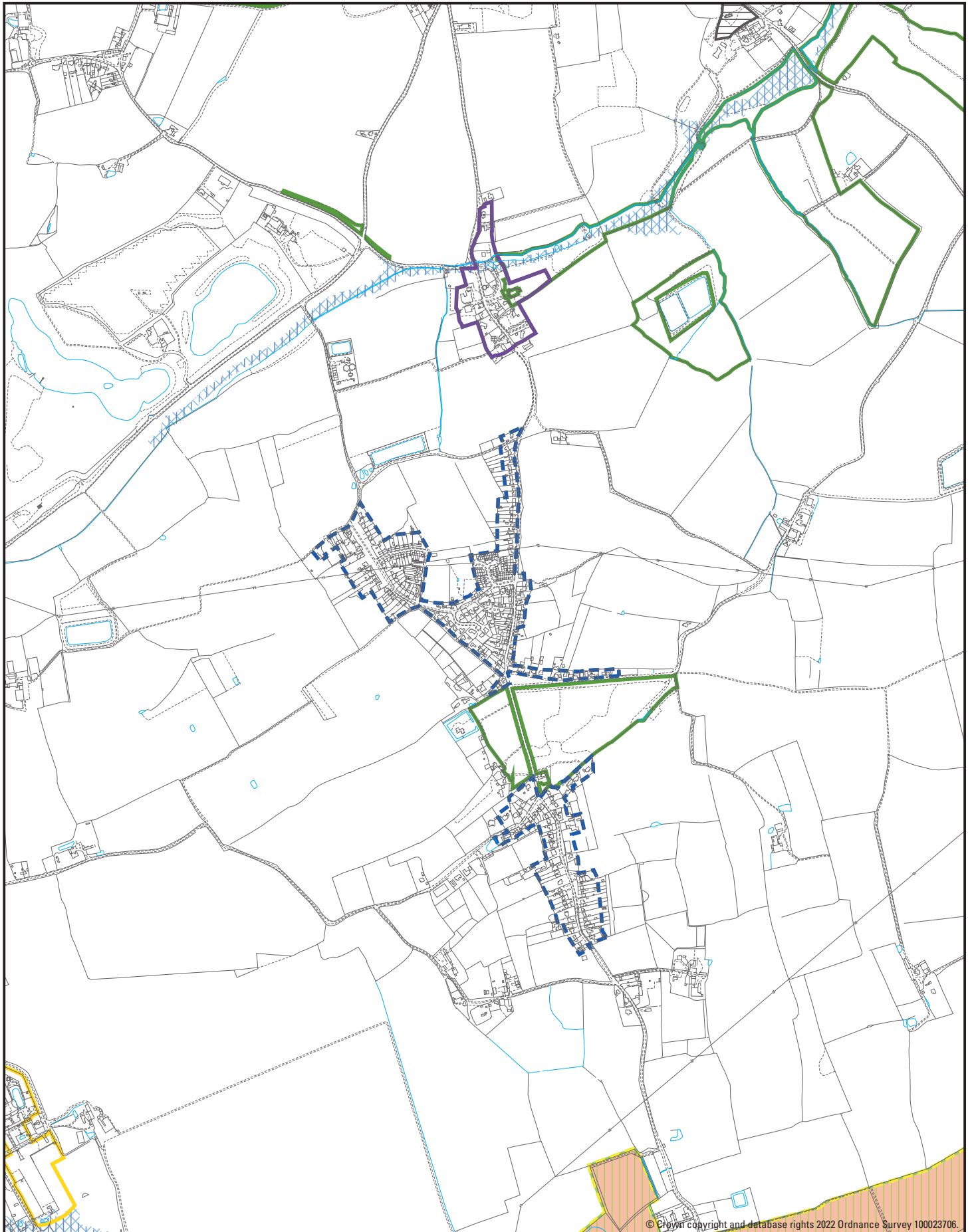
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BIRCH AND LAYER BRETON

Policy OV1

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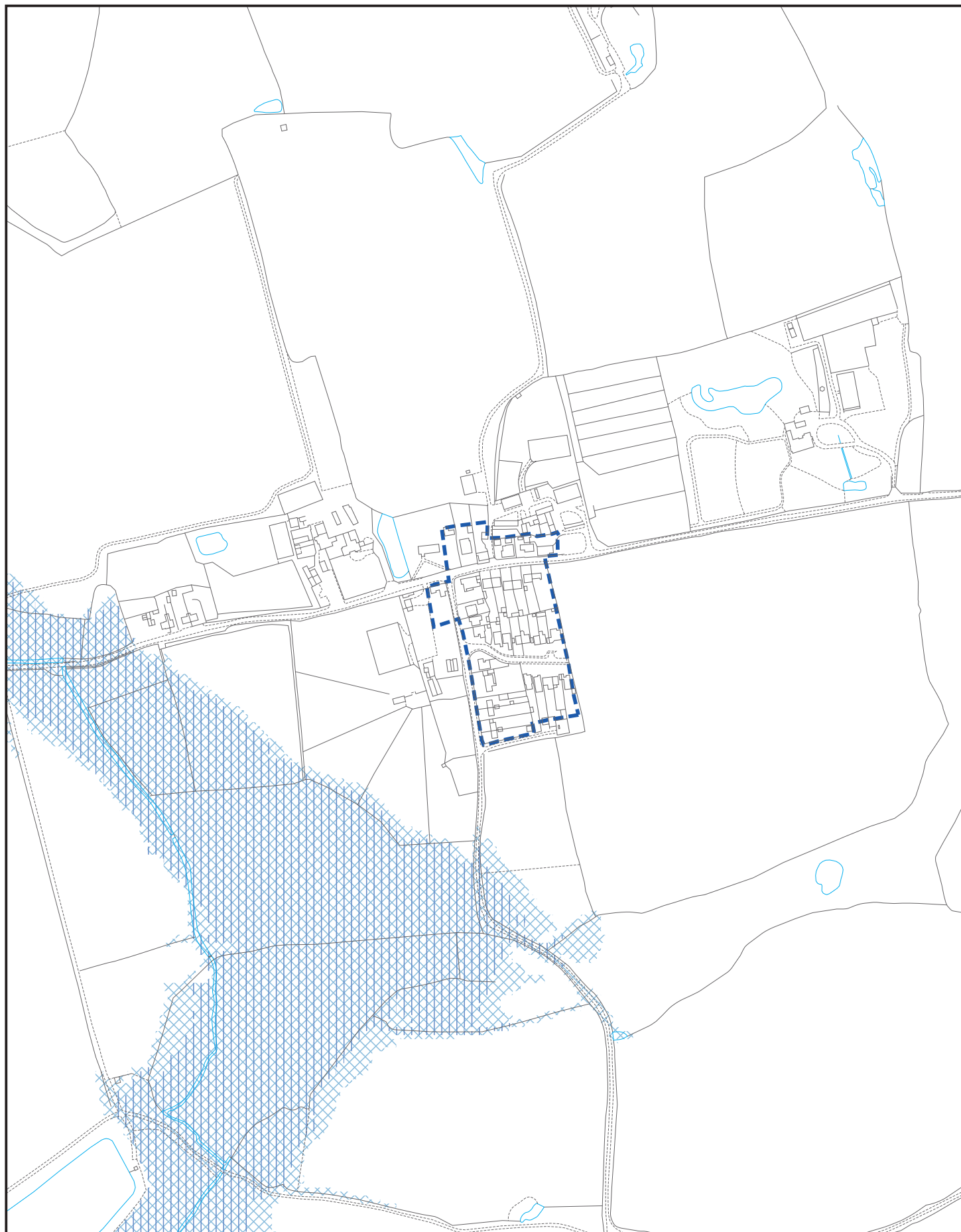


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EASTHORPE

Policy OV1

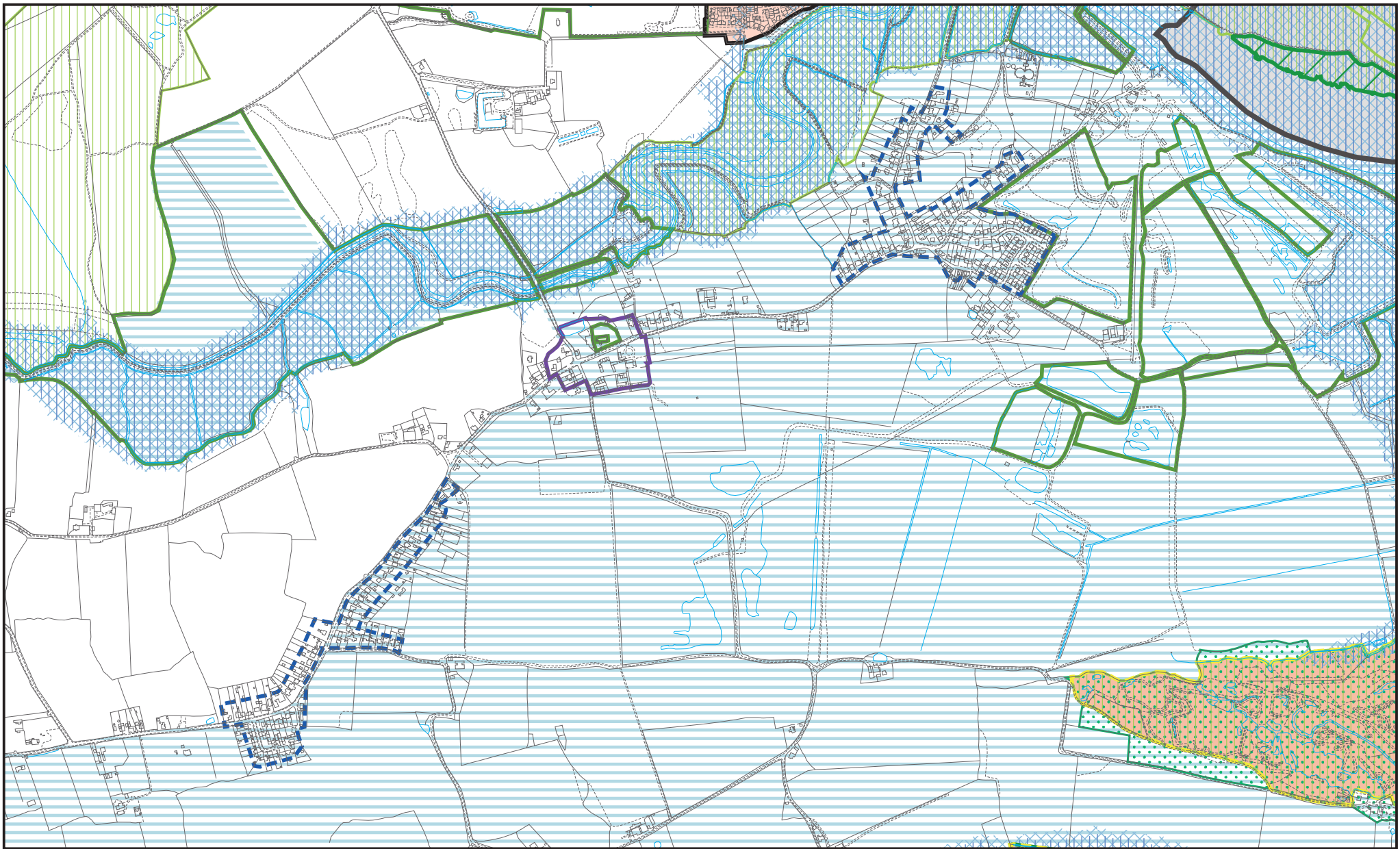
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FINGRINGHOE

Policy OV1

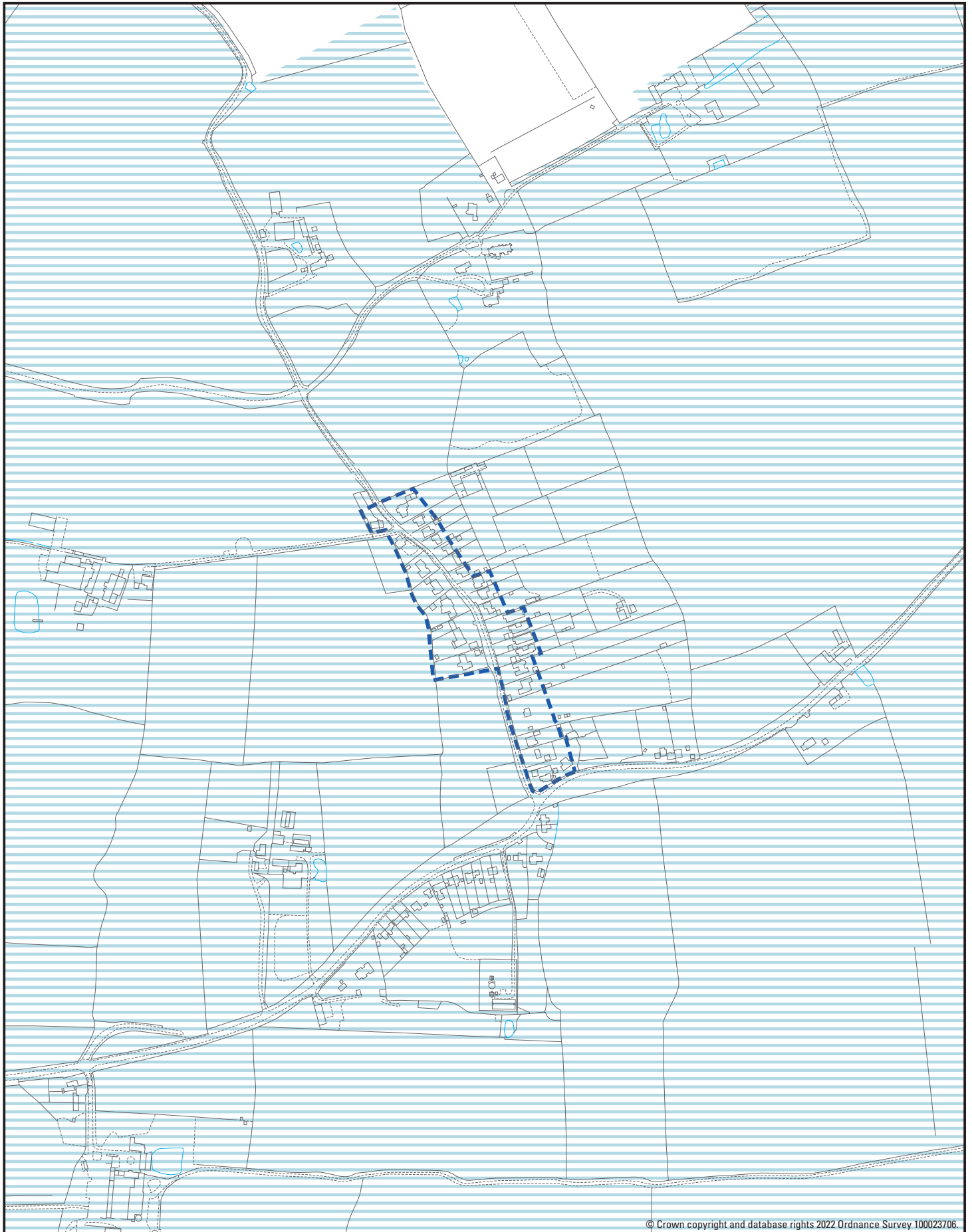
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GREAT WIGBOROUGH

Policy OV1

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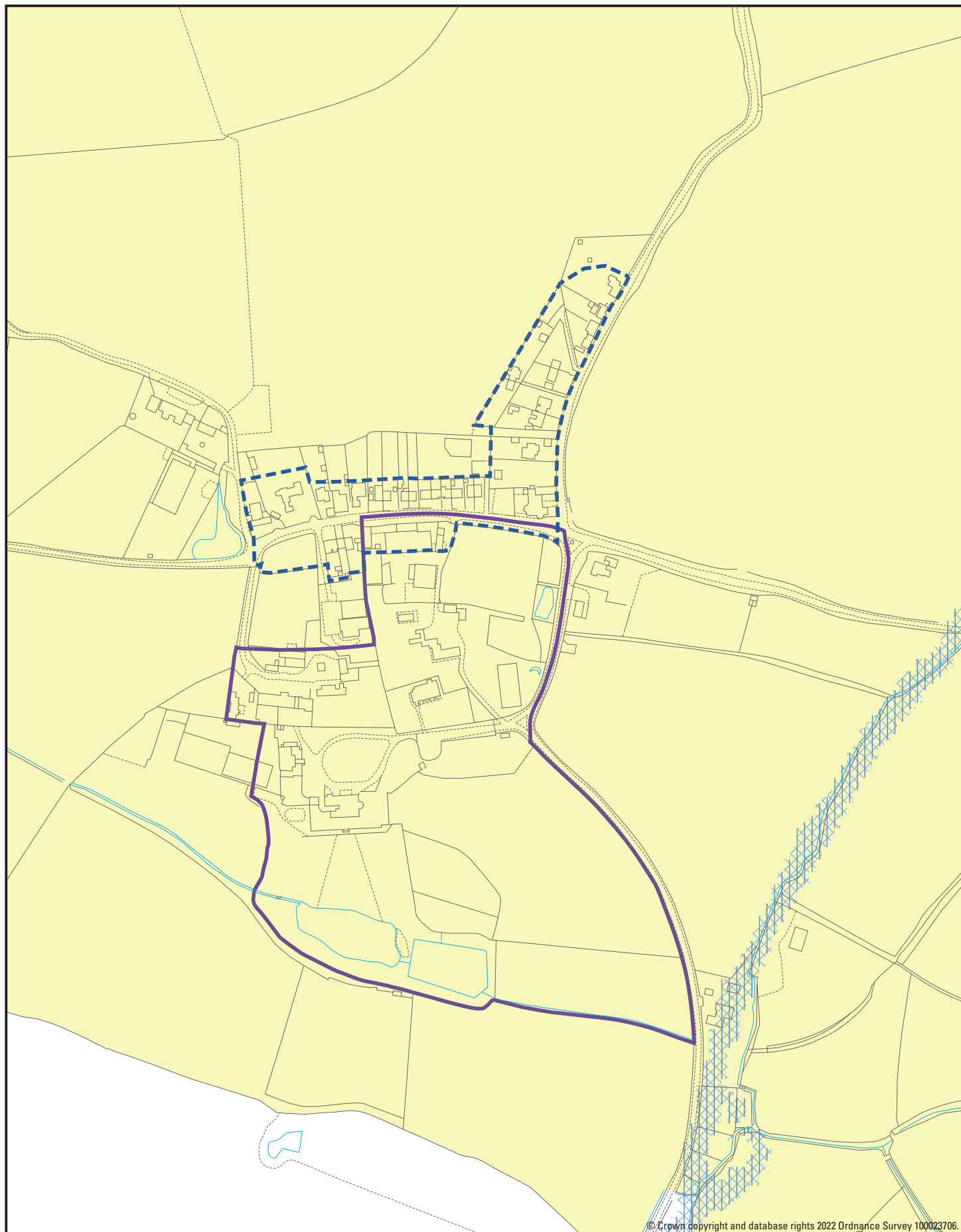


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LITTLE HORKESLEY

Policy OV1

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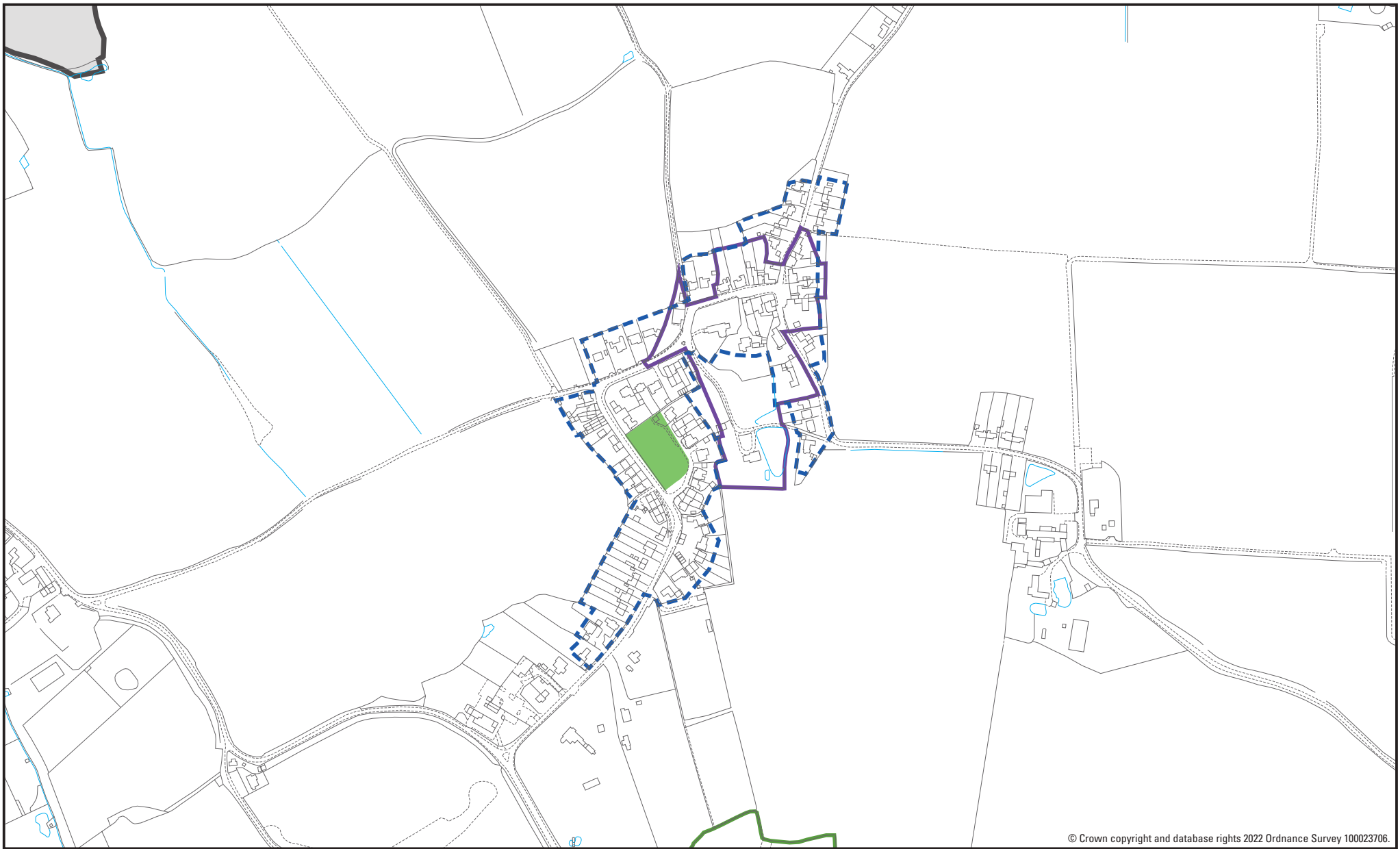


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MESSING

Policy OV1

Scale 1:6,000

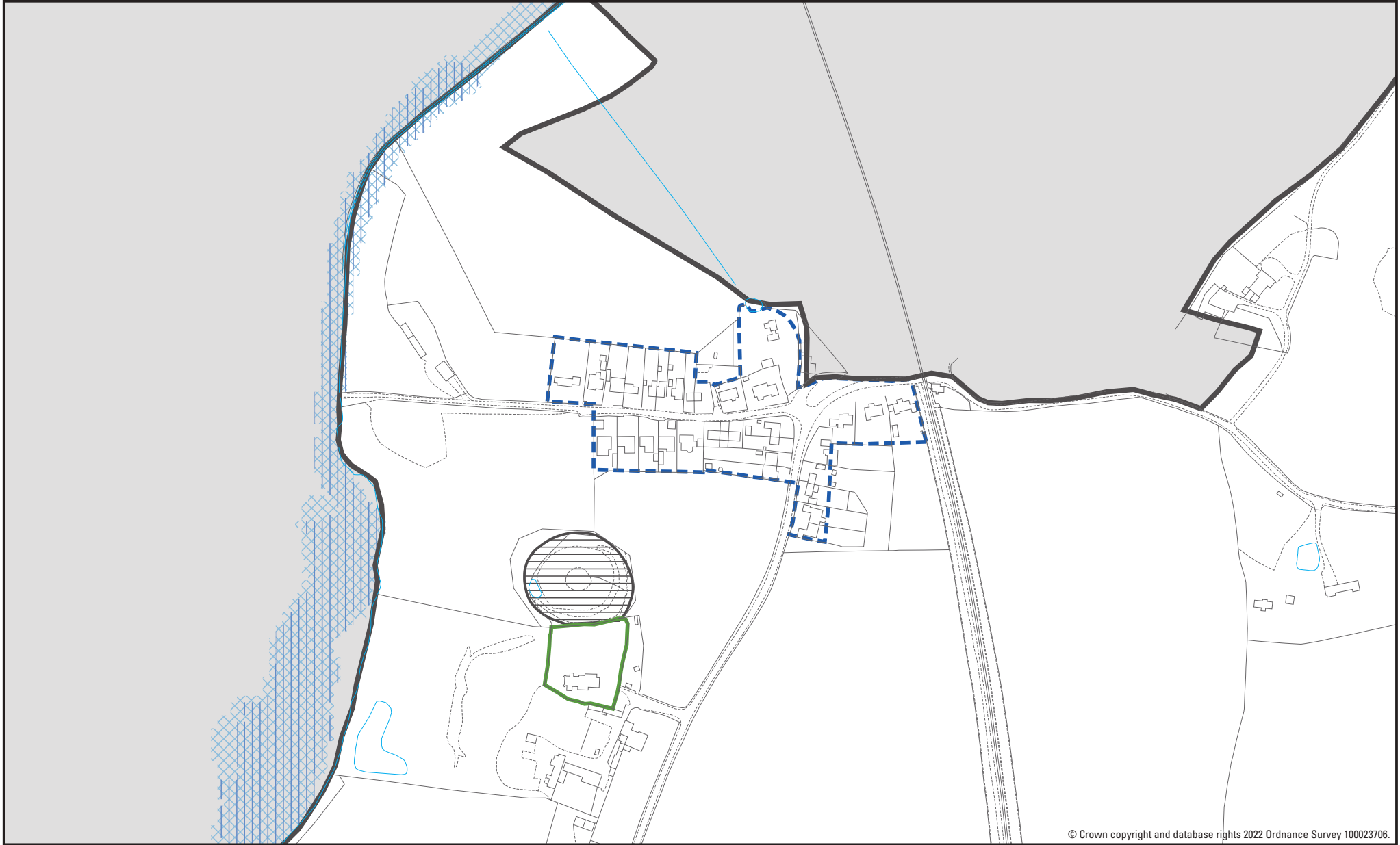


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MOUNT BURES

Policy OV1

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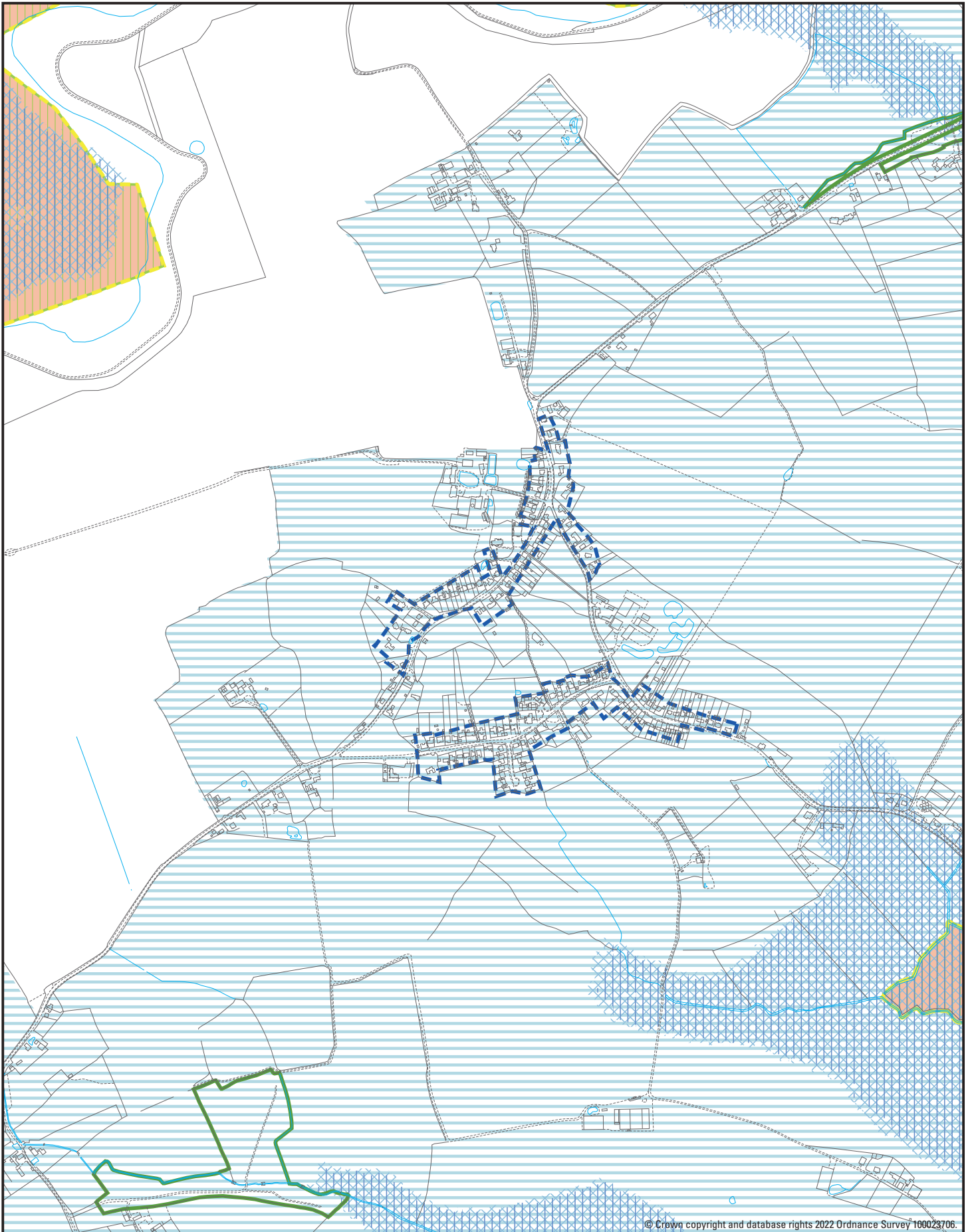


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PELDON

Policy OV1

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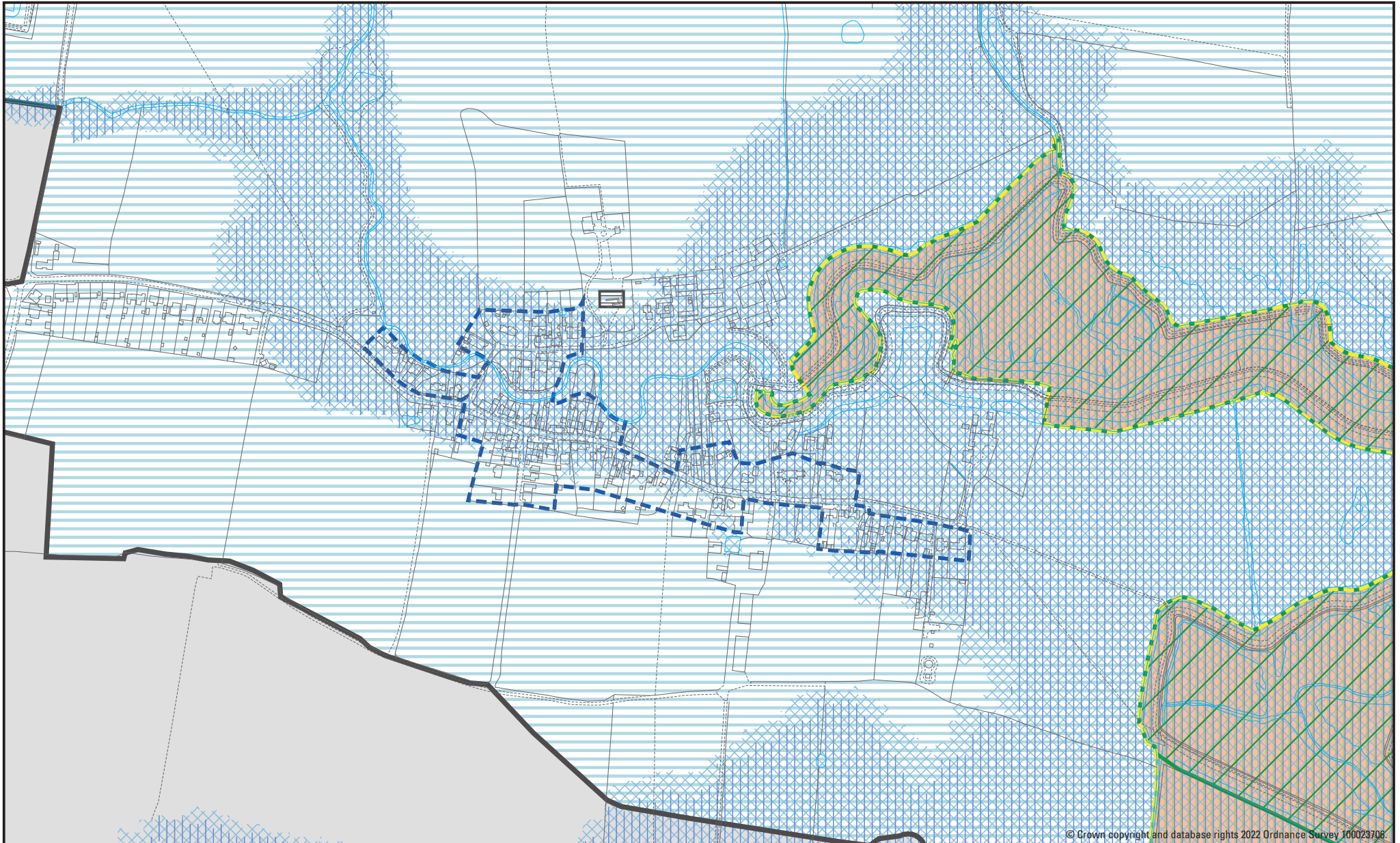


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SALCOTT

Policy OV1

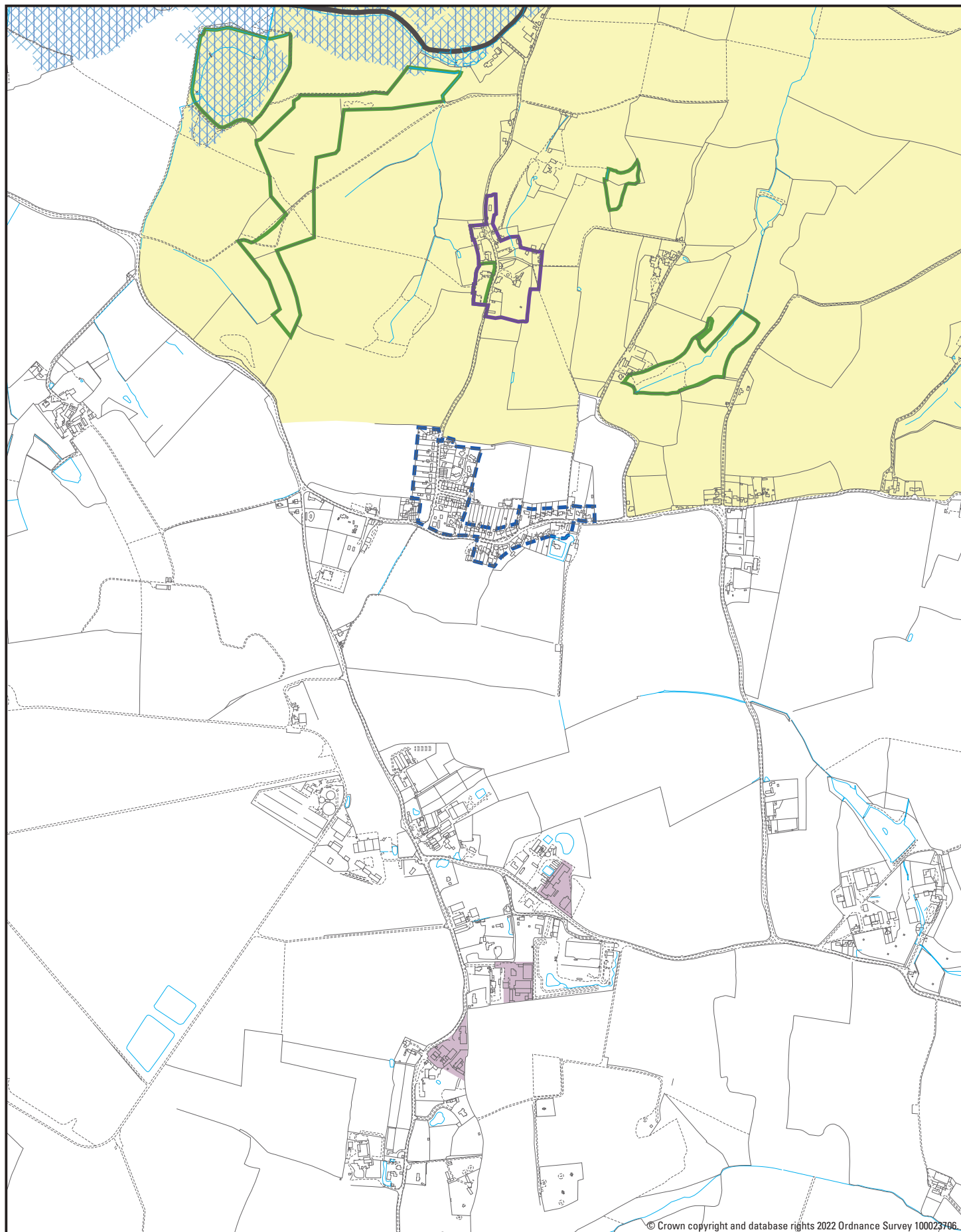
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WORMINGFORD

Policy OV1

Scale 1:14,000



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