



# Local Development Scheme

Colchester Borough Council's Local Development  
Scheme 2021-2024

**June 2021**

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## 1. Introduction

The Local Development Scheme (LDS) sets out the Council's timetable for adopting new planning documents which will help guide development in the Borough. This LDS covers the period 2021 to 2024.

Colchester Borough Council first adopted a Local Development Scheme (LDS) in May 2005 with various revisions published since then. The latest revision was in February 2019 which this current version (June 2021) now supersedes. Earlier versions of the Colchester LDS were prepared under the requirements of the 2004 Planning and Compulsory Purchase Act and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

Since 2011 the production of an LDS has been guided by the requirements of s.111 of the Localism Act 2011 which amended s. 15 of the Planning and Compulsory Purchase Act 2004 and is further supported by the Town and Country Planning (Local Planning) (England) Regulations 2012.

The LDS will:

- Provide a brief description of all the Local Plan documents and Neighbourhood Plans to be prepared and the content and geographical area to which they relate.
- Explain how the different documents relate to each other and especially how they relate to the adopted and forthcoming Local Plan.
- Set out the timetable for producing Local Plan documents, giving the timings for the achievement of the following milestones:
  - consulting statutory bodies on the scope of the Sustainability Appraisal
  - publication of the document
  - submission of the document
  - adoption of the document
- Provide information on related planning documents outside the formal Local Plan, including the Statement of Community Involvement, Authority Monitoring Report and adopted guidance.

Progress of the scheme is reviewed at least annually as part of the Colchester Borough Council Authority Monitoring Report (usually published every December).

## 2. Planning Context

The Council has a good record in meeting the milestones set out in the earlier versions of the LDS and our past delivery rates inform the future programme for the preparation of Local Plan documents up to the end of 2024.

Earlier plans were completed further to the provisions of the Planning and Compulsory Purchase Act 2004 and were known as Local Development Framework documents. Under the 2004 Act, Colchester adopted a full suite of Local Development Framework documents including a Core Strategy (adopted in 2008), Development Policies (adopted in 2010) and Site Allocations (adopted in 2010).

Following a change of government in 2010, a new set of Town and County Planning (Local Planning) (England) Regulations came into force in April 2012 (and amended in November 2012) and these revert to the former terminology of a 'Local Plan'. The purpose of the documents, however, remains the same whether they are referred to as a Local Development Framework or a Local Plan.

Local Plans need to be in conformity with national policy as set out in the National Planning Policy Framework (NPPF), with further guidance in the regularly updated Planning Practice Guidance available online: <http://planningguidance.planningportal.gov.uk>.

The Council completed a Focused Review of its Local Plan documents in July 2014 to bring selected policies into conformity with the NPPF.

The Council submitted the Emerging Local Plan to the Planning Inspectorate (PINs) in October 2017. The Plan is in two sections, being examined separately. The Section 1 Local Plan (joint strategic with Braintree and Tendring District Councils) was adopted in February 2021. The Section 2 Emerging Local Plan is currently undergoing an examination which is programmed for adoption in Winter 2021.

For minerals and waste matters, Essex County Council are the authority responsible for production of the Waste and Minerals Local Plans, which forms part of the Colchester Development Plan. At present the adopted plans for Essex are:

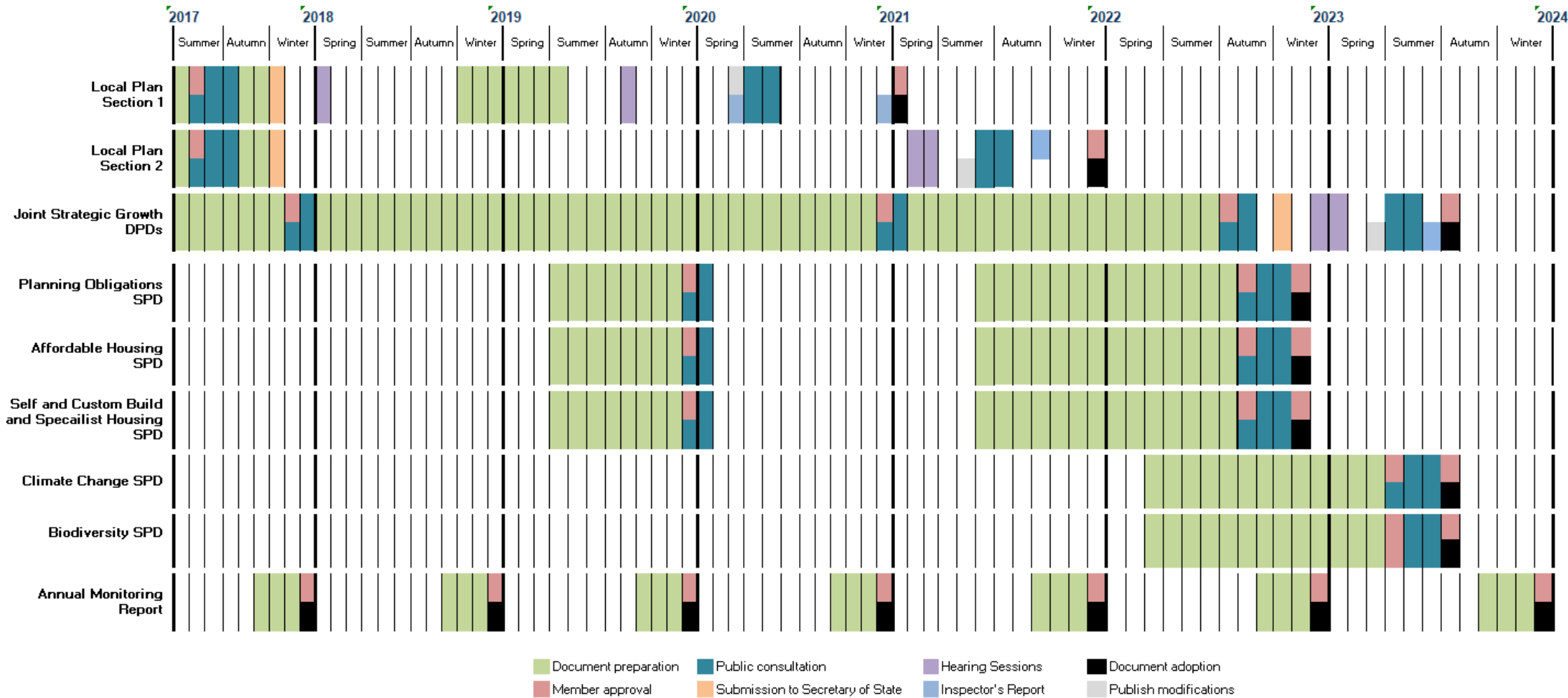
- Essex Minerals Local Plan (2014)
- Essex Waste Local Plan (2017)

More details on the waste and minerals development documents can be found on the Essex County Council website ([www.essex.gov.uk](http://www.essex.gov.uk)).

### **3. Documents to be prepared during 2021 to 2024 - an overview**

The overview below demonstrates the main milestones, as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, for the production of each of the documents we intend to prepare over the next three years. The tables later in the document set out each stage of plan preparation and the amount of time the Council expects each stage to be completed. The LDS is kept under review to reflect any changes in local circumstances and/or government policy.

# LDS Timetable 2017 - 2024



## 4. Phasing of work for Local Plan Documents

### The new Local Plan 2017-2033

The Council is undertaking a thorough review of its adopted policies and allocations which will result in a new Local Plan to guide development until 2033 and beyond. An Issues and Options consultation was carried out in January/February 2015, with Preferred Options consultation in summer 2016, consultation on the Publication Draft in summer 2017, submission of the document to the Secretary of State in October 2017, and examination hearings of the strategic Section 1 of the plan occurring in January and May 2018. The examination of Section 1 was paused for the completion of further Sustainability Appraisal and evidence base work, with further hearing sessions held in January 2020 and adoption of Section 1 in February 2021. Examination hearings for the Colchester-specific Section 2 of the plan were held in April 2021 with adoption of the Section 2 Plan programmed for Winter 2021.

### Neighbourhood Planning

The Localism Act 2011 and the publication of the NPPF in March 2012 placed greater emphasis on developing plans at the community level through a concept of neighbourhood planning. Neighbourhood Plans are produced by local communities and once completed (subject to examination and local referendum) they become part of the local authorities' Development Plan and have a significant influence on the future growth and development of the respective area.

The first stage of developing a Neighbourhood Plan is to designate a neighbourhood area. A number of parishes in Colchester have achieved this stage, as shown below. Once a neighbourhood area has been agreed, preparation of a Neighbourhood Plan can be carried out by a parish or town council, or in the case of unparished areas, a neighbourhood forum. Further Neighbourhood Plans will be added to the table below as required, when they are brought forward by local communities and when the LDS is revised in future.

Area	Date NP Area agreed	Current stage	Expected Adoption
Boxted	October 2012	Adoption 8.12.16	N/A
Myland and Braiswick	January 2013	Adoption 8.12.16	N/A
Myland and Braiswick Review	January 2013	Evidence gathering	Currently Unknown
Wivenhoe	July 2013	Adoption 22.05.19	N/A
West Bergholt	July 2013	Adoption 16.10.19	N/A
Eight Ash Green	June 2015	Adoption 05.12.19	N/A
Marks Tey	September 2015	Regulation 16 consultation concluded April 2021. Examination	Summer 2021

Area	Date NP Area agreed	Current stage	Expected Adoption
		due to commence imminently	
West Mersea	November 2016	Submitted to LPA in May 2021, Regulation 16 consultation being prepared	Autumn 2021
Tiptree	February 2015	Preparation of draft plan following Examination October 2019 recommending the Plan cannot proceed to referendum	Spring 2022
Copford with Easthorpe	May 2015	Preparation of draft plan	Summer 2022
Great Tey	June 2017	Preparation of draft plan	Summer 2022
Messing	July 2013	Work abandoned no active NHP Group currently	N/A
Stanway	June 2014	Work abandoned no active NHP Group currently	N/A



## **Supplementary Planning Documents (SPDs)**

Supplementary Planning Documents (SPDs) complement policy contained in the Local Plan. They cannot set new policy but are treated as a material consideration in the determination of planning applications across the Borough. Although SPDs are not subject to examination, they are produced in consultation with the community and other interested parties and are still subject to regulations regarding their consultation. In earlier versions of the LDS, the Council were required to specify details of each SPD intended to be produced. Changes to the Regulations no longer require SPDs to be included in the LDS.

Currently there are five SPDs programmed for the next three year period which cover the following topics:

- Planning Obligations
- Affordable Housing
- Self and Custom Build and Specialist Housing
- Climate Change
- Biodiversity

Following adoption of the Local Plan, the Council may consider additional SPDs are required to be prepared or existing SPDs require updating. Future additional SPDs may however be produced by the Council if approved by the Local Plan Committee without formal modification of the LDS because they do not form part of the Development Plan.

Appendix 1 lists details of existing SPD documents and the currently proposed SPDs.

## **5. Phasing of work for Other Local Development Documents**

### **Statement of Community Involvement (SCI)**

The Statement of Community Involvement provides a first step in plan making as it outlines the processes for consultation and engagement during the production of future documents of all types. The SCI was originally submitted to the Planning Inspectorate in October 2005 and adopted by the Council in June 2006. It was subject to minor amendments in 2008 following changes to the Regulations and was also revised further early in 2011. Two further revised versions have been adopted in January 2013 and September 2018. The most recent iteration of the SCI was adopted in July 2020 to reflect changes in relation to the Coronavirus Outbreak.

The production of an SCI is in part governed and directed by guidance and requirements at the national level. Should the regulations change or new examples of best practice be introduced the Council will update the SCI accordingly. At this time the Council is not aware of any need to update the SCI during the next three year period.

### **Authority Monitoring Report (AMR)**

The Authority Monitoring Report (AMR), previously referred to as the Annual Monitoring Report, is published each December to demonstrate the progress of the objectives of the adopted Local Plan.

### **Adopted Guidance Notes**

Guidance notes and other documents are produced as required by the Council to assist in explaining specific protocols and other technical matters. They are non-statutory documents that are essentially informative and may be used to assist the determination of planning applications or in other areas where planning decisions are required. These include guidance on topics such as air quality, contaminated land and archaeology but they may also contain spatially specific guidance in the form of site design briefs. The current guidance notes are listed in Appendix 1 and information on additional guidance will be added to the Council's Adopted Guidance area of the website as and when it is completed.

## **6. Local Plan Documents to be prepared during 2021 to 2024 - detailed profiles**

Details of the documents we intend to produce in the next three years follow in the tables below. The timetable for the production of documents reflects previous experience. The Planning Inspectorate (PINs) are also consulted about the production timetable specifically with regards to documents which require submission of the document to the Secretary of State and a formal examination in public.

## Local Plan

<b>Subject and Scope</b>	This document will develop the overall strategic objectives and areas for growth in the Borough. The Local Plan will combine the policies and allocations currently found within the Core Strategy, Development Policies and Site Allocations documents. The Local plan is split into Section 1 (joint strategic plan with Braintree DC and Tendring DC) and Section 2 (specific to Colchester)
<b>Geographical area</b>	All Colchester Borough and cross border work with Tendring and Braintree
<b>Status</b>	Local Plan document
<b>Chain of conformity</b>	Must be in conformity with the National Planning Policy Framework.
<b>Timetable for production</b>	
<b>Initial document preparation</b>	January 2014 – June 2016
<b>Member approval – Preferred Options</b>	July 2016
<b>Consultation on Preferred Options and Sustainability Appraisal</b>	July - September 2016
<b>Member approval – Submission Draft</b>	May 2017
<b>Publication Draft of Local Plan document and Sustainability Appraisal for consultation</b>	June/August 2017
<b>Submission of DPD and summary of comments received to Secretary of State</b>	October 2017
<b>Independent examination of shared strategic Section 1</b>	January/May 2018, January 2020
<b>Inspector's Post Hearings Letter on Section 1</b>	8 June 2018, 27 June 2018 and 15 May 2020
<b>Consultation on modifications</b>	August to October 2020
<b>Inspector's Report on Section 1</b>	December 2020
<b>Adoption Section 1</b>	February 2021
<b>Independent examination of Colchester-specific Section 2</b>	April 2021

<b>Consultation on modifications</b>	Summer/Autumn 2021
<b>Inspector's report on Section 2</b>	Autumn/Winter 2021
<b>Adoption Section 2</b>	Winter 2021
<b>Production arrangements</b>	Led by Planning Policy Team; input from all internal CBC service groups and Essex County Council as appropriate. The SCI outlines how external parties and members of the public will be involved.
<b>Timetable for review</b>	The Local Plan will set the overall spatial strategy for the Borough and will be reviewed as required after adoption, with the review period being within 5 years.

## Strategic Growth Development Plan Document

<b>Subject and Scope</b>	This document(s) will include policies and allocations to support the strategic allocation for new development at the Tendring Colchester Borders Garden Community. This is being prepared jointly with Tendring District Council.
<b>Geographical area</b>	As specified in the Local Plan which shows broad locations to the east of Colchester.
<b>Status</b>	Local Development Plan Document
<b>Chain of conformity</b>	Must conform with the broad allocation in the joint strategic Section 1 Local Plan with Tendring and Braintree District Councils.
<b>Timetable for production</b>	
<b>Document preparation</b>	January 2017 – October 2017
<b>Member Approval – Issues and Options</b>	November 2017
<b>Publication and 6 week consultation</b>	November to December 2017
<b>Member Approval – Draft DPD</b>	Winter 2021/22
<b>Draft DPD consultation</b>	Winter 2021/22
<b>Member approval – submission document for consultation</b>	Autumn 2022
<b>Submission DPD consultation</b>	Autumn 2022
<b>Submission of DPD and summary of comments received to Secretary of State</b>	Winter 2022/23
<b>Independent examination</b>	Winter 2022/23
<b>Inspector's report</b>	Spring 2023
<b>Consultation on modifications</b>	Summer 2023
<b>Adoption</b>	Summer/Autumn 2023
<b>Production arrangements</b>	Planning Policy Team in CBC along with TDC will lead with input from internal CBC service groups, adjacent local authorities, and Essex County Council as appropriate. A Tendring Colchester Borders Garden Community Project Team has been established. The SCI has determined how external parties and members of the public will be involved.
<b>Timetable for review</b>	The Authority Monitoring Report (AMR) will assess the effectiveness of the policies and allocations.

## Authority Monitoring Report

<b>Subject and Scope</b>	This document provides an analysis of how the Colchester planning policies are performing against a range of established indicators.
<b>Geographical area</b>	Colchester Borough
<b>Status</b>	Annual production, non-statutory but meets need to show evaluation of policies.
<b>Chain of conformity</b>	None
<b>Timetable for production – same process followed each year</b>	
<b>Project work</b>	September – November
<b>Member Approval</b>	December
<b>Publication</b>	December
<b>Production arrangements</b>	Planning Policy Team with input from internal CBC service groups and Essex County Council as required.
<b>Timetable for review</b>	The Authority Monitoring Report is produced in the autumn of each year and is presented to the last Local Plan Committee meeting in the calendar year.

## Planning Obligations SPD

<b>Title</b>	Planning Obligations SPD
<b>Role and content</b>	To provide further details on the collection of the planning obligations received by the Council as a result of planned developments across the Borough.
<b>Status</b>	Supplementary Planning Document
<b>Chain of conformity</b>	The SPD will support the policies within the adopted Local Plan.
<b>Geographic coverage</b>	Colchester Borough
<b>Timetable and milestones in months:</b>	<ul style="list-style-type: none"> <li>• Member approval for consultation – Spring 2022</li> <li>• Public consultation – Summer 2022</li> <li>• Adoption – Autumn 2022</li> </ul>
<b>Arrangements for production</b>	<p>Colchester Borough Council (CBC) to lead with significant input from Essex County Council. Also informed by public consultation.</p> <p>Public consultation to include a press release, advertisement, and letters/emails.</p>
<b>Post production - Monitoring and review mechanisms</b>	CBC to monitor after adoption through a review of planning applications and through the Authority Monitoring Report.



## Affordable Housing SPD

<b>Title</b>	Affordable Housing SPD
<b>Role and content</b>	To provide further details on the delivery of affordable housing within development proposals across the Borough.
<b>Status</b>	Supplementary Planning Document
<b>Chain of conformity</b>	The SPD will support the policies within the adopted Local Plan.
<b>Geographic coverage</b>	Colchester Borough
<b>Timetable and milestones in months:</b>	<ul style="list-style-type: none"> <li>• Member approval for consultation – Spring 2022</li> <li>• Public consultation – Summer 2022</li> <li>• Adoption – Autumn 2022</li> </ul>
<b>Arrangements for production</b>	<p>Planning Policy Team with input from Development Management and Housing Teams. Also informed by public consultation.</p> <p>Public consultation to include a press release, advertisement, and letters/emails.</p>
<b>Post production - Monitoring and review mechanisms</b>	CBC to monitor after adoption through a review of planning applications and through the Authority Monitoring Report.

## Self and Custom Build and Specialist Housing SPD

<b>Title</b>	Self and Custom Build and Specialist Housing SPD
<b>Role and content</b>	To provide further details on the delivery of self and custom build and specialist housing across the borough.
<b>Status</b>	Supplementary Planning Document
<b>Chain of conformity</b>	The SPD will support the policies within the adopted Local Plan.
<b>Geographic coverage</b>	Colchester Borough
<b>Timetable and milestones in months:</b>	<ul style="list-style-type: none"> <li>• Member approval for consultation – Spring 2022</li> <li>• Public consultation – Summer 2022</li> <li>• Adoption – Autumn 2022</li> </ul>
<b>Arrangements for production</b>	<p>Planning Policy Team with input from CBC colleagues in Development Management and Housing Teams. Also informed by public consultation</p> <p>Public consultation to include a press release, advertisement and letters/emails.</p>
<b>Post production - Monitoring and review mechanisms</b>	CBC to monitor after adoption through a review of planning applications and through the Authority Monitoring Report.

## Climate Change SPD

<b>Title</b>	Climate Change SPD
<b>Role and content</b>	To provide further details on how development proposals across the Borough can contribute to measures to address the Climate Emergency
<b>Status</b>	Supplementary Planning Document
<b>Chain of conformity</b>	The SPD will support the policies within the adopted Local Plan.
<b>Geographic coverage</b>	Colchester Borough
<b>Timetable and milestones in months:</b>	<ul style="list-style-type: none"> <li>• Member approval for consultation – Summer 2023</li> <li>• Public consultation – Autumn 2023</li> <li>• Adoption – Winter 2023</li> </ul>
<b>Arrangements for production</b>	<p>Planning Policy Team with input from Sustainability and Climate Change Team. Also informed by public consultation.</p> <p>Public consultation to include a press release, advertisement, and letters/emails.</p>
<b>Post production - Monitoring and review mechanisms</b>	CBC to monitor after adoption through a review of planning applications and through the Authority Monitoring Report.

## Biodiversity SPD

<b>Title</b>	Biodiversity SPD
<b>Role and content</b>	To provide further details on biodiversity net gain and environmental considerations in development proposals across the Borough.
<b>Status</b>	Supplementary Planning Document
<b>Chain of conformity</b>	The SPD will support the policies within the adopted Local Plan.
<b>Geographic coverage</b>	Colchester Borough
<b>Timetable and milestones in months:</b>	<ul style="list-style-type: none"> <li>• Member approval for consultation – Summer 2023</li> <li>• Public consultation – Autumn 2023</li> <li>• Adoption – Winter 2023</li> </ul>
<b>Arrangements for production</b>	<p>Production led by Planning Policy Team at CBC, informed by public consultation.</p> <p>Public consultation to include a press release, advertisement, and letters/emails.</p>
<b>Post production - Monitoring and review mechanisms</b>	CBC to monitor after adoption through a review of planning applications and through the Authority Monitoring Report.

## **Evidence Base**

The evidence base is a key feature of Colchester's Local Plan and associated planning documents and guidance. It seeks to guarantee that the development plan's proposals and policies are soundly based. To ensure this a number of specialist studies and other research projects are, or will be undertaken. These will also be important in monitoring and review, as required by the AMR.

Some documents will also be published that are not specifically for planning purposes but are important in informing the process (e.g. the Colchester Borough Council's Strategic Plan and other service strategies).

Each document will be made publicly available at the appropriate time in the process, on the Council's website ([www.colchester.gov.uk](http://www.colchester.gov.uk)). All documents will be made available at the relevant examination. These documents will be reviewed in the AMR to see if they need to be reviewed or withdrawn. Other documents may also be produced as needed during the process.

## **Sustainability Appraisal**

All policies and proposals contained within the Local Plan will be subject to a Sustainability Appraisal and also a Strategic Environment Assessment and Habitat Regulations Assessments where appropriate. This involves scoping reports and assessments throughout the preparation of the Local Plan to ensure an iterative approach. These documents form part of the evidence base.

## **Integration with other Strategies**

The Local Plan has a key role in providing a spatial dimension for many other strategies and helping their co-ordination and delivery. The Council works closely with other public bodies and stakeholders to satisfy the duty to co-operate on strategic matters and the evidence base reflects collaborative working with other authorities and stakeholders.

## **7. Monitoring and Review**

### **Monitoring**

The Development Plan system is a continuous process with monitoring and review being fundamental aspects to the delivery of a successful plan. While production of an Authority Monitoring Report (AMR) is no longer a statutory requirement, local authorities continue to need to demonstrate how plan objectives are being delivered. The AMR has been used to inform the review of this Local Development Scheme.

The AMR will analyse the period of the previous April to March of the current year. The report will:

- Set out how the Council is performing in the production of documents against the timescales and milestones set out in the previous years LDS;
- Provide information on how the strategies/policies/targets in the Local Plan are being achieved;
- Advise on whether any documents need reviewing;
- Review progress on SPDs and whether any new ones are required or old ones withdrawn or reviewed;
- Advise on the need to update the LDS as appropriate; and
- Provide information on the 'State of the Borough'.

The LDS will be monitored, informed by the AMR, and a report produced and submitted to the Local Plan Committee for revision should changes be required.

### **Review**

Following the initial adoption of a Development Plan Document, it is anticipated that subsequent reviews will be in the form of a rolling programme following recommendations from the Local Plan Committee.

The AMR will provide information regarding the performance of each document as well as identifying areas where strategies/policies/targets are not being achieved. The outcomes will be dependent on a variety of influences such as changes to Government policy or pressures for development(s) across the Borough.

## **8. Resources**

### **Professional Officer Input**

The Local Plan process will be led by the Planning Policy Team as part of Policy and Corporate Services at Colchester Borough Council.

The Place Strategy Manager will be responsible for the overall Local Plan project and policy direction. The Planning Policy team includes a Planning Policy Manager and Planning Policy Officers, who will be responsible for various elements of the Local Plan process and the Development Framework.

Colchester have appointed a Garden Community Planning Officer to assist with preparation of the detailed Development Plan Document for the Tendring Colchester Borders Garden Community. The Planning Policy Team will also be involved in this project working alongside colleagues from Tendring District Council and Essex County Council. Additional resources including a Communications Manager, Programme Support Officer and Finance Officer have been brought into the Tendring Colchester Borders Garden Community Project Team.

Additional staff resources will be brought into the process from time to time as required from other professional groups within the Council and outside agencies as follows:

### **Colchester Commercial (Holdings) Ltd (CCHL)**

- Colchester Amphora Homes Ltd (CAHL)
  - Housing Development
- Colchester Amphora Trading Ltd (CATL)
  - Sports and Leisure
  - Estates
  - Design
  - Delivery

### **Planning, Housing and Economic Growth**

- Development Management
- Planning Specialists
- Economic Development including Town Deal Project Team

### **Other CBC Services**

- Environmental Protection
- Research and Engagement
- Community Strategies
- Operational Services
- Elections

### **Others**

- Highways England (strategic highways matters)
- Essex County Council (other highway matters, education, planning etc)
- Rural Community Council for Essex (to promote/facilitate links with parish councils)

- Specialist consultants (to develop elements of the evidence base).

**Consultee groups**

The Statement of Community Involvement (SCI) sets out in detail who we will consult and at what stage in the production of all documents. The SCI covers both plan making and decision taking so all aspects of the Council's statutory planning functions have been included within the SCI.



## 9. Risk Assessment

There are several factors which may impact upon the ability of the Council to keep to the timetable for the production of documents. The table below considers and deals with the main risks.

Issue and level of risk	Comment and proposed mitigating measures
<p><b>Significant public opposition to plan proposals.</b></p> <p><b>High Risk, Medium Impact</b></p>	<p>The production of the Tendring Colchester Borders Garden Community DPD and specifically the allocation of land is likely to be contentious. Whilst every effort will be made to build cross-community consensus, there is a high risk of significant public opposition.</p>
<p><b>Inability of PINS to deliver examinations/reports to timetable.</b></p> <p><b>Low Risk, Medium Impact</b></p>	<p>The capacity of the Planning Inspectorate is an issue given the demands on its limited resources. There is also uncertainty as to the Governments plans for planning policy. PINS may not be able to provide Inspectors at the appropriate times. If problems do occur, caused by factors outside the council's control, we may have to accept some slippage of the timetable. The LDS would need to be amended accordingly.</p>
<p><b>Loss/turnover of staff</b></p> <p><b>Medium Risk, High Impact</b></p>	<p>The Planning Policy Team have benefitted from low turnover in recent years, but there is currently a national shortage of planning officers and the risk needs to be acknowledged.</p>
<p><b>Financial shortfall</b></p> <p><b>Medium Risk, High Impact</b></p>	<p>Any preparation of Development Plan documents is a costly exercise, involving preparation of an evidence base, production of documents, consultation and examination.</p> <p>In previous years the Council has allocated funds through the Housing &amp; Planning Delivery Grant (replaced by New Homes Bonus) and its Service and Financial Planning process to allow for the preparation of the Local Plan. Additional Council expenditure will be subject to scrutiny.</p> <p>Examination costs may inflate due to the length/complexity of the Examination. This will be kept under review.</p>
<p><b>Changing Political Priorities</b></p> <p><b>High Risk, Medium Impact</b></p>	<p>This document has been considered and approved by Local Plan Committee which has a cross party representation of members. Elections in the borough could result in political changes and/or there could be changing priorities. Any future changes in the documents to be produced can be dealt with at the annual review.</p>

Issue and level of risk	Comment and proposed mitigating measures
<p><b>Legal Challenge</b></p> <p><b>Low Risk, High Impact</b></p>	<p>A legal challenge may be lodged to any document within six weeks of adoption. The degree to which this will happen is uncertain. However, a challenge will only succeed if the Council (or Inspector) has made a mistake in procedure or in fact.</p> <p>To avoid a legal challenge, every effort will be made to ensure that procedures are followed, and facts are correct.</p>

## Appendix 1 - Supplementary Planning Guidance/Documents and Planning Guidance Notes - status as at June 2021

### Existing Supplementary Planning Documents

Subject	Adoption Date
Recreational Disturbance Avoidance and Mitigation Strategy SPD	August 2020
Provision of Open Space, Sport and Recreational Facilities	July 2006, updated April 2019
Street Services	October 2012, revised February 2016
Sustainable Drainage Systems Design Guide	April 2015
Community Facilities	September 2009, revised July 2013
Backland and Infill Development	December 2010
Better Town Centre	December 2012
North Colchester Growth Area	June 2012
Cycling Delivery Strategy	January 2012
Affordable Housing	August 2011
Shop front Design Guide	June 2011
Sustainable Construction	June 2011
Car Parking Standards (ECC)	September 2009

Guidance Notes	Adoption Date
North Colchester Growth Area	June 2012
Colne Harbour Masterplan	January 2011
St Botolphs Masterplan	June 2005
Garrison Masterplan	November 2002

### Proposed Supplementary Planning Documents

Subject	Expected Adoption Date
Planning Obligations	Autumn 2022
Affordable Housing	Autumn 2022
Self and Custom Build and Specialist Housing	Autumn 2022
Climate Change	Winter 2023
Biodiversity	Winter 2023

