



Schedule of Proposed Modifications to the Publication Draft Colchester Local Plan: Section Two Policies Maps

August 2021

The following Schedule sets out the Modifications to the Policies Maps which support the Section 2 Colchester Local Plan – Publication Draft June 2017. These Policy Map Modifications have been prepared by the Council and are minor in nature and correct matters of fact or reflect main modifications.

The Modifications are explained in writing below, and the modified policies maps are shown in Appendix 1 below. Only those maps which are modified are included, any other maps remain unchanged from those shown in the [Policies Maps for the Publication Draft Colchester Local Plan 2017 to 2033 \(July 2017\)](#).

Each modification has been given a unique ‘PM number’ which should be quoted in the relevant section of the Council’s response form if you are making a response to the consultation.

Two further schedules are also available (please see separate schedules).

The Main Modifications Schedule outlines the modifications that are considered necessary by the Planning Inspector for the Section 2 Local Plan to be made sound. The Main Modifications all available to view and comment via the Consultation Portal - <https://colchester.oc2.uk/>

The Main Modifications have been assessed through the Sustainability Appraisal (SA) (September 2021) and Habitats Regulations Assessment (September 2021). These have been published for consultation and comments are also invited on each of these documents.

Additional Modifications have also been prepared by the Council which are minor and factual, correct spelling/grammar and/or are a result of a main modification. For transparency and completeness, these have also been published for consultation [here](#).

To assist with the consultation, the Council have prepared a tracked changes version of the Section 2 Colchester Local Plan, showing all modifications (main and additional).

All of the above mentioned documents are available on the Council’s [Examination Website](#).

The Consultation is open for comment from 4 October to 15 November 2021. You can respond in a number of ways:

- Online via the Consultation Portal - <https://colchester.oc2.uk/>
- Email – send a completed response form to Local.Plan@colchester.gov.uk

- Letter – send a completed response from to: Planning Policy, Colchester Borough Council, Rowan House, 33 Sheepen Road, Colchester, CO3 3WG

All representations will be published on the Council's consultation portal, although private e-mail and postal addresses and other contact details, and any signatures will be redacted. This is in accordance with the Data Protection Act 2018 and General Data Protection Regulation. We will submit representations received to the Independent Planning Inspector appointed to examine the Local Plan. Representations made to the additional and policy map modifications are for the Council to consider.

Schedule of Modifications to Publication Draft Colchester Local Plan: Section Two Policies Maps – August 2021

Mod. Number	Map Title	Modification Description and Reason
PM1	Key to Policies Map	Update black arrow to read as 'Preferred Direction of Growth'
PM2	Policy Map NC1: North Colchester	Add hatching to show Severalls is included within Northern Gateway Zone 1
PM3	Policy Maps NC1: North Colchester and NC2-4: North Colchester	Amend to show the correct extent of the unimplemented Section of the NAR busway Add Local Wildlife Site CO-170 Cowdray Brownfield as previously omitted
PM4	Policy Map EC1-4: East Colchester	Add Place Farm as a 'New Residential Allocation' as previously omitted Modify Garden Community Allocation to be consistent with Section 1 Local Plan Policy Map 10.2 Add Registered Parks and Gardens within University Site
PM5	Policy Map SC1-3: South Colchester	Include Monkwick and Mersea Road as 'Local Centre' as listed in Table SG5a Add Local Wildlife Site CO-170 Manwood Road Verge as previously omitted
PM6	Policy Map WC1-5: West Colchester	Add Peartree Road as a 'District Centre' Add Irvine Road as a 'New Residential Allocation' as previously omitted Add Essex County Hospital Site as a 'New Residential Allocation' as previously omitted land north of London Road 'New Residential Allocation' to delete commercial use section Land to rear of Wyvern Farm small section adjacent to employment– change to 'Existing Commitments' to reflect planning approval Change Ex Sainsbury Site from 'New Residential Allocation' to 'District Centre' to reflect planning approval

Mod. Number	Map Title	Modification Description and Reason
		<p>Deletion of Stane Park 'Employment' to 'White Land'</p> <p>Change South of Tollgate West from 'Employment' to 'District Centre'</p> <p>Change part 'New Residential Allocation', part 'employment' designations at Land to the West of Lakelands to entirely 'New Residential Allocation'</p> <p>Add Mineral and Safeguarding Area as previously omitted</p>
PM7	Policy Map WC3: West Colchester	<p>Include open space for former Stanway Tarmac quarry site as previously omitted</p> <p>Add Local Wildlife Site CO-174 Gosbeck Road as previously omitted</p> <p>Add Mineral and Safeguarding Area as previously omitted</p>
PM8	Policy Map SS1: Abberton & Langenhoe	Include school fields as open space
PM9	Policy Map SS4: Copford and Copford Green	<p>Remove Garden Community to be consistent with Section 1 Local Plan</p> <p>Add Mineral and Safeguarding Area as previously omitted</p>
PM10	Policy Map SS5: Eight Ash Green	Include 'New Residential Allocation' and update settlement boundary as shown in the Eight Ash Green Neighbourhood Plan
PM11	Policy Map SS6: Fordham	Include school playing fields as open space
PM12	Policy Map SS7: Great Horkesley	<p>Add Local Wildlife Site CO-173 Aldercar Wood, Great Horkesley as previously omitted</p> <p>Add Holly Lodge Farm 'Employment' allocation as previously omitted but noted in Policy SS7</p>
PM13	Policy Map SS9: Langham	Add 'Employment' allocation at Lodge Lane as previously omitted but noted in Policy SS9

Mod. Number	Map Title	Modification Description and Reason
		Modify 'Employment' designation at School Road, Langham to remove dwellings in northeast corner Alteration to Local Wildlife Site Co136 Black Brook
PM14	Policy Map SS10: Layer de la Haye	Remove open space designation within site allocation as agreed through SoCG with Tollgate Partnership
PM15	Policy Map SS11: Marks Tey	Remove Garden Community to be consistent with Section 1 Local Plan Add 'Employment' designation at Timbers Yard as noted in Policy SG3 Add Mineral and Safeguarding Area as previously omitted
PM16	Policy Map SS12a and SS12c: Mersea Island	Adjust Key to Caravan Park Seaview Caravan Park (now called West Mersea Holiday Park) updated boundary to include chalet section to the north
PM17	Policy Map SS14: Tiptree	Add Local Wildlife Site Boundaries, including amendments to CO10 - Inworth Grange and Brook Meadows, CO32 – Cadgers Wood Park Lane Nature Reserve and new entry LWS CO-169 Warriors Rest. Update to 'preferred direction of growth' arrows to reflect updated evidence base Inclusion of Barbrook Lane within the settlement boundary and shown as 'Existing Commitment, given granting of planning permission 182014 on appeal
PM18	Policy Map SS15: West Bergholt	Add 'New Residential Allocations' and updated settlement boundary as shown in the West Bergholt Neighbourhood Plan Remove 'Preferred Direction of Growth' arrows
PM19	Policy Map SS16: Wivenhoe	Add Local Wildlife Site CO-172 Ferry Marsh, Wivenhoe as previously omitted Add 'New Residential Allocations' and settlement boundary as shown in the Wivenhoe Neighbourhood Plan

Mod. Number	Map Title	Modification Description and Reason
		Add Mineral and Safeguarding Area as previously omitted
PM20	Policy Map OV1: Easthope	Remove Garden Community to be consistent with Section 1 Local Plan
PM21	Policy Map OV1 - Dedham	Amend Title to read as: Dedham SG1 and Dedham Heath OV1

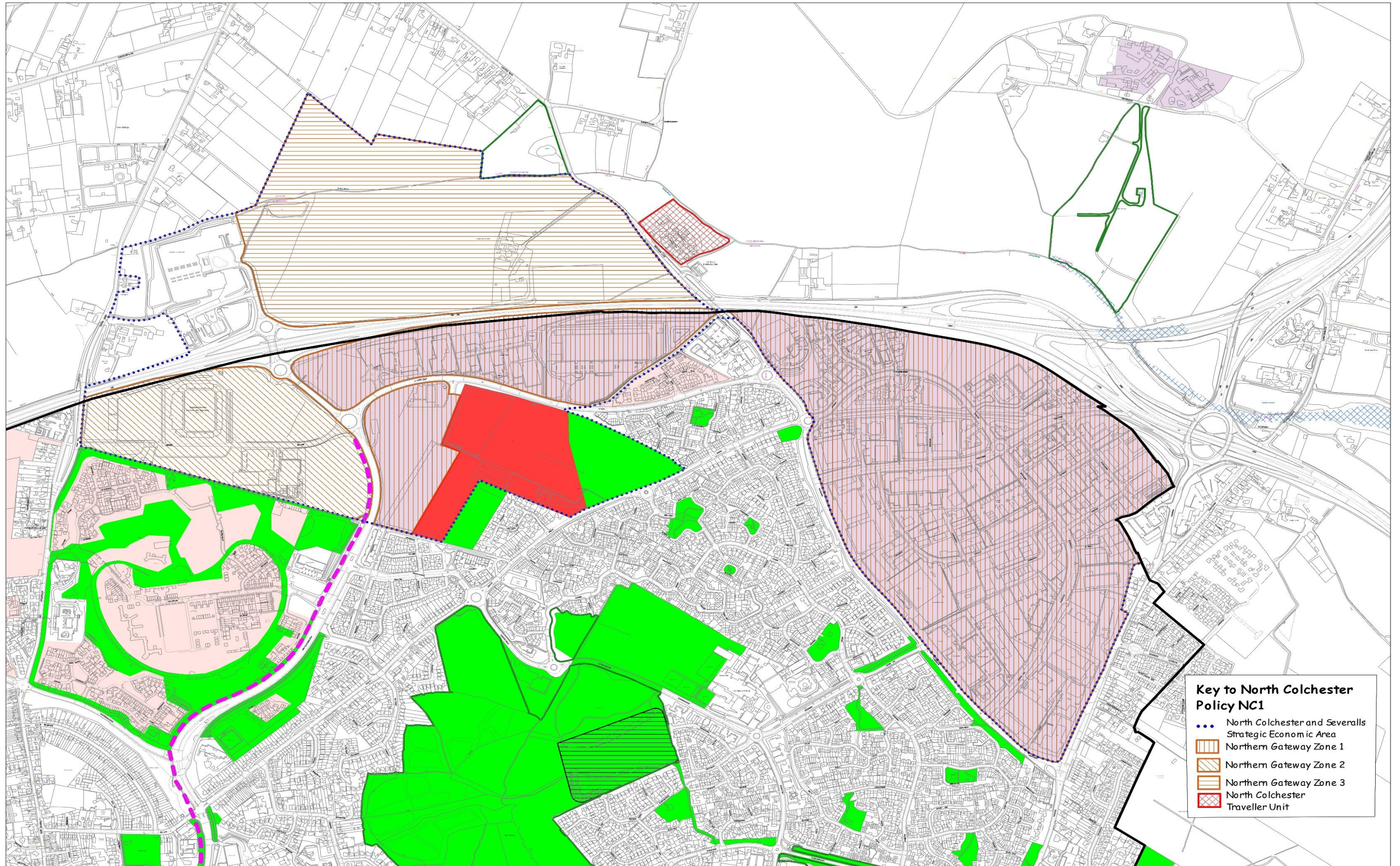
Key to Policies Maps

	Sustainable 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
	Environment Agency Flood Zone 3
	Conservation Area
	Site of Special Scientific Interest
	Special Protection Area
	Special Area of Conservation
	Local Nature Reserve
	Local Wildlife Site
	Scheduled Momument
	Registered Parks & Gardens
	Minerals and Safeguarding Areas

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

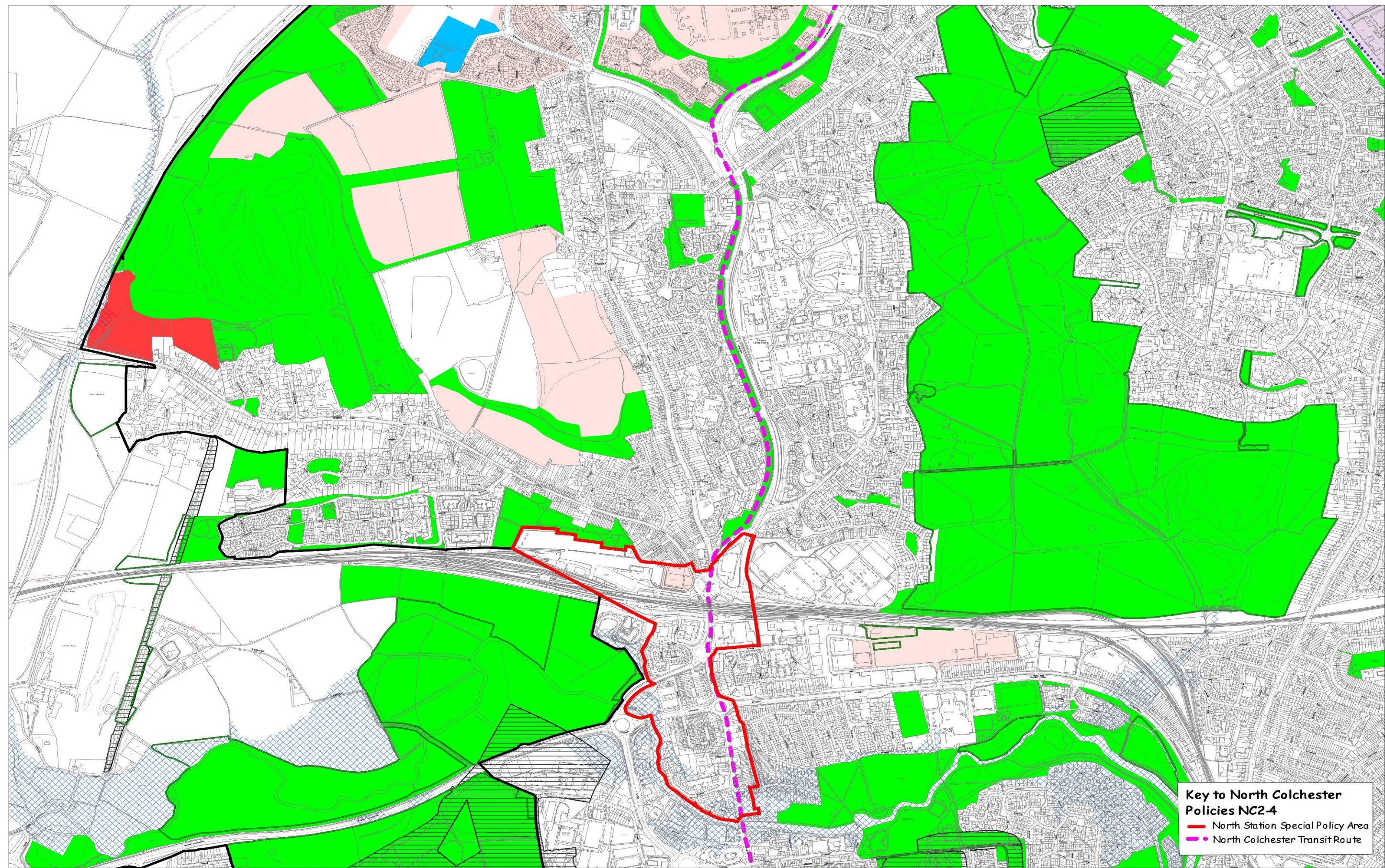
NORTH COLCHESTER

Policies NC1



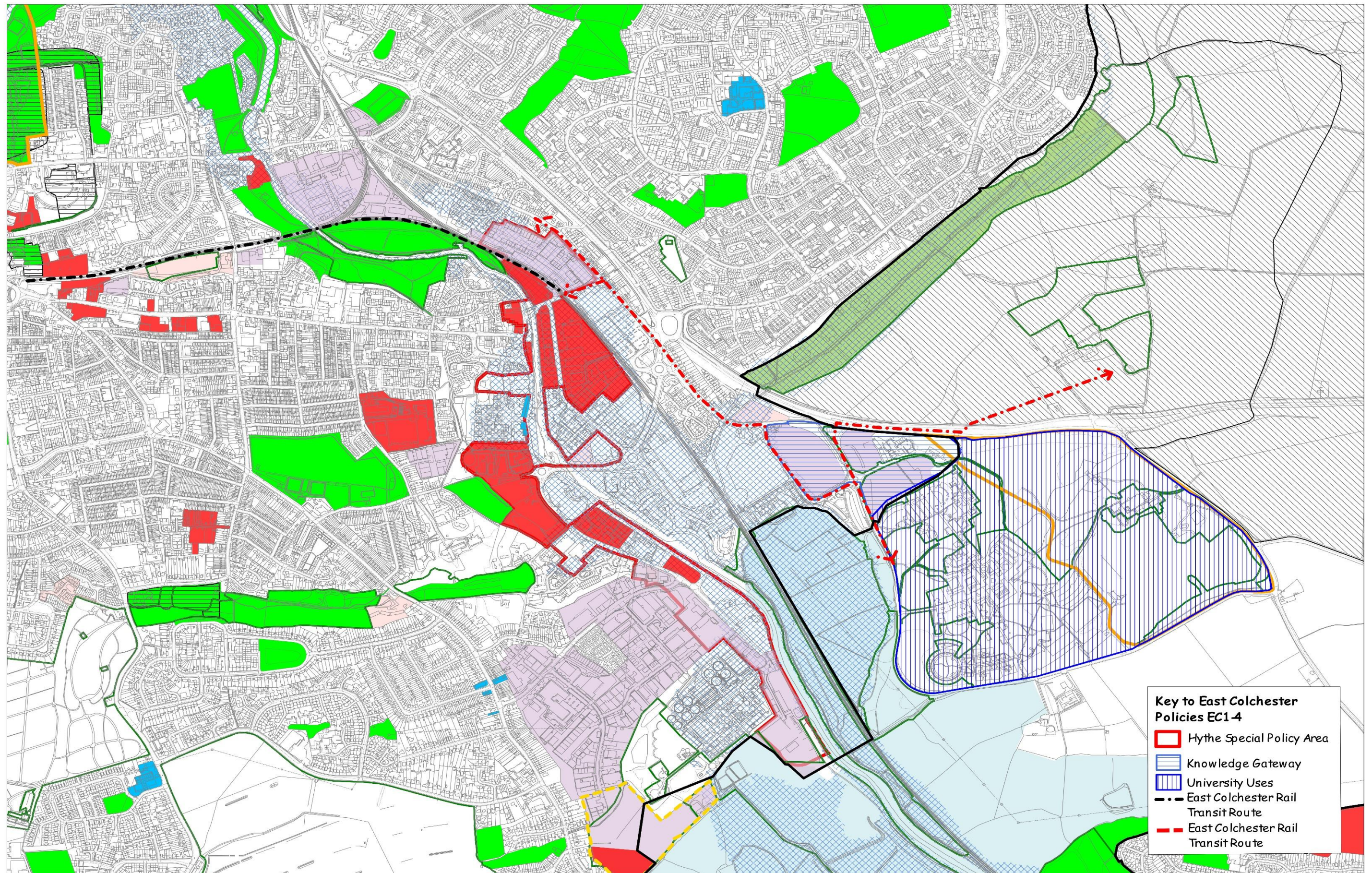
NORTH COLCHESTER

Policies NC2-4



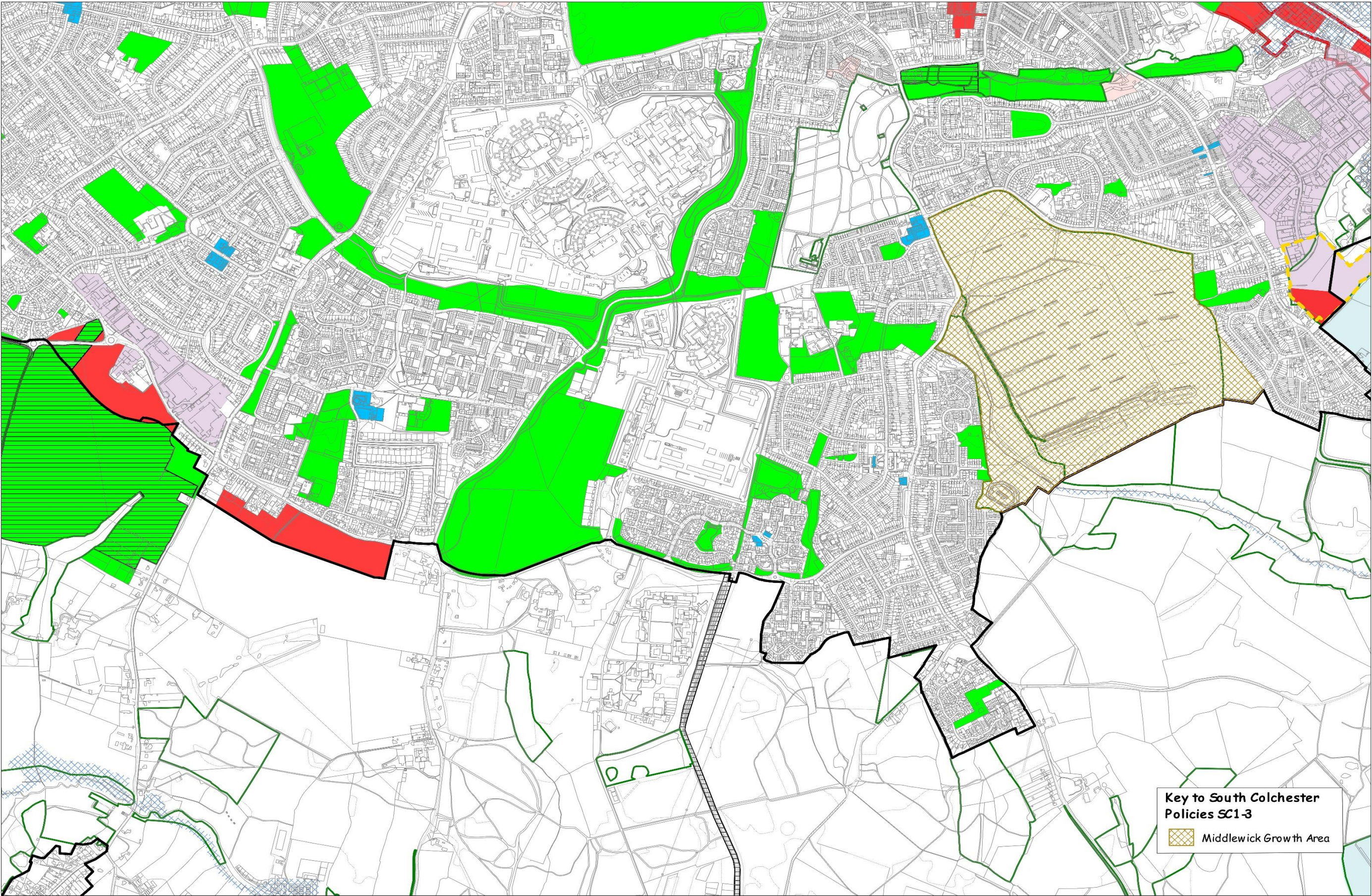
EAST COLCHESTER

Policies EC1-4



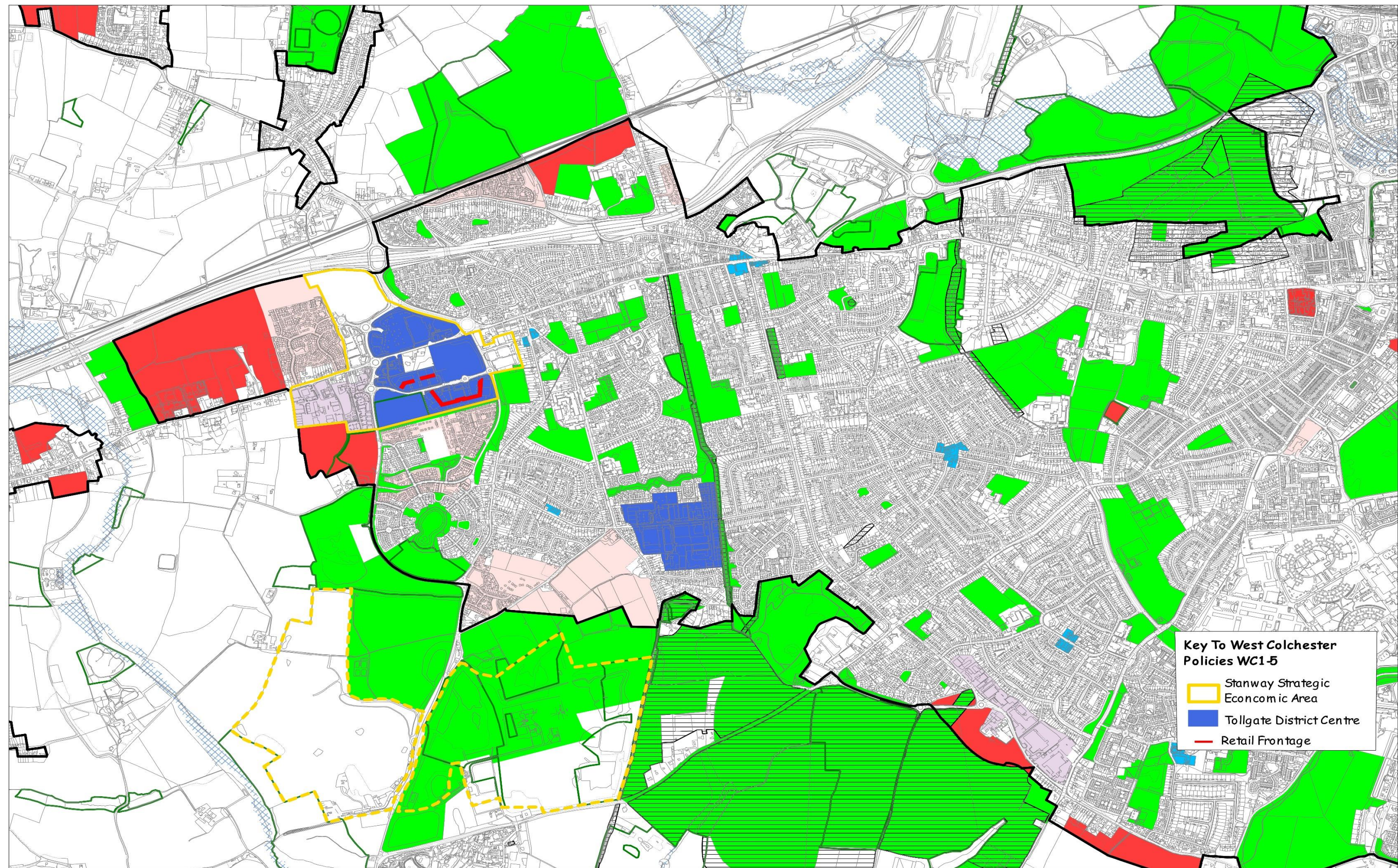
SOUTH COLCHESTER

Policies SC1-3



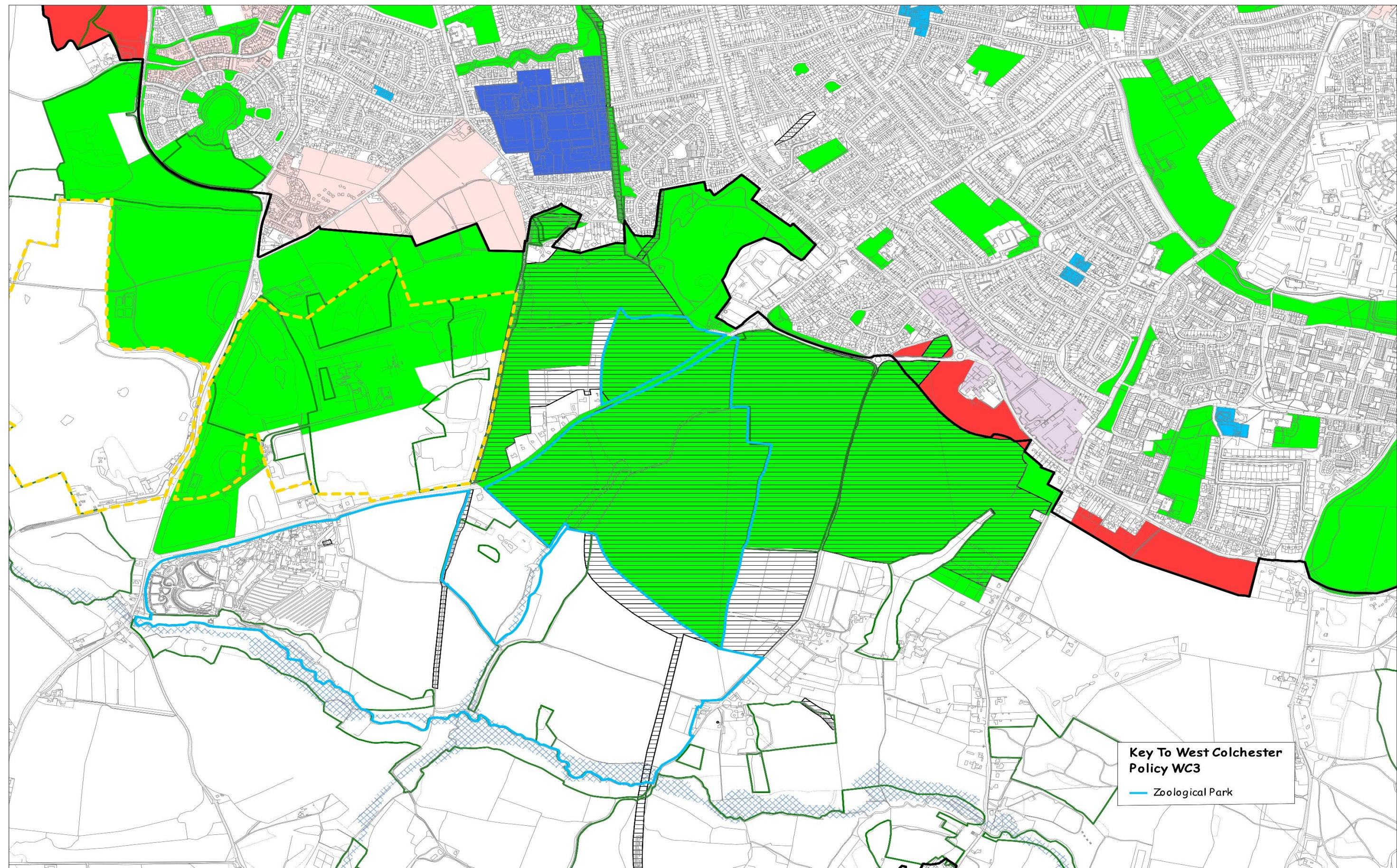
WEST COLCHESTER

Policies WC1-5



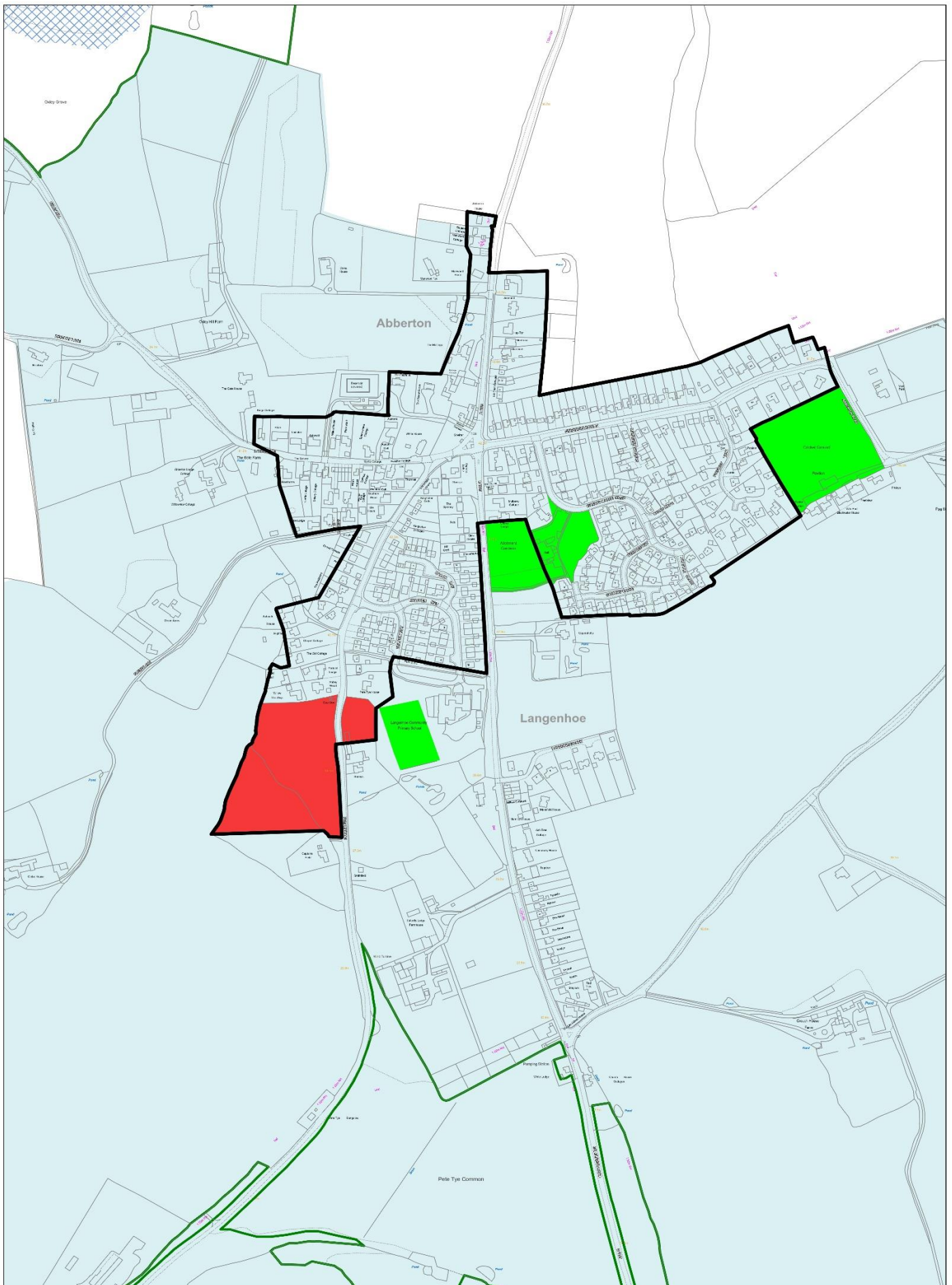
WEST COLCHESTER

Policy WC3



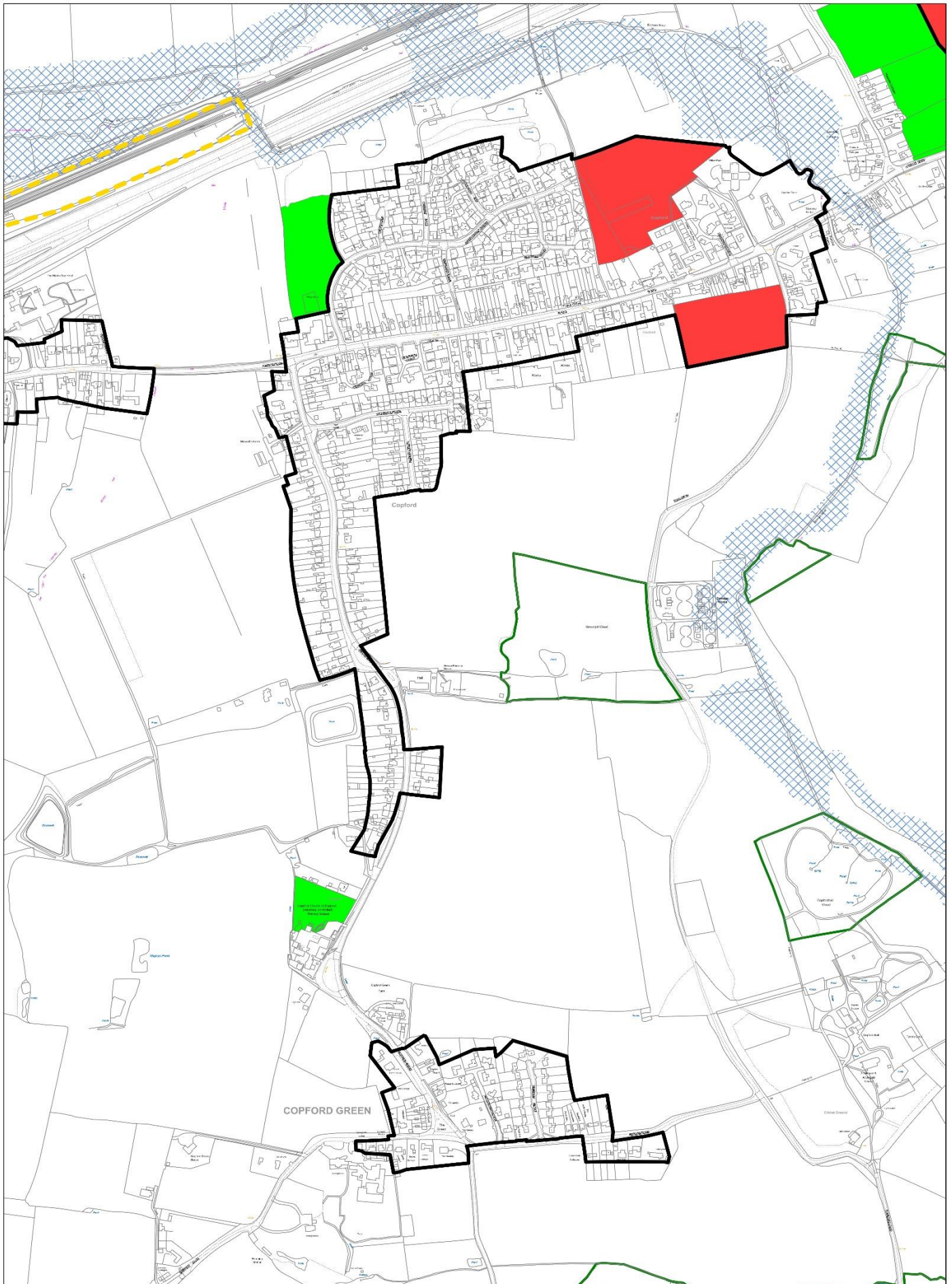
ABBERTON AND LANGENHOE

Policy SS1



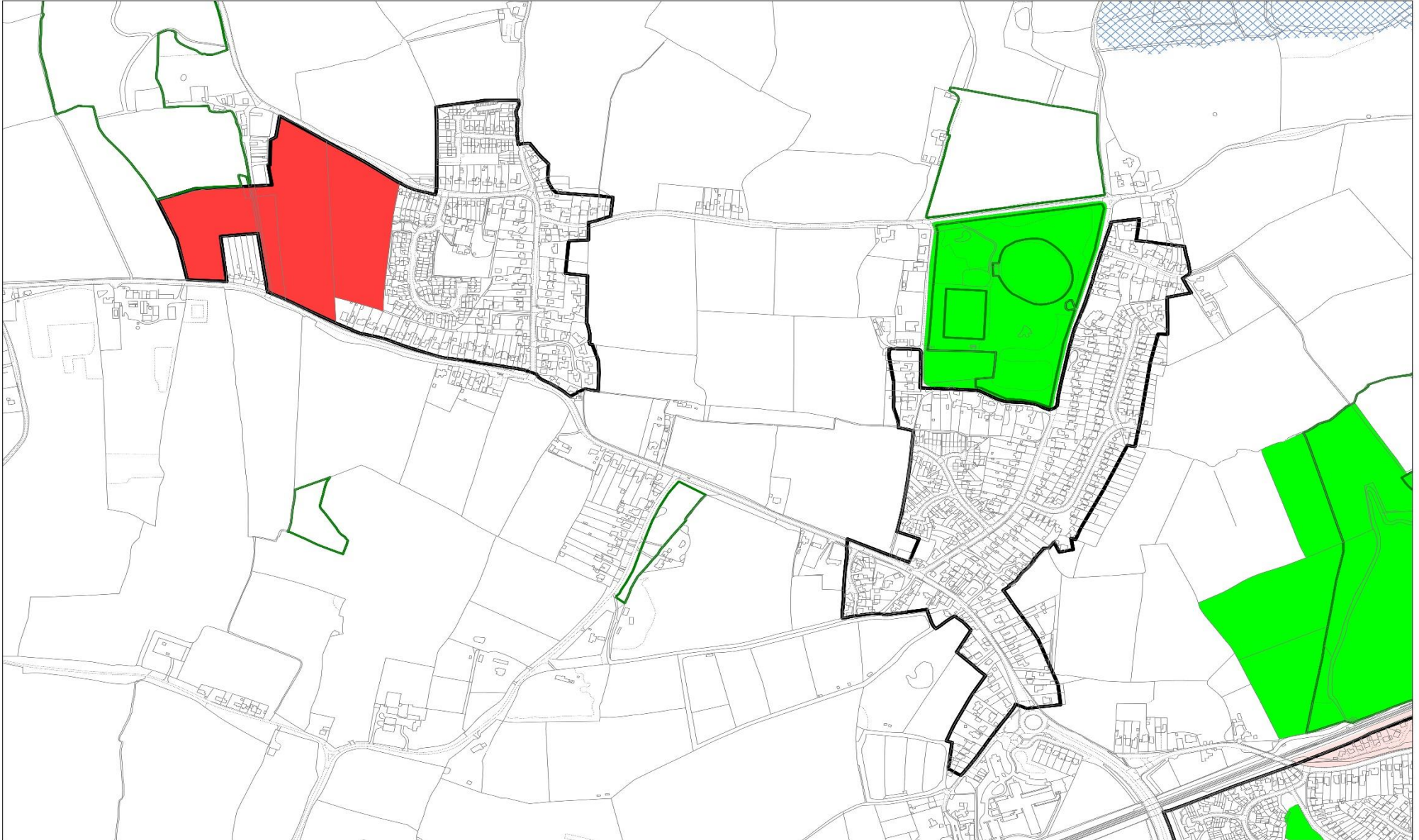
COPFORD AND COPFORD GREEN

Policy SS4



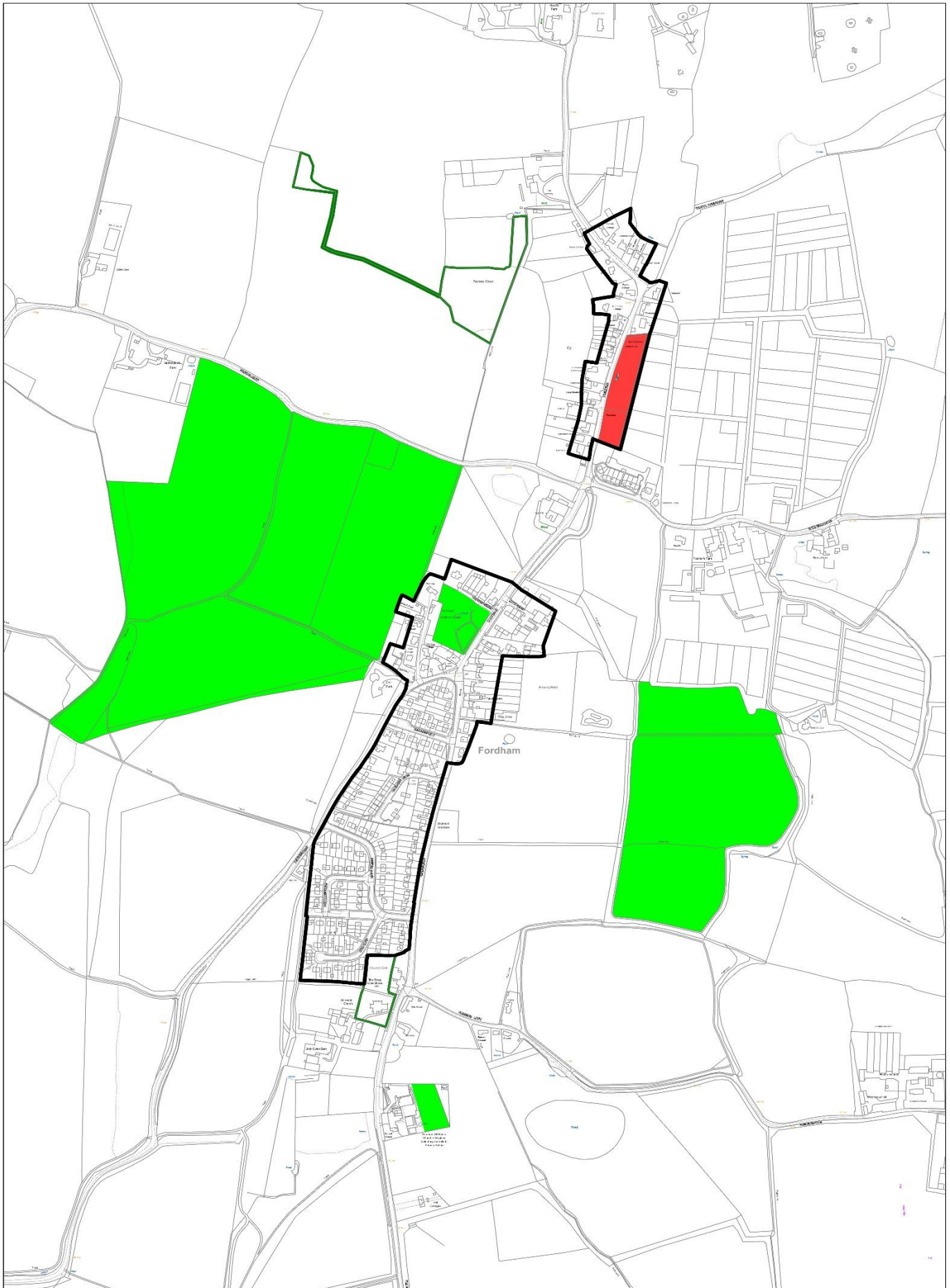
EIGHT ASH GREEN

Policy SS5



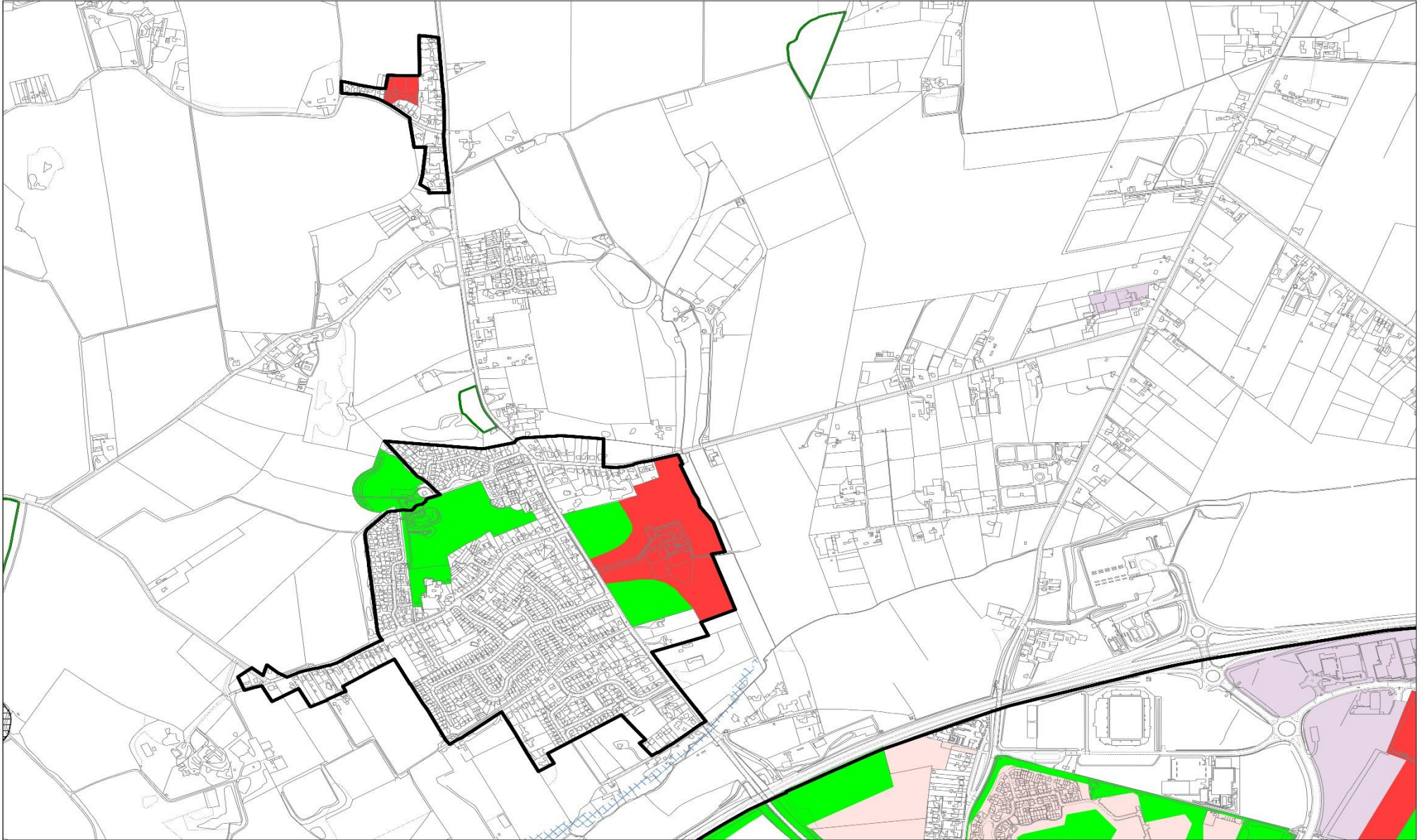
FORDHAM

Policy SS6



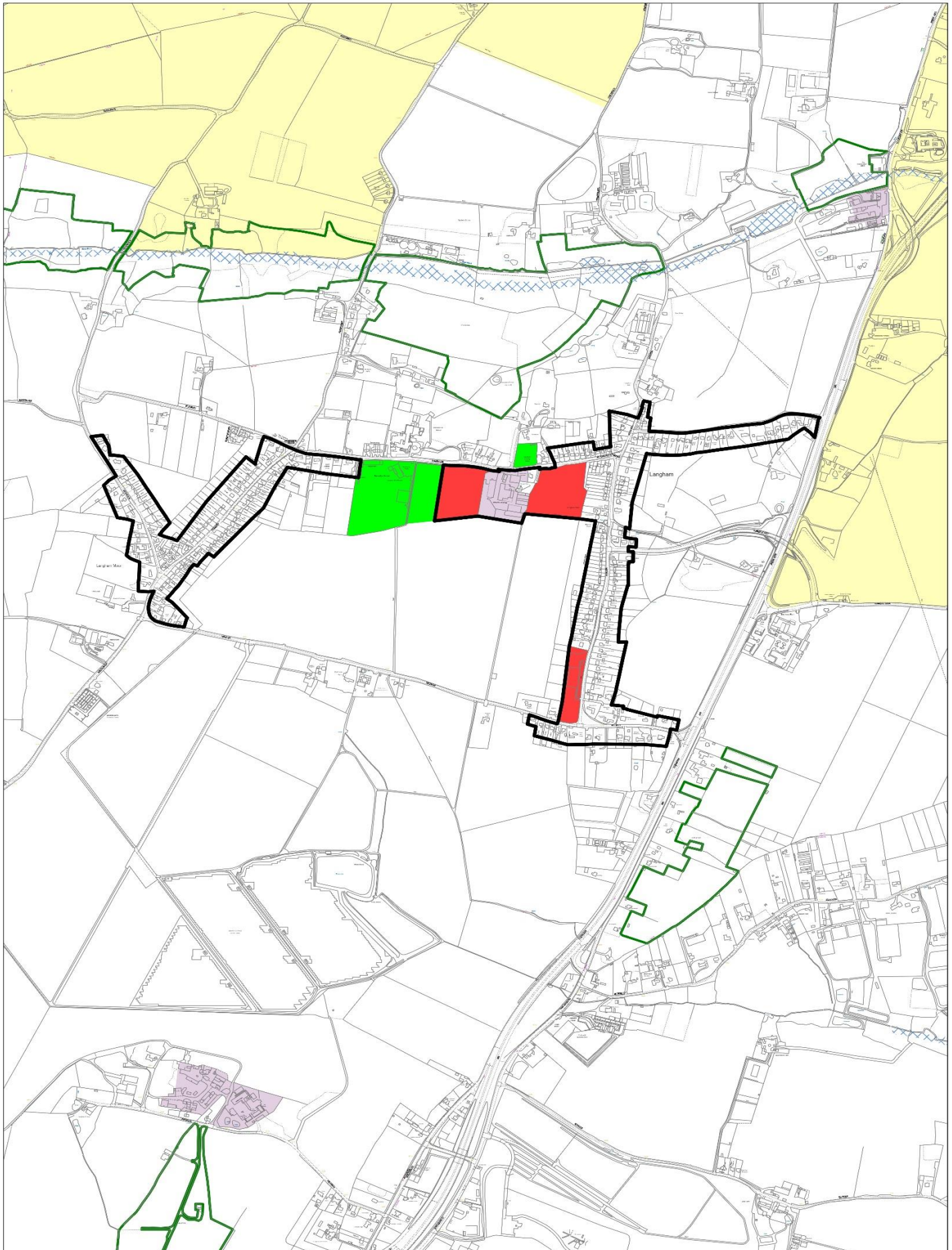
GREAT HORKESLEY

Policy SS7



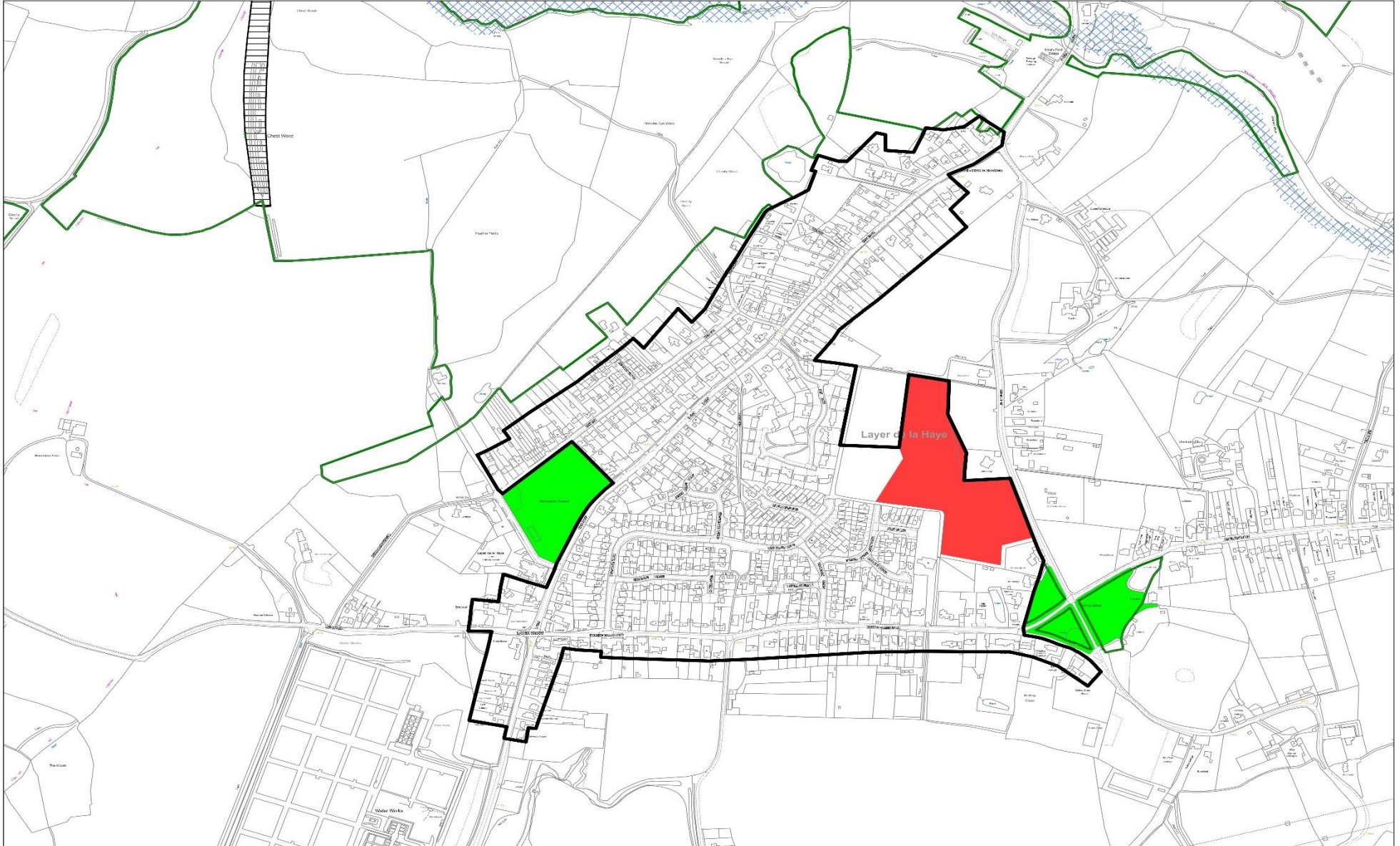
LANGHAM

Policy SS9



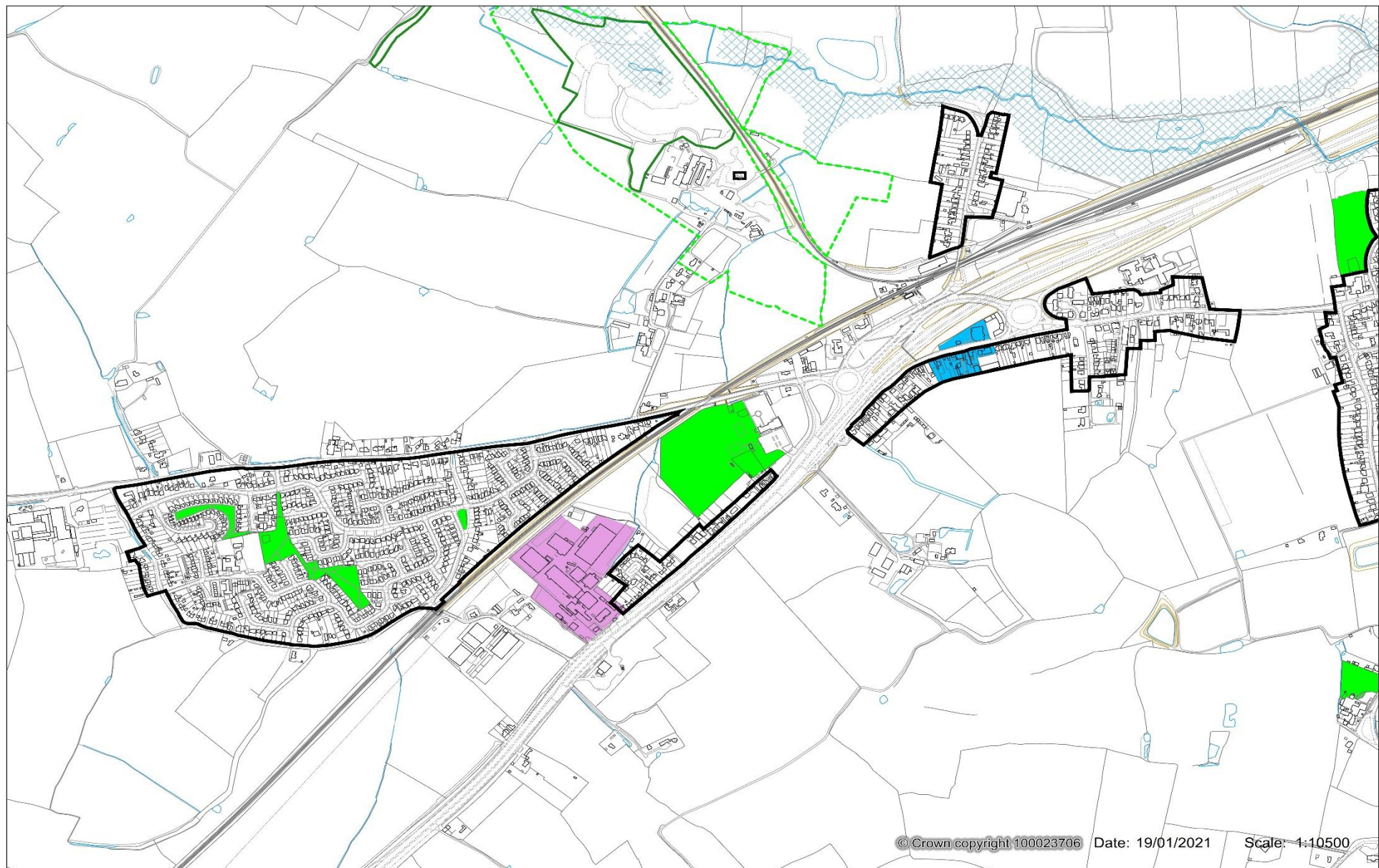
LAYER DE LA HAYE

Policy SS10



Marks Tey

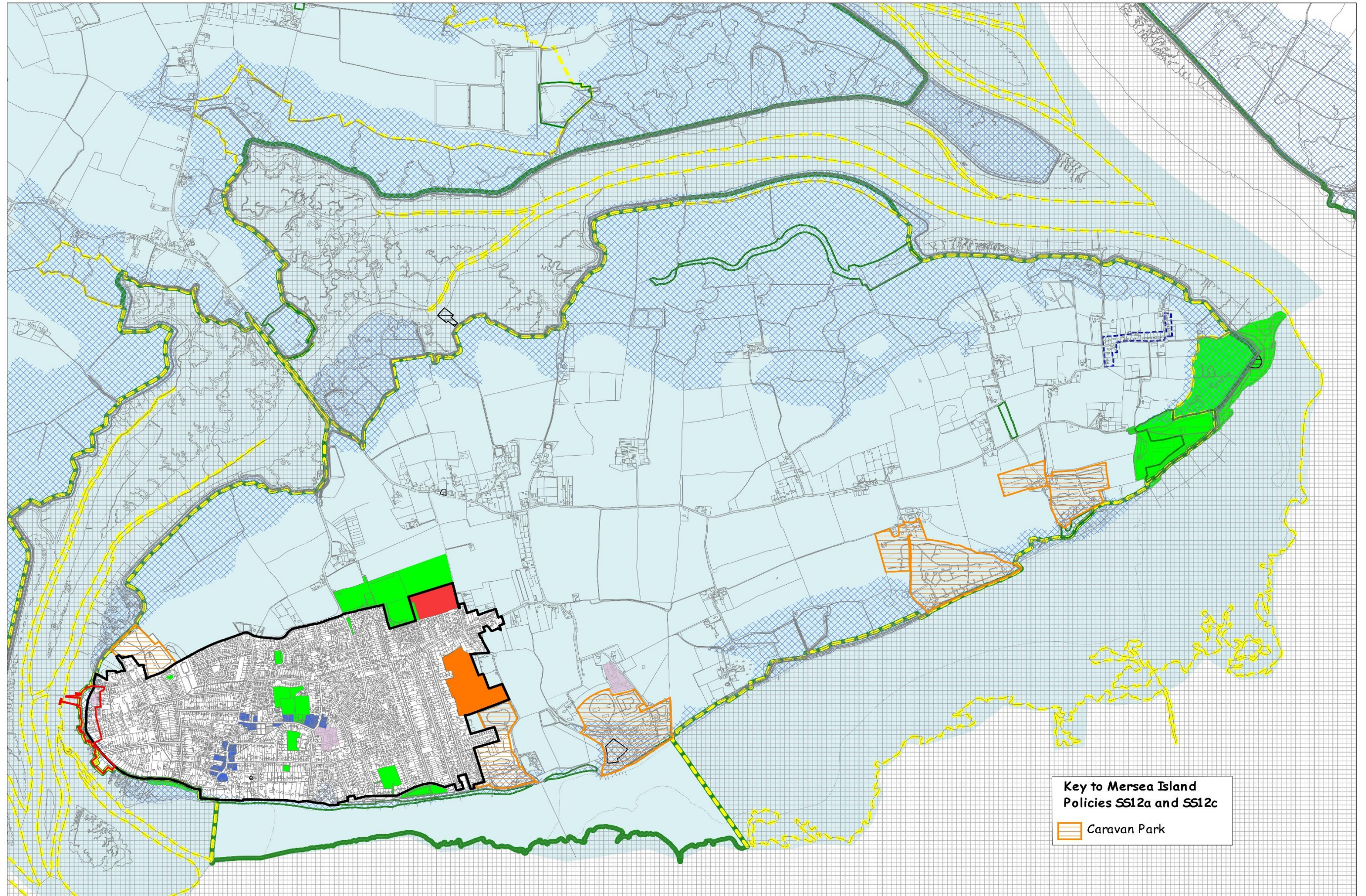
Policy SS11



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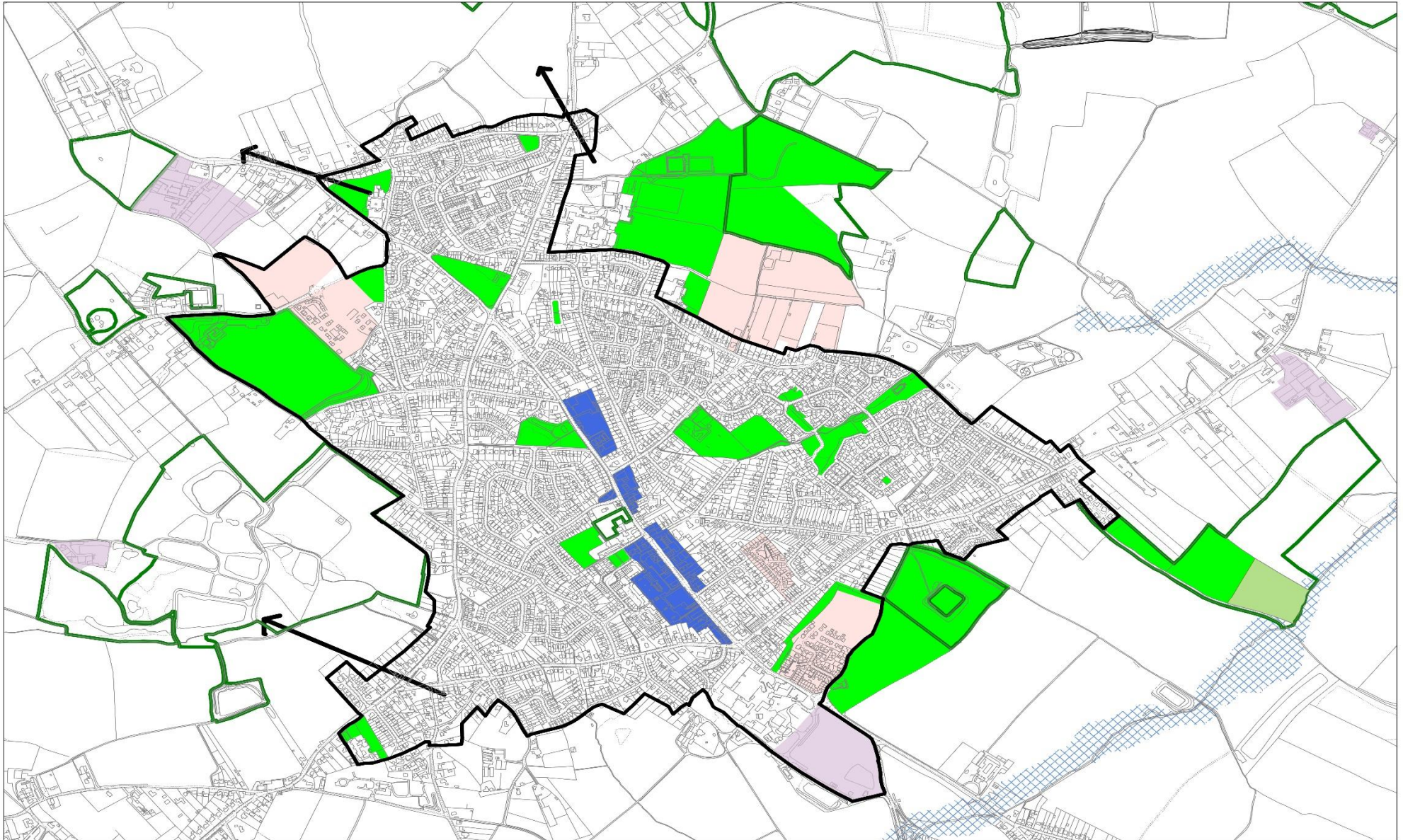
MERSEA ISLAND

Policies SS12a and SS12c



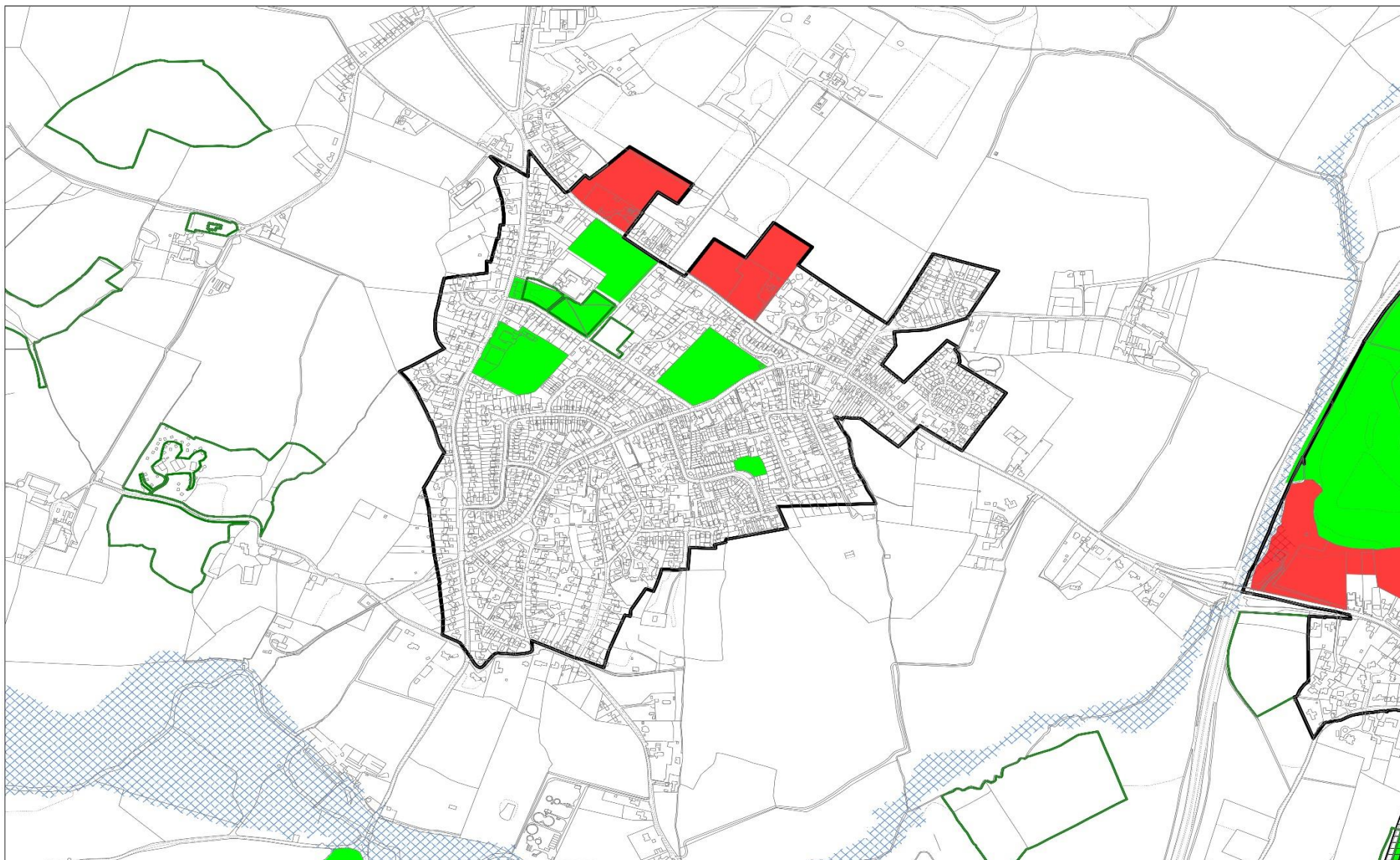
TIPTREE

Policy SS14



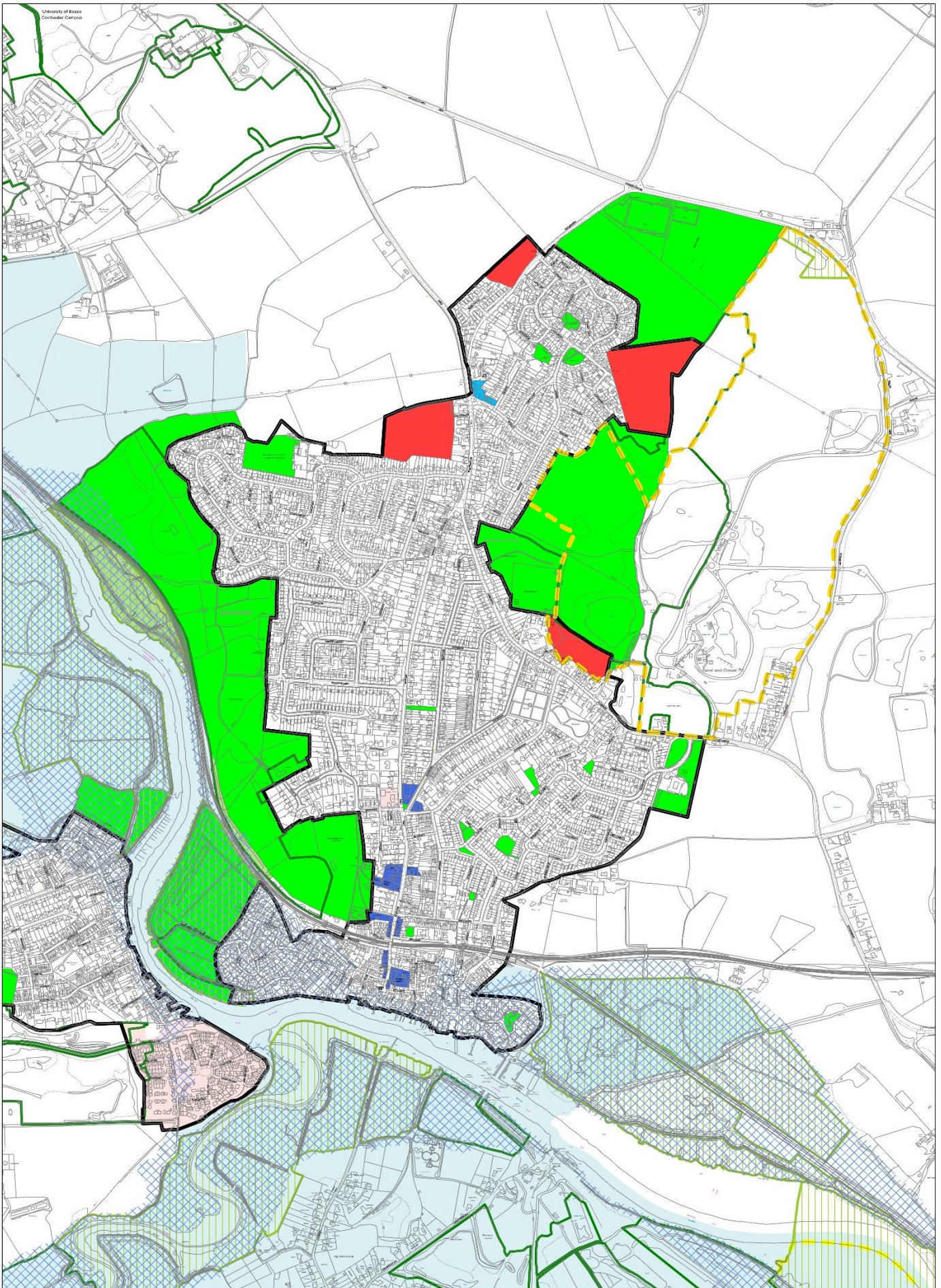
WEST BERGHOLT

Policy SS15



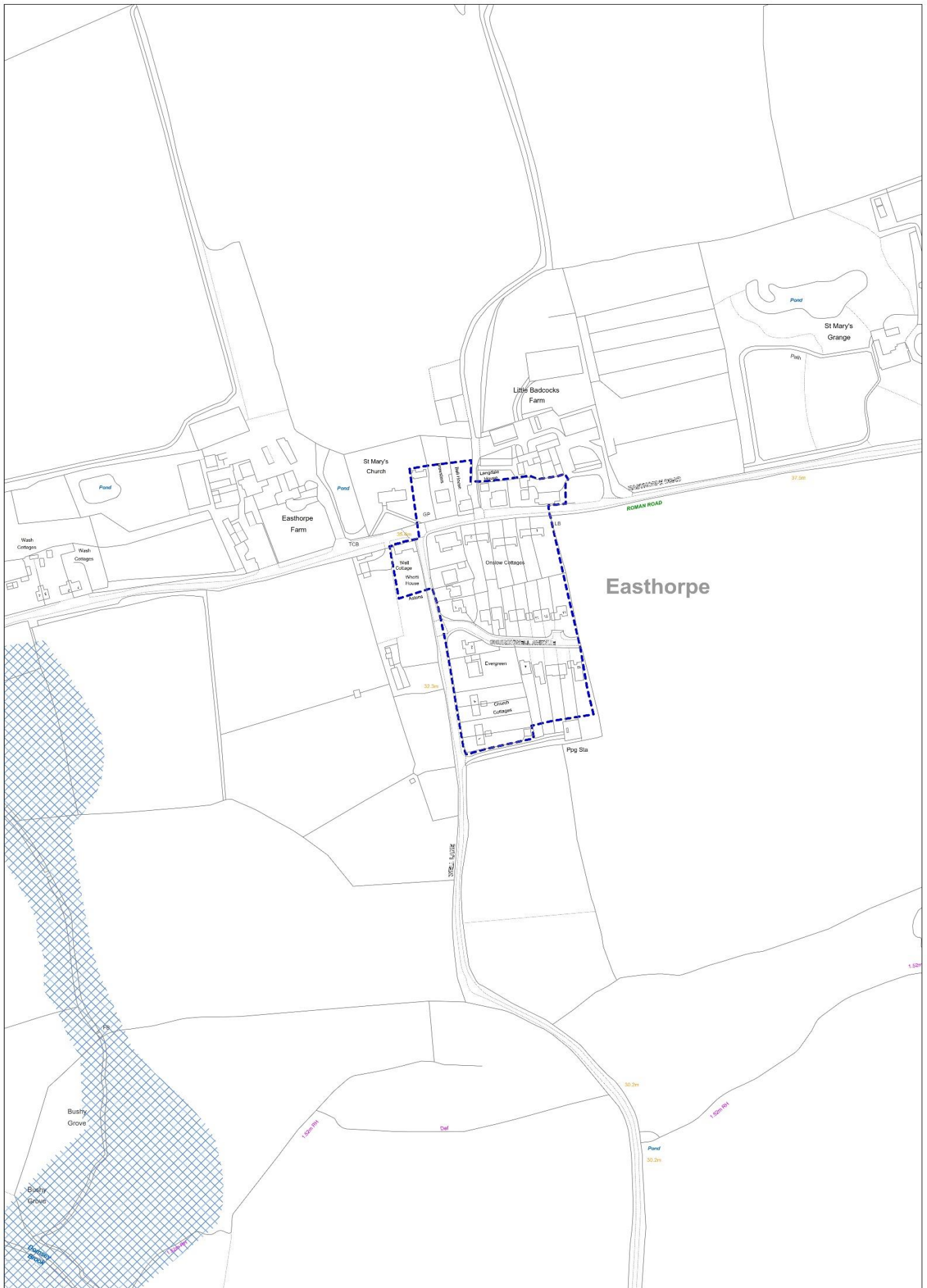
WIVENHOE

Policy SS16



EASTHORPE

Policy OV1



DEDHAM AND DEDHAM HEATH

Policy OV1

