



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

August 2021

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

Map Title	Modification Description and Reason
TBC	Include Minerals Safeguarding Areas (as identified in the Essex Minerals Local Plan 2014) as previously omitted
Key to Policies Map	Update black arrow to read as 'Preferred Direction of Growth'
Policy Map NC1: North Colchester	Add hatching to show Severalls is included within Northern Gateway Zone 1
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
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
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
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  Change Ex Sainsbury Site from 'New Residential Allocation' to 'District Centre' to reflect planning approval  Change Stane Park 'Employment' to 'District Centre'  Change South of Tollgate West from 'Employment' to 'District Centre'  Change part 'New Residential Allocation', part 'employment' designations at Land to the West of Lakelands to entirely 'New Residential Allocation'

<b>Map Title</b>	<b>Modification Description and Reason</b>
Policy Map WC3: West Colchester	Include open space for former Stanway Tarmac quarry site as previously omitted  Add Local Wildlife Site CO-174 Gosbeck Road as previously omitted
Policy Map SS1: Abberton & Langenhoe	Include school fields as open space
Policy Map SS4: Copford and Copford Green	Remove Garden Community to be consistent with Section 1 Local Plan
Policy Map SS5: Eight Ash Green	Include 'New Residential Allocation' and update settlement boundary as shown in the Eight Ash Green Neighbourhood Plan
Policy Map SS6: Fordham	Include school playing fields as open space
Policy Map SS7: Great Horkesley	Add Local Wildlife Site CO-173 Aldercar Wood, Great Horkesley as previously omitted  Add Holly Lodge Farm 'Employment' allocation as previously omitted but noted in Policy SS7
Policy Map SS9: Langham	Add 'Employment' allocation at Lodge Lane as previously omitted but noted in Policy SS9  Modify 'Employment' designation at School Road, Langham to remove dwellings in northeast corner  Alteration to Local Wildlife Site Co136 Black Brook
Policy Map SS10: Layer de la Haye	Remove open space designation within site allocation as agreed through SoCG with Tollgate Partnership
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
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

Map Title	Modification Description and Reason
Policy Map SS14: Tiptree	<p>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.</p> <p>Update to 'preferred direction of growth' arrows to reflect updated evidence base</p> <p>Inclusion of Barbrook Lane within the settlement boundary and shown as 'Existing Commitment, given granting of planning permission 182014 on appeal</p>
Policy Map SS15: West Bergholt	<p>Add 'New Residential Allocations' and updated settlement boundary as shown in the West Bergholt Neighbourhood Plan</p> <p>Remove 'Preferred Direction of Growth' arrows</p>
Policy Map SS16: Wivenhoe	<p>Add Local Wildlife Site CO-172 Ferry Marsh, Wivenhoe as previously omitted</p> <p>Add 'New Residential Allocations' and settlement boundary as shown in the Wivenhoe Neighbourhood Plan</p>
Policy Map OV1: Easthope	Remove Garden Community to be consistent with Section 1 Local Plan
Policy Map OV1 - Dedham	Amend Title to read as: Dedham SG1 and Dedham Heath OV1