

# Tendring Colchester Borders Garden Community Development Plan Document



## Modifications Consultation

# Guidance Note

### INTRODUCTION

The Tendring Colchester Borders Garden Community (TCBGC) Development Plan Document (DPD) was submitted to the Secretary of State in September 2023 to begin independent examination by a government appointed Inspector. In accordance with Section 20 (7C) of the Planning and Compulsory Purchase Act 2004, following hearing sessions in May 2024, the Inspector has recommended modifications he considers necessary to make the DPD sound.

A six-week consultation on the modifications is to occur from **10<sup>th</sup> September 2024 and ending on 21<sup>st</sup> October 2024**. All relevant comments received during the consultation period will be considered by the Inspector before any modifications are finalised. The consultation documents consist of:

- Modifications for Consultation
- DPD Policies Map with Modifications
- Sustainability Appraisal Update
- Habitats Regulation Assessment Addendum

**The consultation relates specifically to these documents and in particular the main modifications which have been recommended by the Inspector. This consultation is not an opportunity to repeat or raise further representations about the published DPD or to seek further changes.**

A 'Tracked Changes' version of the DPD has also been produced to show how the modifications would appear in full. All consultation documents are available to view on the [Examination website](#)

Paper copies will be made available to view at Colchester Town Hall, Clacton Town Hall, Wivenhoe Library, Greenstead Library and all libraries in Tendring District.



## HOW DO I COMMENT?

The easiest way to submit your representation is through the online Consultation Portal at [Tendring Colchester Borders Garden Community - Consultations \(oc2.uk\)](https://www.oc2.uk)

**Using the online Consultation Portal ensures accurate interpretation of your representation, guaranteed receipt within the deadline, and the most efficient use of the Councils time during the examination process.**

You can also comment by completing a representation form which can be downloaded from the [Examination Website](#) and emailed to [tcbgardencommunity@colchester.gov.uk](mailto:tcbgardencommunity@colchester.gov.uk) or posted to: Planning Policy, Colchester Borough Council, Rowan House, 33 Sheepen Road, Colchester CO3 3WG.

## Personal Details

Please note that it is not possible for representations to be considered anonymously. Representations will be published on the website and forwarded to the Inspector. Address and contact details will be removed from published responses.

The Councils reserves the right not to publish or take into account any representations which it considers offensive or defamatory. Please supply an email address if you have one as it will allow us to contact you electronically.

Everyone who submits a representation will be added to the relevant consultation database (if not already included) so that we can keep you up to date with the plan. If you do not wish to be contacted in this way, please state this clearly on the form.

All representations will be considered and published on the Council's Consultation Portal in accordance with the Data Protection Act 2018 and General Data Protection Regulation.

**We will submit all representations received in full to the Independent Planning Inspector appointed to examine the DPD.**

## Consultation Documents

Comments are invited to the consultation documents only:

### 1. Schedule of Inspectors Modifications

There are 88 modifications recommended by the Inspector to make the DPD sound and legally compliant numbered MM1 to MM89 (note MM72 is not for consultation as this is not an Inspector modification). The Inspector will take all the responses to this consultation into account before finalising the modifications.

### 2. DPD Policies Map with Modifications



There are 4 proposed modifications to the Policies Map which are included in the Inspectors modifications numbered MM14-MM17.

### **3. Sustainability Appraisal (SA) Update**

The SA Update is an assessment of the environmental, social and economic effects of the DPD, as proposed to be modified.

### **4. Habitats Regulations Assessment (HRA) Addendum**

The HRA Addendum reports the effects of the DPD, as proposed to be modified.

## Soundness

Soundness is explained in National Planning Policy Framework (NPPF) paragraph 182. The Inspector must be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

More details and further guidance on what is meant by the term ‘soundness’ can be found below and at: [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

Soundness comprises four components:

**(a) Being positively prepared** – seeking to meet the area’s, and potentially neighbouring areas’, needs

**(b) Being justified** – being based on research having considered other reasonable alternatives

**(c) Being effective** – being able to be delivered over the plan period

**(d) Being consistent with national policy** – meeting the requirements of the National Planning Policy Framework

## Guide to Using the Online Consultation System

You can use the online consultation system to make representations during the Local Plan public consultation.

### **Registering, Logging-In or Requesting a New Password**

Step 1: Use the options in the box at the top of the consultation page to Register or Login: [Tendring Colchester Borders Garden Community - Consultations \(oc2.uk\)](http://Tendring_Colchester_Borders_Garden_Community_-_Consultations(oc2.uk))


If you have already registered for a previous consultation, you do not need to register again, you just need your e-mail address and password to Login. If you can’t remember your password, you can request a new one (if you need further help registering, please use our guide on the website [Tendring Colchester Borders Garden Community - Instructions \(oc2.uk\)](http://Tendring_Colchester_Borders_Garden_Community_-_Instructions(oc2.uk))).



## Making a Representation


Step 2: Select the document you wish to view or comment on from the 'Current Documents Open to public consultation' box. This consultation is the 'Schedule of Inspector's Modifications to the Development Plan Document'.

Step 3: From the contents page click on the Modification that you are interested in. (You can submit multiple representations)

Step 4: To submit a representation, click on the blue speech bubble icon adjacent to the Modification that you are interested in and complete the online response form. 

Note: By choosing **Support** at the start of the form you are indicating that you consider the Plan to be Sound and Legally Compliant. By Choosing **Object** you will be asked further questions regarding Soundness and Legal Compliance.

Step 5: You will receive an email for each of the comments you have submitted which is your confirmation that we have received your representation.

Step 6: To view representations that have been made, click on the green microscope icon. 

Attachments can be uploaded with your representation where necessary to support the representation, e.g. plans or images. (Aboide PDFs or Image files each document up to 4MB)

**Please note: Your Representation may not appear online until after the close of consultation. You do not need to e-mail / post your response as well as submitting it online.**

### Key Points:

- You can save your response and go back to it.
- Drafts are automatically saved under "my drafts" at the top of the page next to your name.
- If you use the back button and loose the form you can go to "my drafts" to continue with your representation.
- You may find it helpful to open the response form in a separate window/new tab (Right click when you open the form (via the blue speech bubble icon) so you can view the document as you make your representation.
- You can edit/delete draft responses at any-time until they are submitted.
- You can submit as many representations as you wish on different issues under the same submission.
- If you are an Agent you only need to register once and can add as many clients as you wish to make representations on their behalf.



- You will be asked for a summary if your full representation is greater than 100 words, but you can write as much as you wish within the full representation.
- You can upload attachments- there is no limit to the number of attachments although each one is limited to 4MB (Adobe PDF / Image files).
- Once you have logged in, you can view all representations you have previously made and any drafts not yet submitted.

For further information on using the online consultation system and making representations please see the help guide [Tendring Colchester Borders Garden Community - Instructions \(oc2.uk\)](https://www.oc2.uk/Tendring-Colchester-Borders-Garden-Community-Instructions).

