

Colchester City Council Preferred Options Local Plan Policies Maps

Regulation 18 Consultation

2025



Colchester
Local Plan Review



Table of Contents

Key to Policies Maps

Colchester City

Place Policy Reference where applicable

CC1, PP1-16, OA1-4, PEP1-4, UE1

Growth Areas

Marks Tey

PP17-18, PEP5-6

Large Settlements

Tiptree

PP19-21, PEP7-8

West Mersea

PP 23

Wivenhoe

PP24

Medium Settlements

Abberton & Langenhoe

PP25

Boxted

PP26

Chappel & Wakes Colne

PP27-28, PEP12

Copford

PP29

Dedham

Eight Ash Green

PP31-32, PEP9

Fordham

PP38

Great Horkesley

PP34-35

Great Tey

PP36

Langham

PP37-38, PEP10

Layer de la Haye

PP40

Rowhedge

PP41

West Bergholt

PP42-44, PEP11

Small Settlements

Aldham

PP45

Birch

PP46

Copford Green

Dedham Heath

PP30

East Mersea

Easthorpe

Fingringhoe

PP47

Great Wigborough

Layer Breton

Little Horkesley

Messing

PP48

Mount Bures

Peldon

PP49

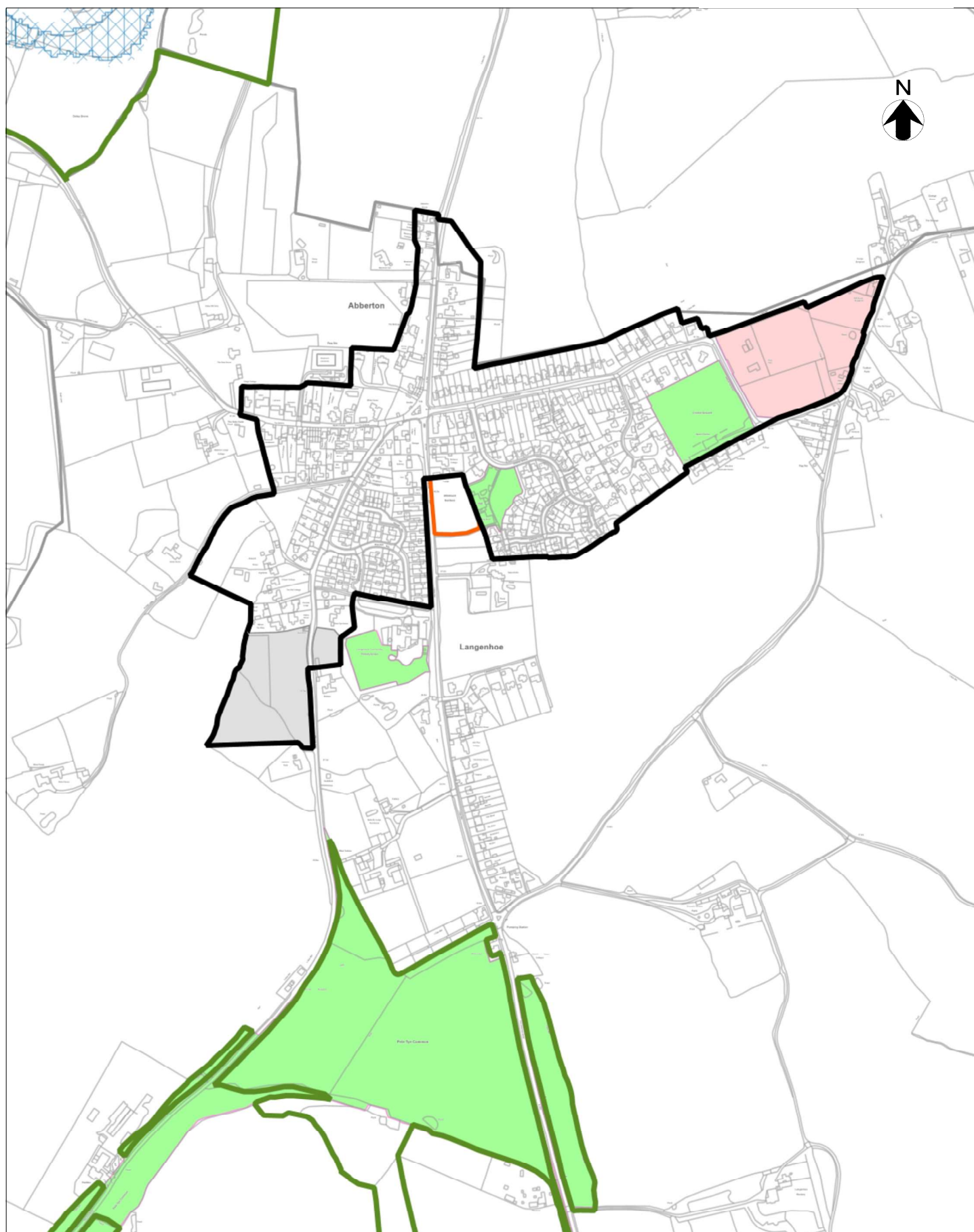
Salcott

Wormingford

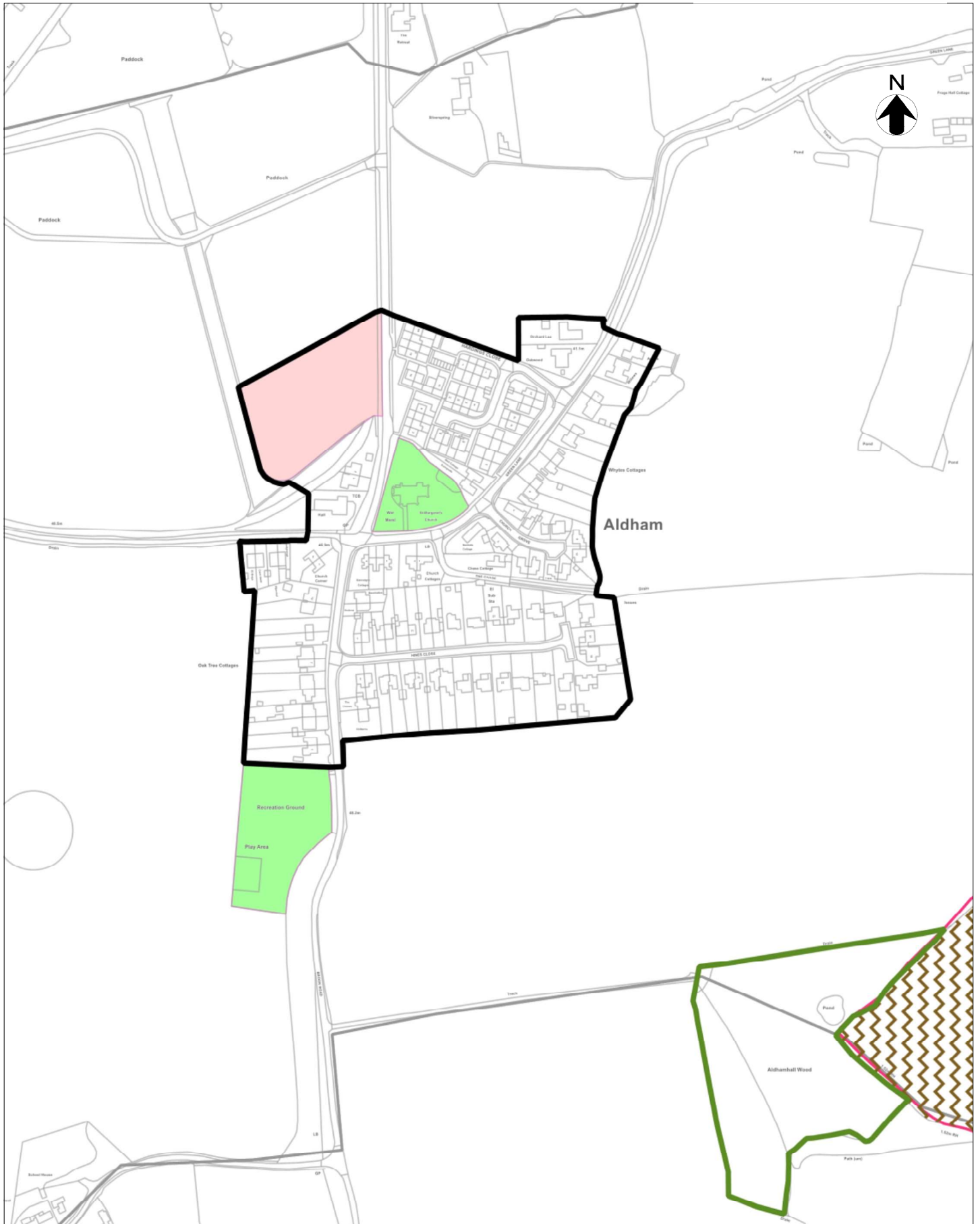
KEY

	Colchester Administrative Boundary
	Preferred Options Settlement Boundary
	Garden Community Boundary
	Local Wildlife Site
	University Uses
	Infrastructure
	Core City Centre Boundary
	City Centre Primary Shopping Area
	Colchester Orbital
	Marks Tey Growth Area
	Enhanced Open Space Provision
	Conservation Area
	Gypsy & Traveller Sites
	District Centre
	Local Centre
	Strategic Offsite BNG
	Zoological Park Expansion
	Zoological Park
	Neighbourhood Plan Area
	Northern Gateway Opportunity Area
	Northern Gateway Mixed Use
	Allotments
	Scheduled Monument
	Strategic Biodiversity Area
	Local Green Space
	Local Nature Reserve
	Regionally Important Geographical Sites
	Registered Parks and Gardens
	Caravan Parks
	Special Protection Area
	Special Area of Conservation
	Site Special Scientific Interest
	Flood Zone 2
	Flood Zone 3
	Preferred Options Employment Allocations
	Preferred Options Residential Allocations
	Committments & Neighbourhood Plan Allocations
	Open Space
	Local Landscape Character Assessment
	Dedham Vale National Landscape
	Ramsar

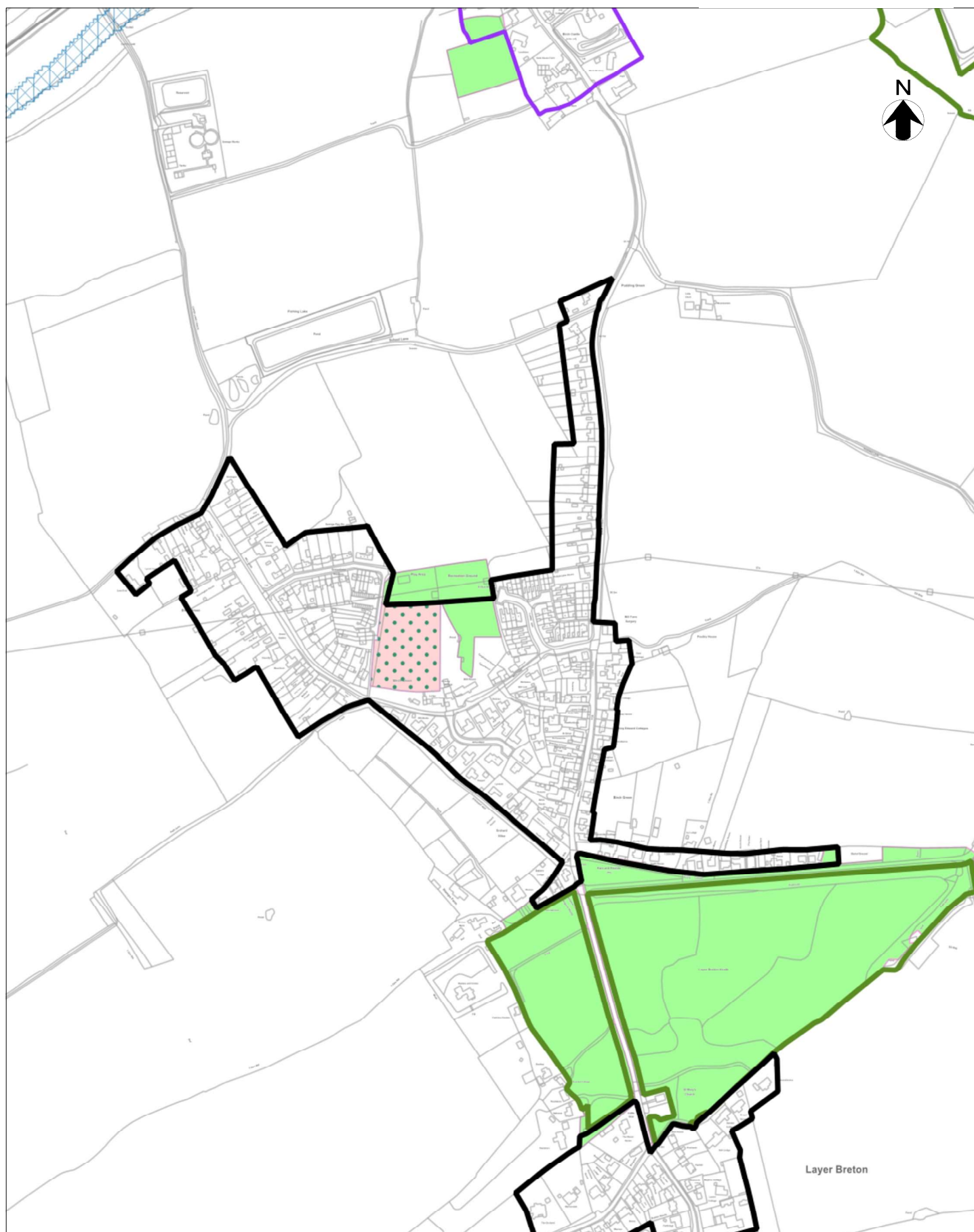
New Map



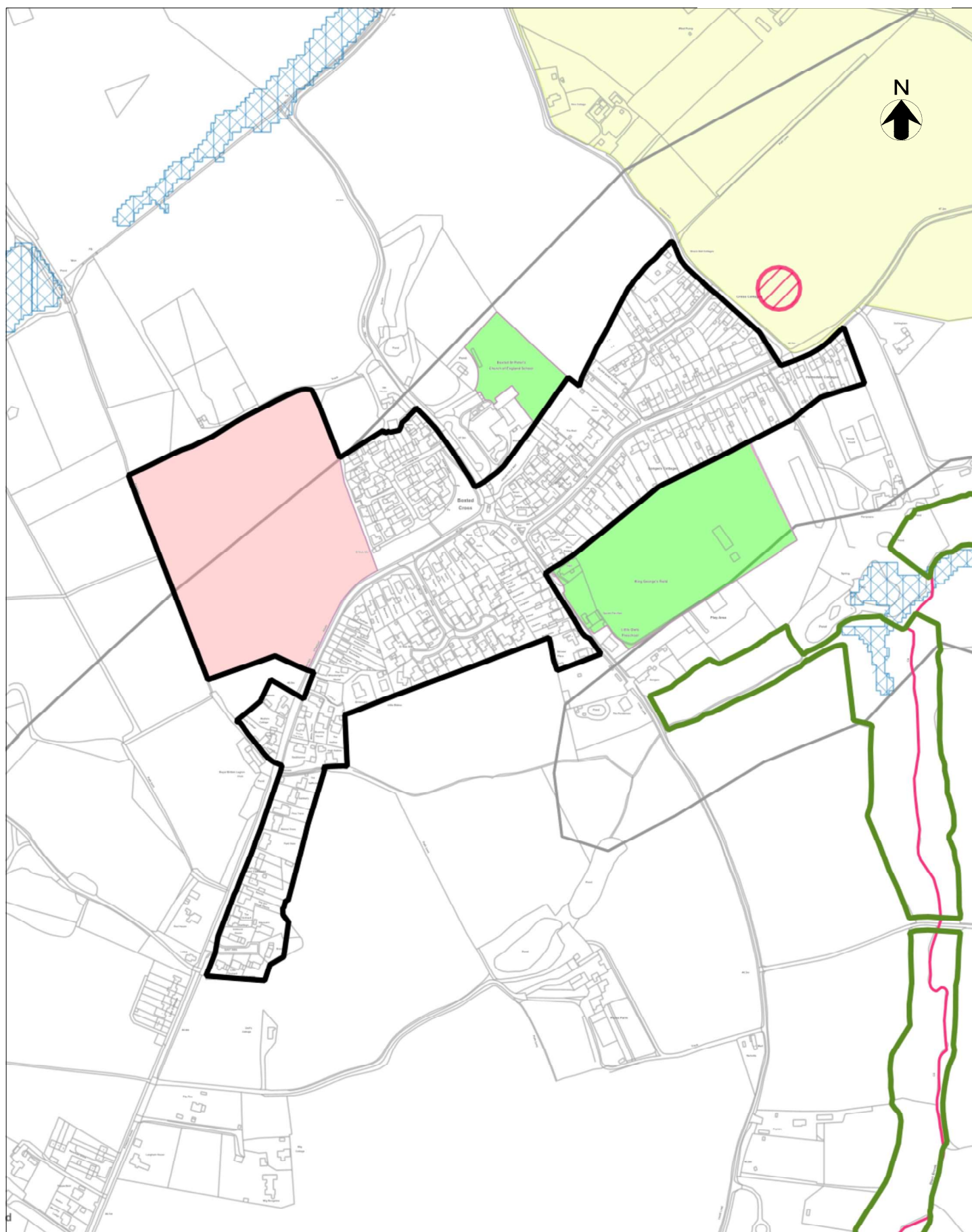
New Map



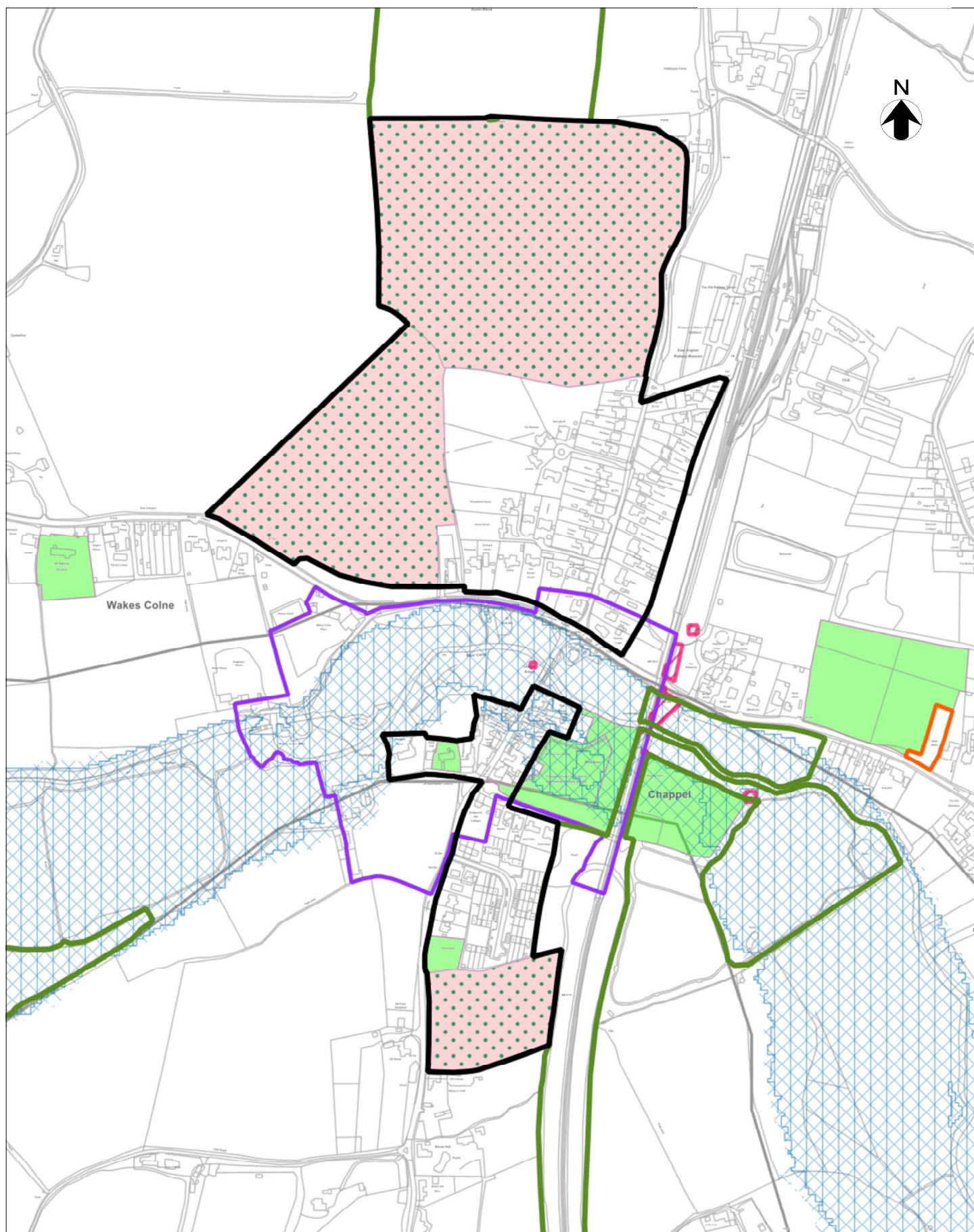
New Map



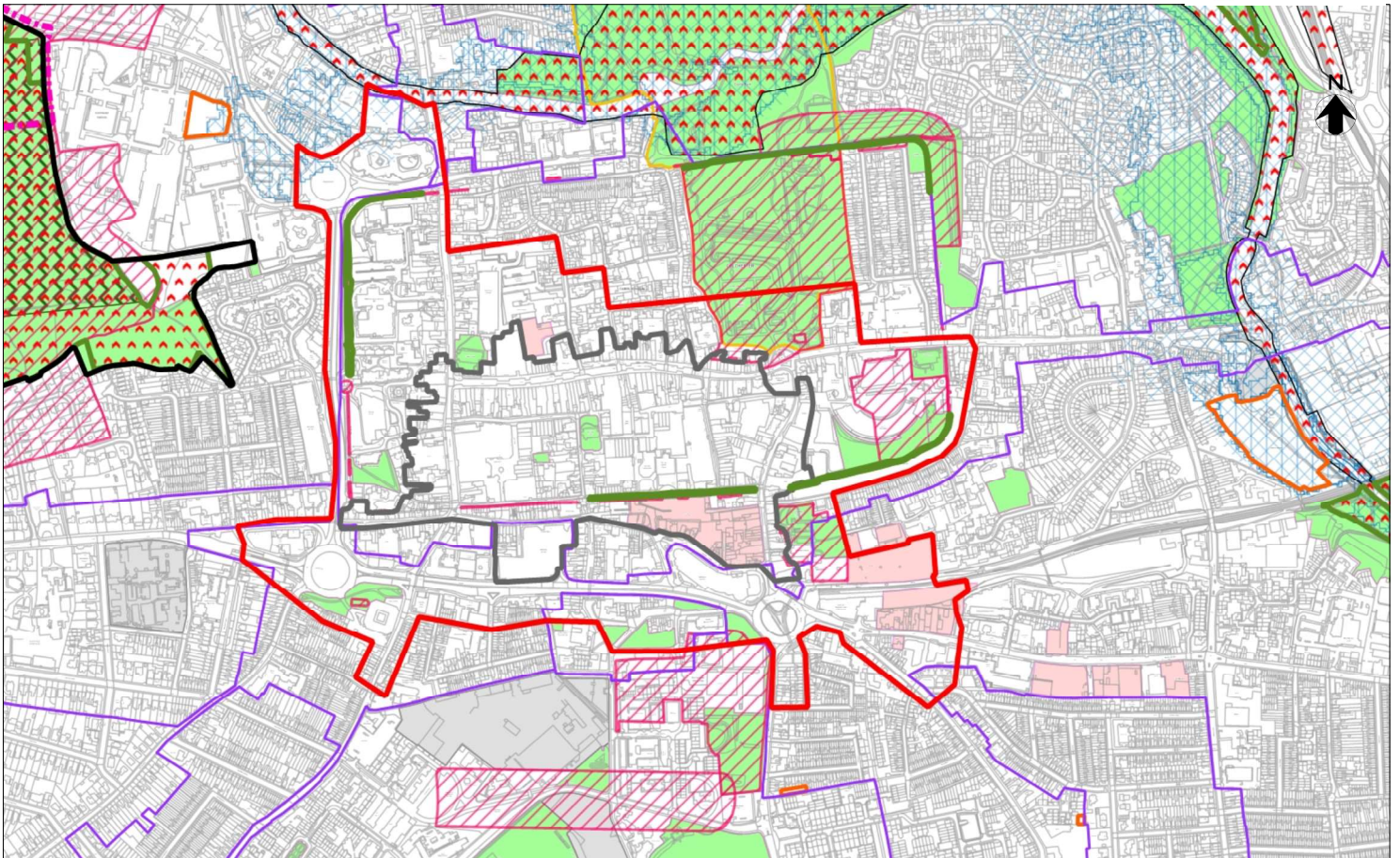
New Map



New Map

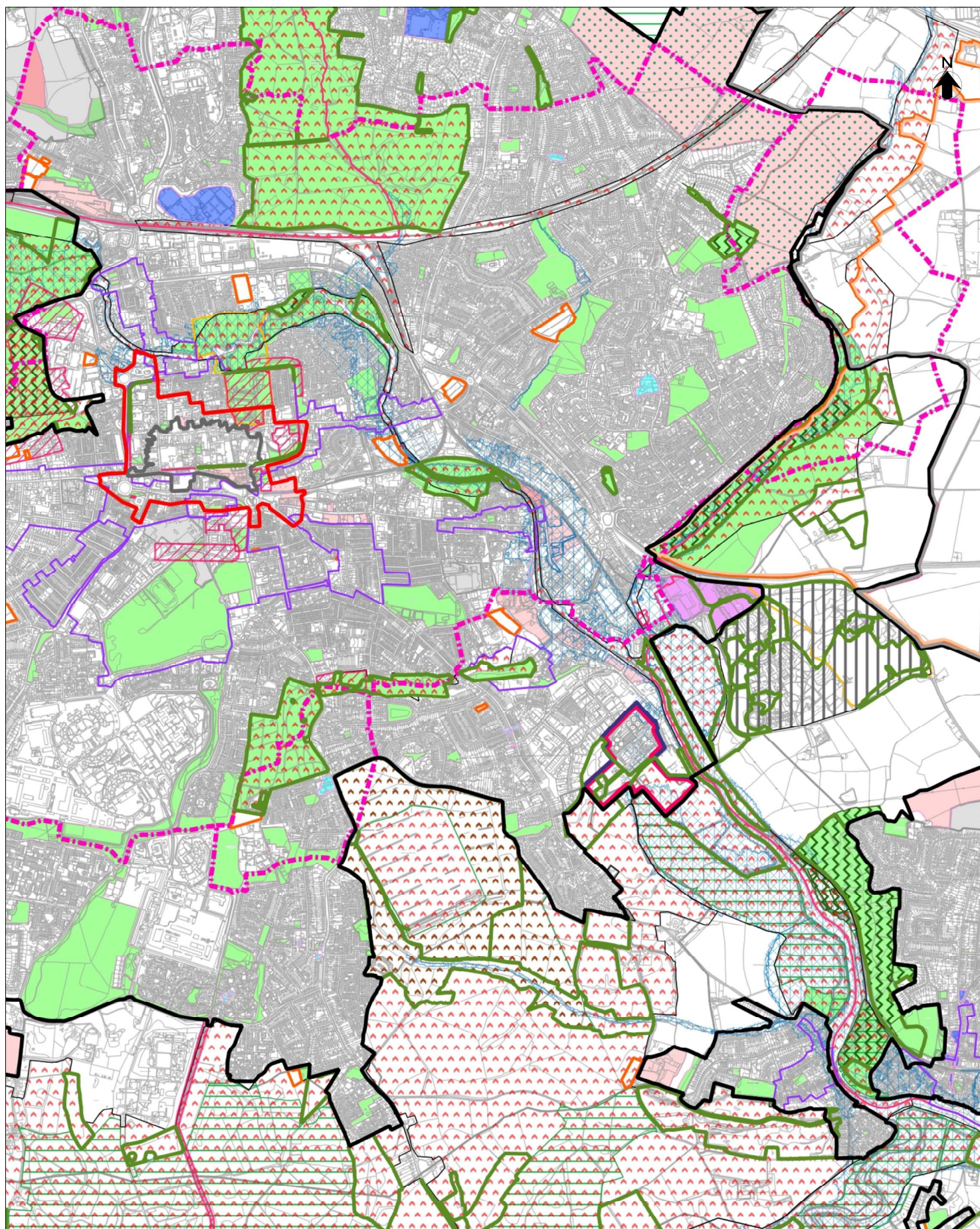


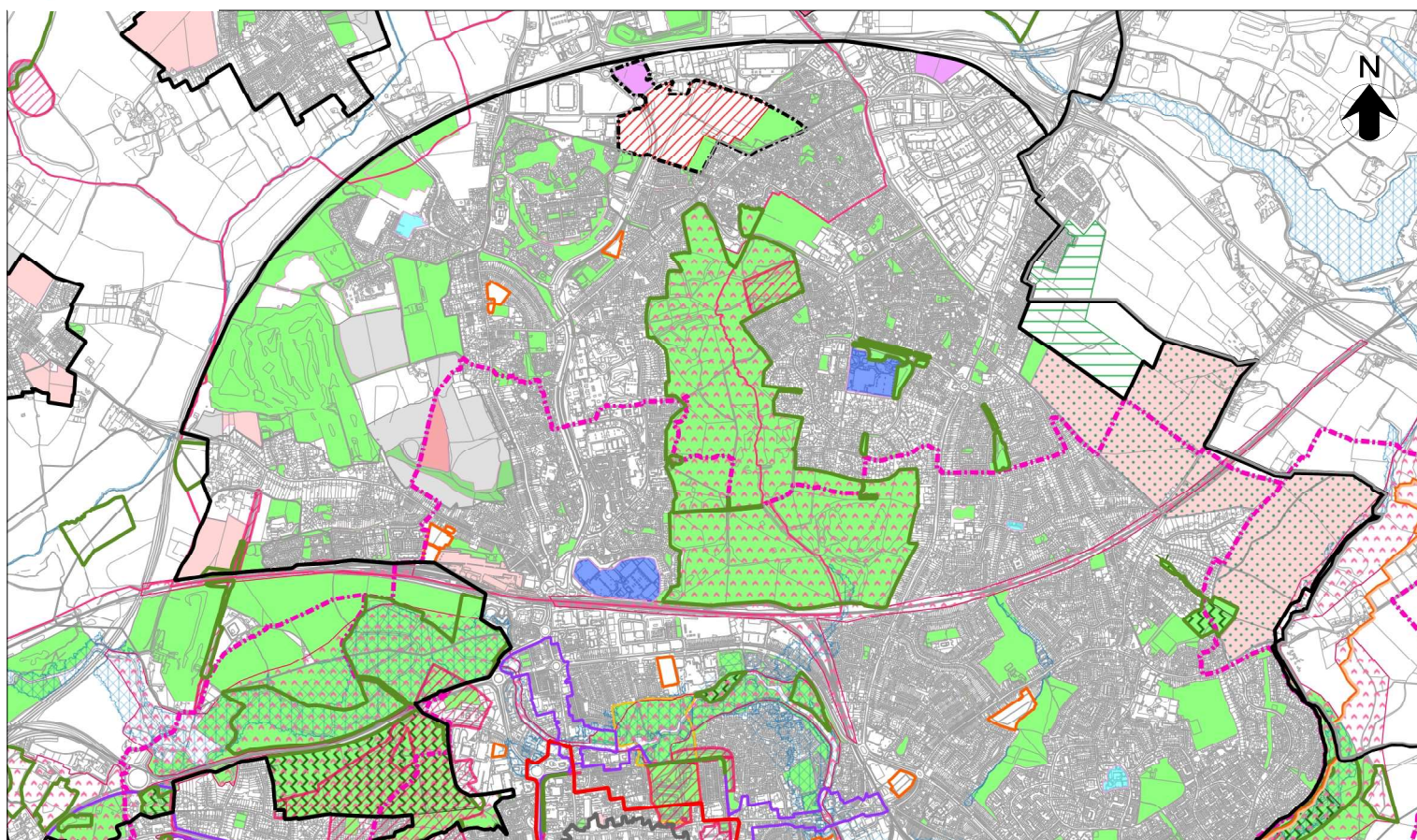
New Map

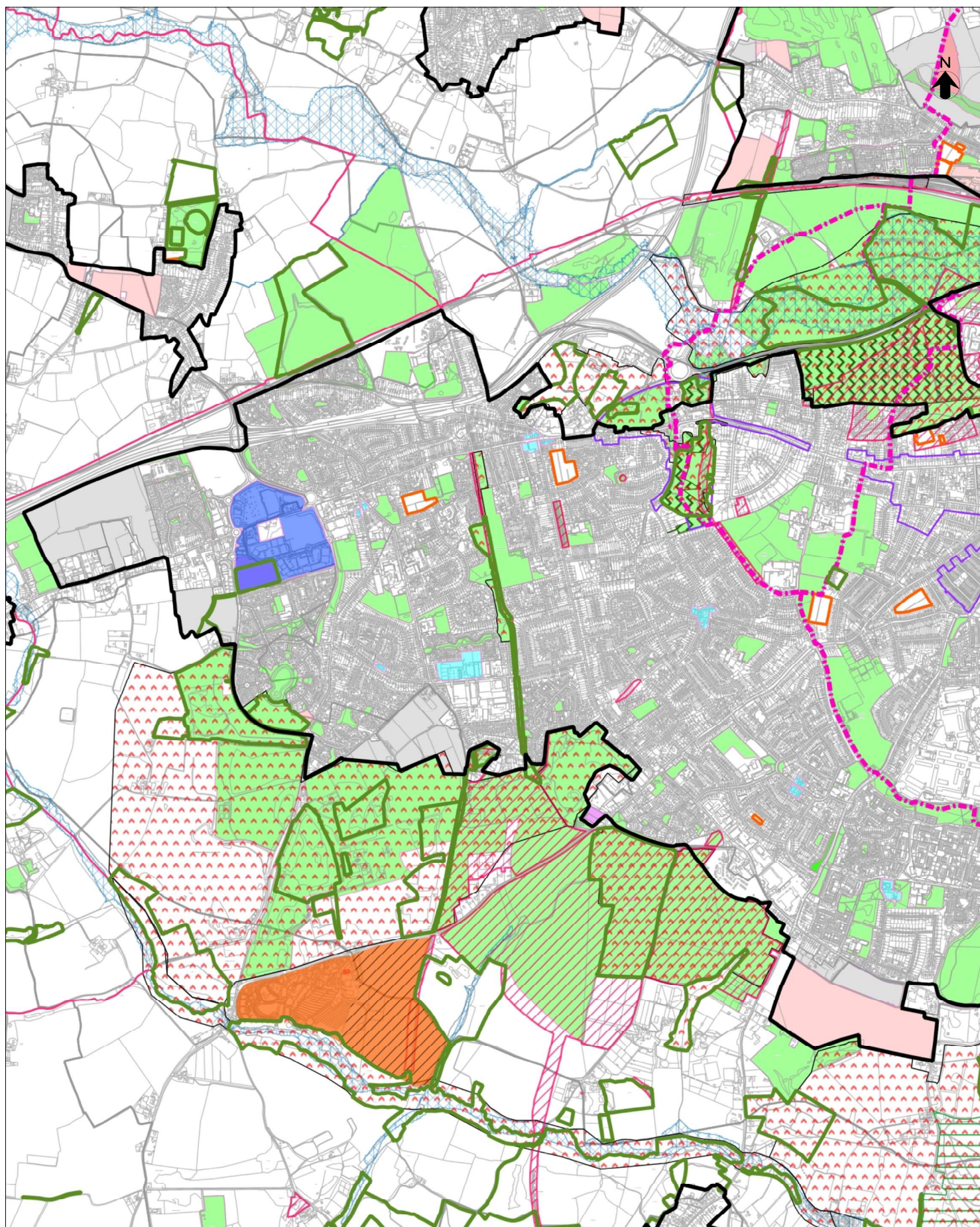


Scale: 1:8000
Date: 06/02/2025

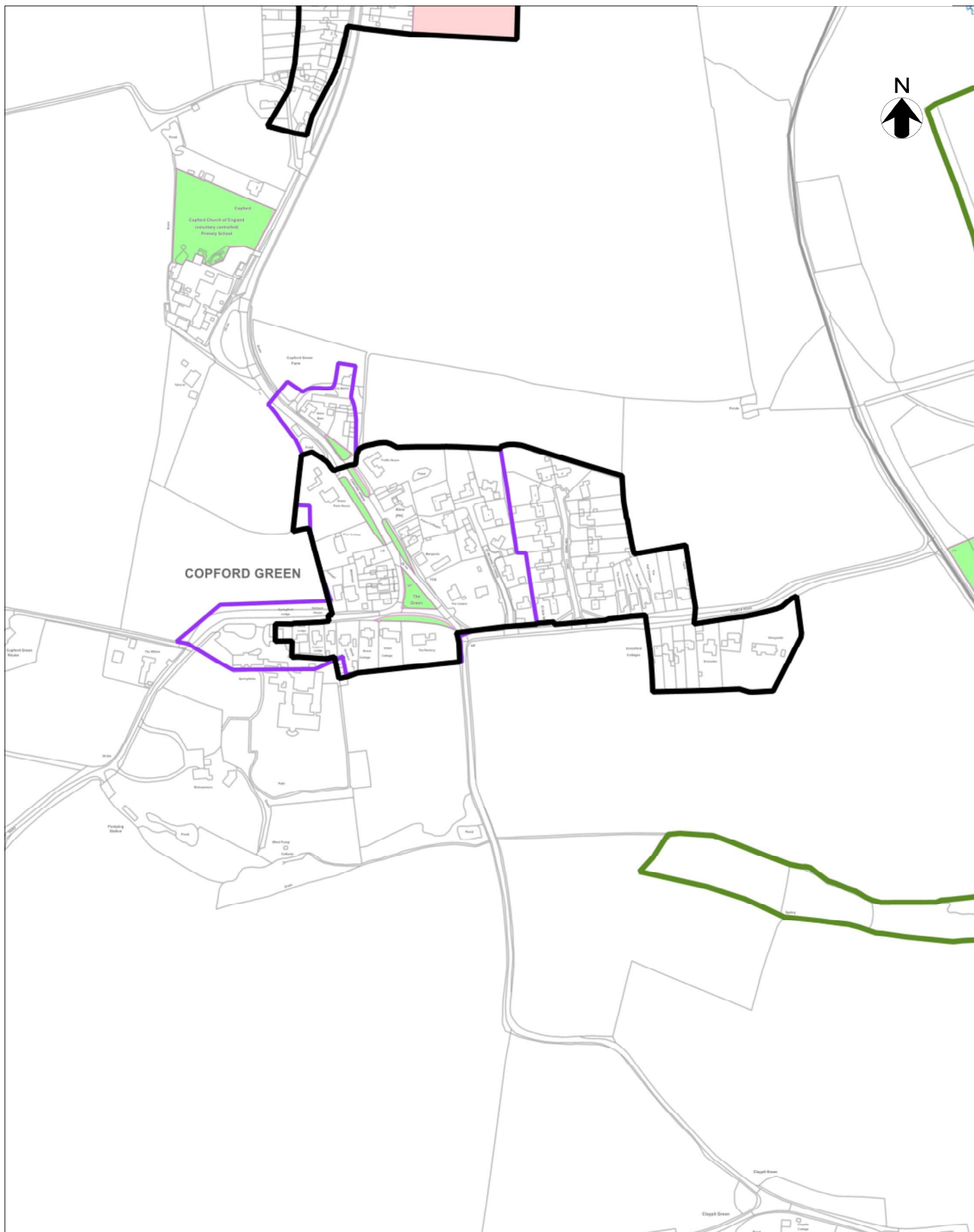
© Crown copyright and database rights 2024 Ordnance Survey AC0000817586



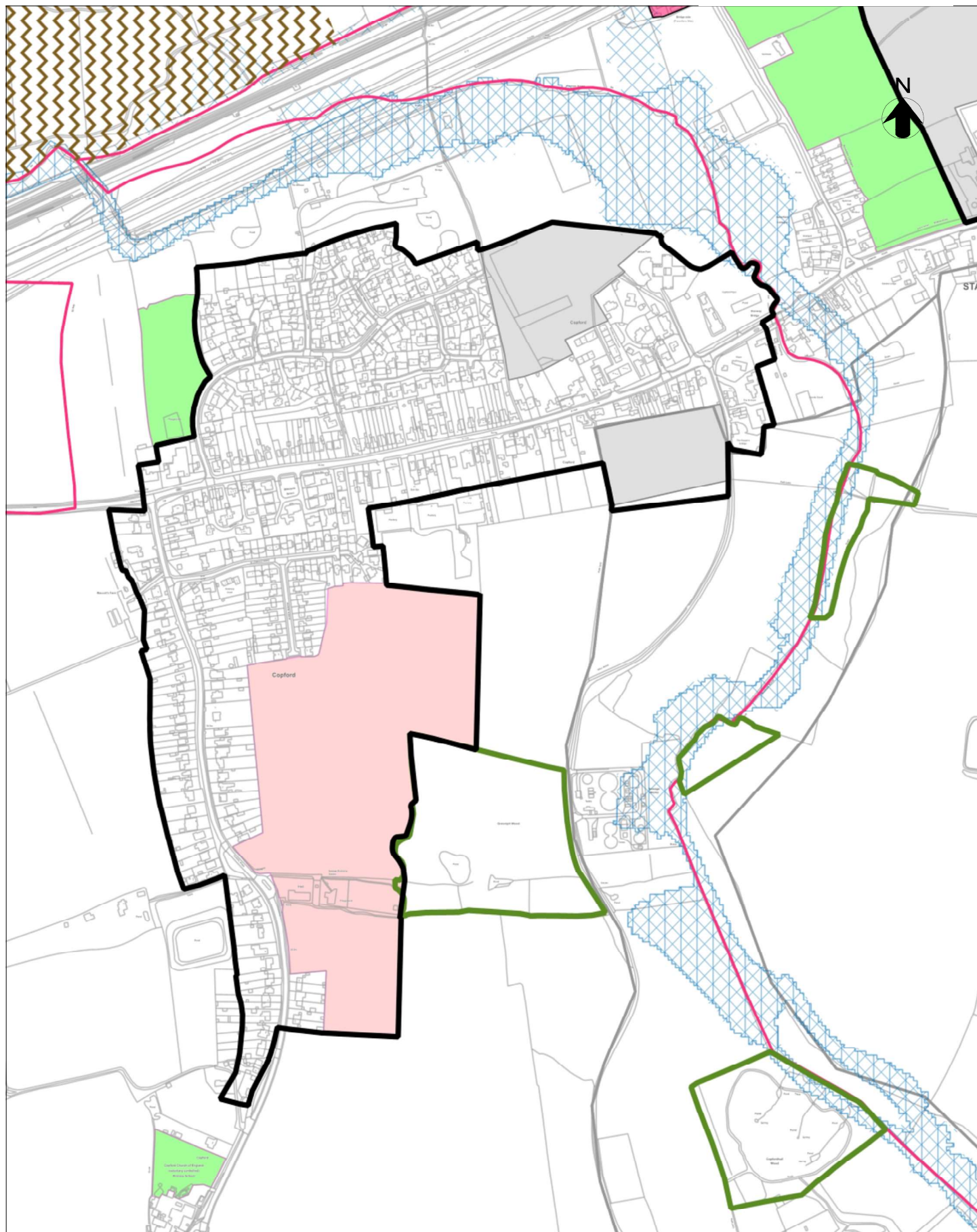




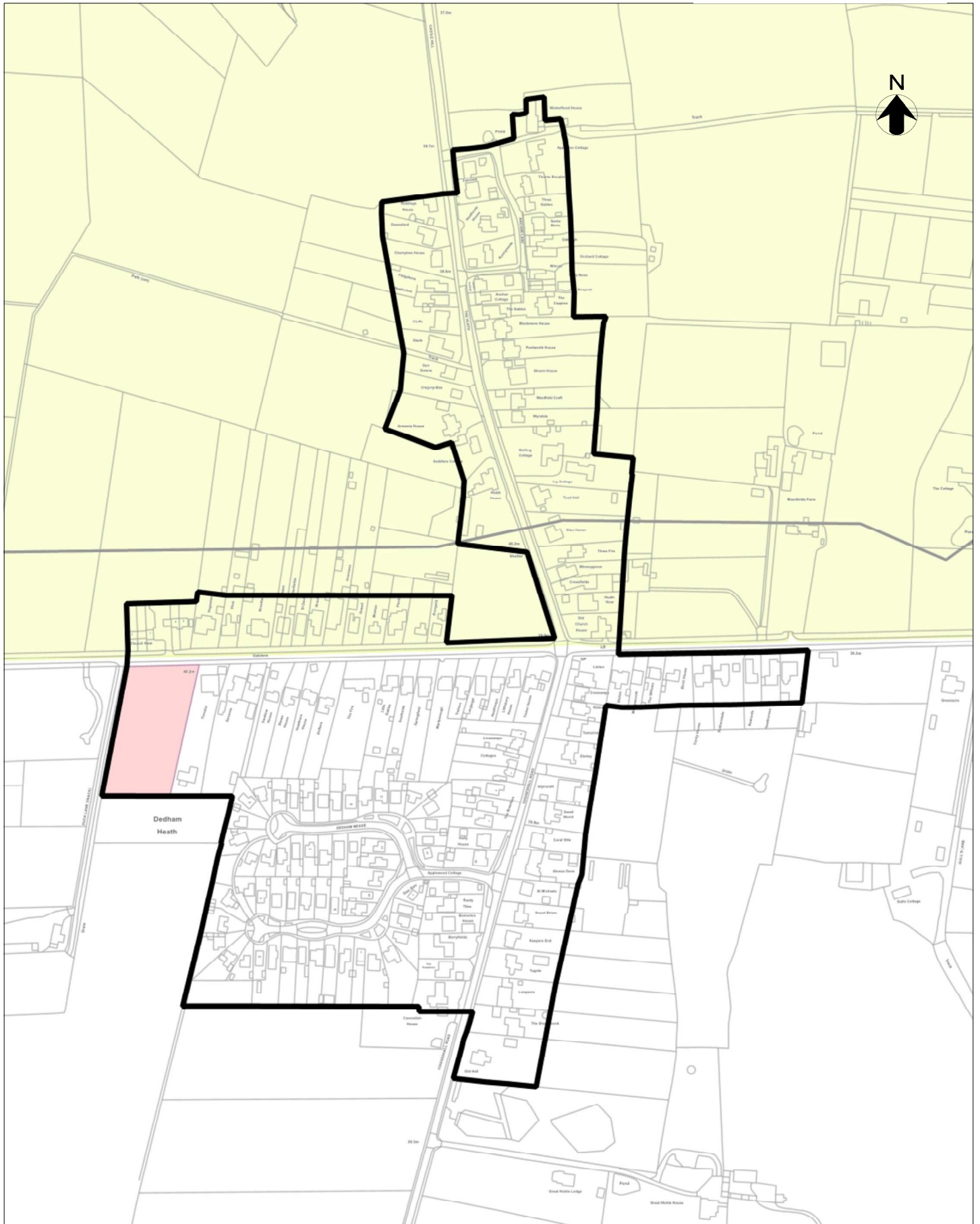
New Map



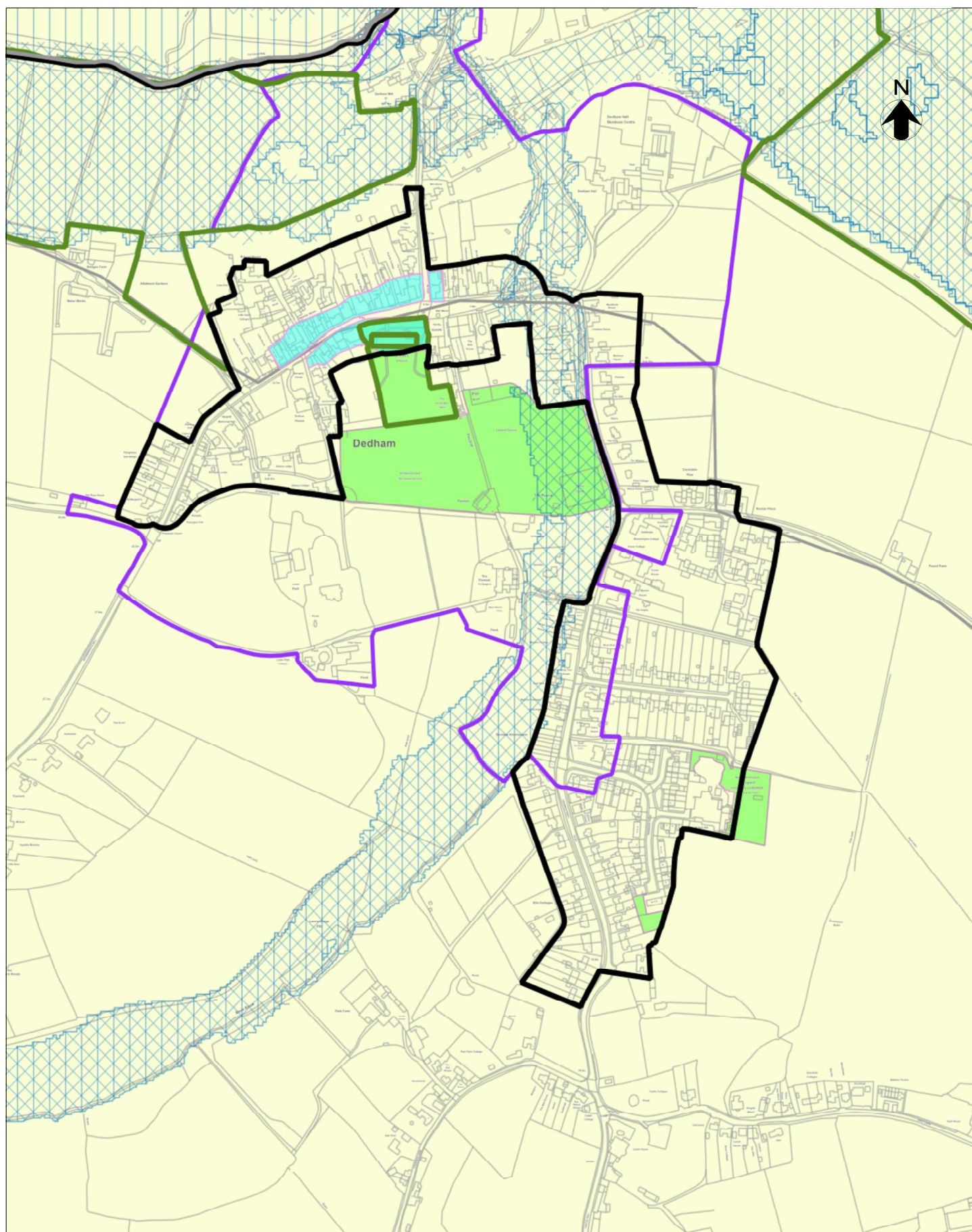
New Map



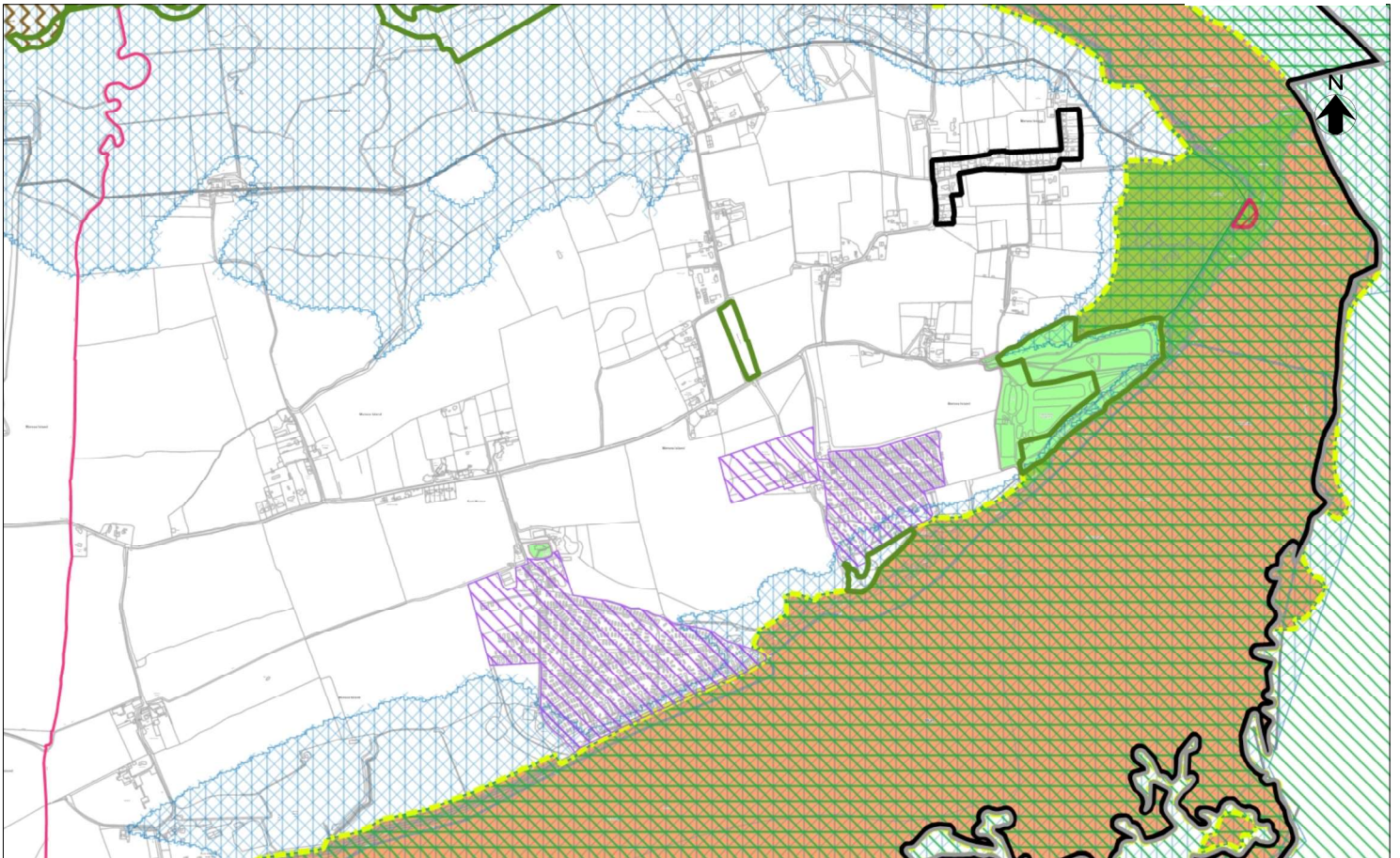
New Map



New Map



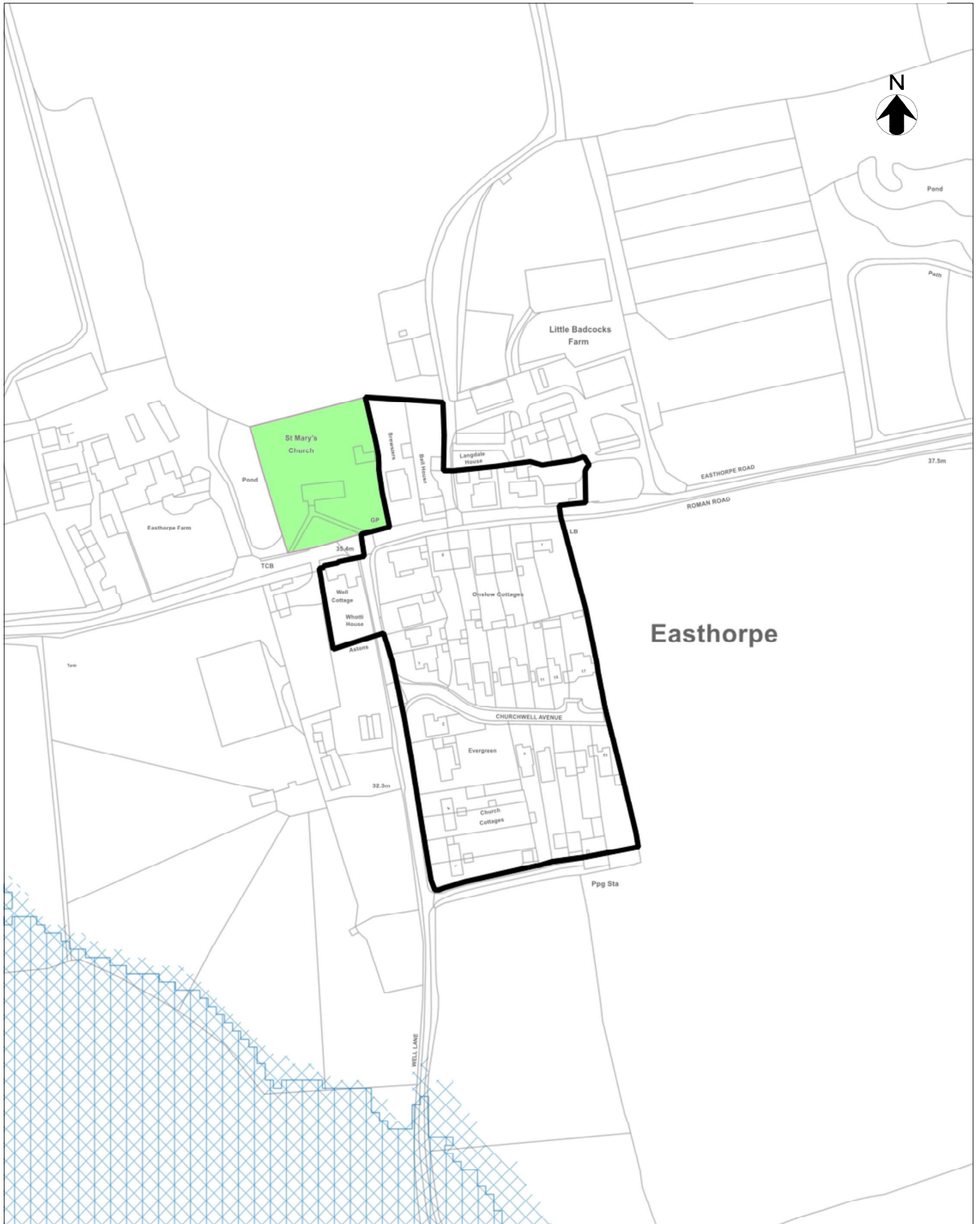
New Map



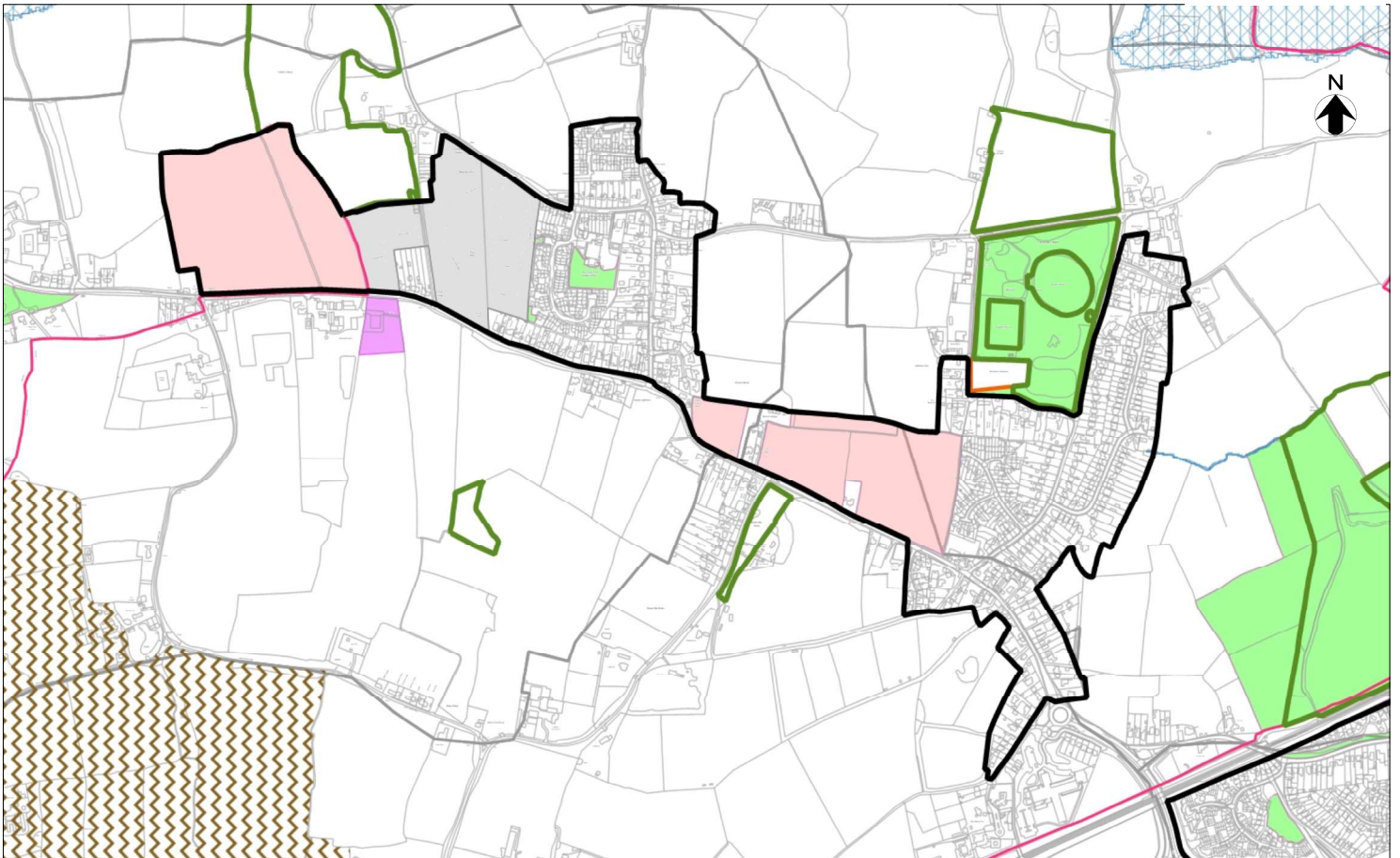
Scale: 1:15000
Date: 06/02/2025

© Crown copyright and database rights 2024 Ordnance Survey AC0000817586

New Map



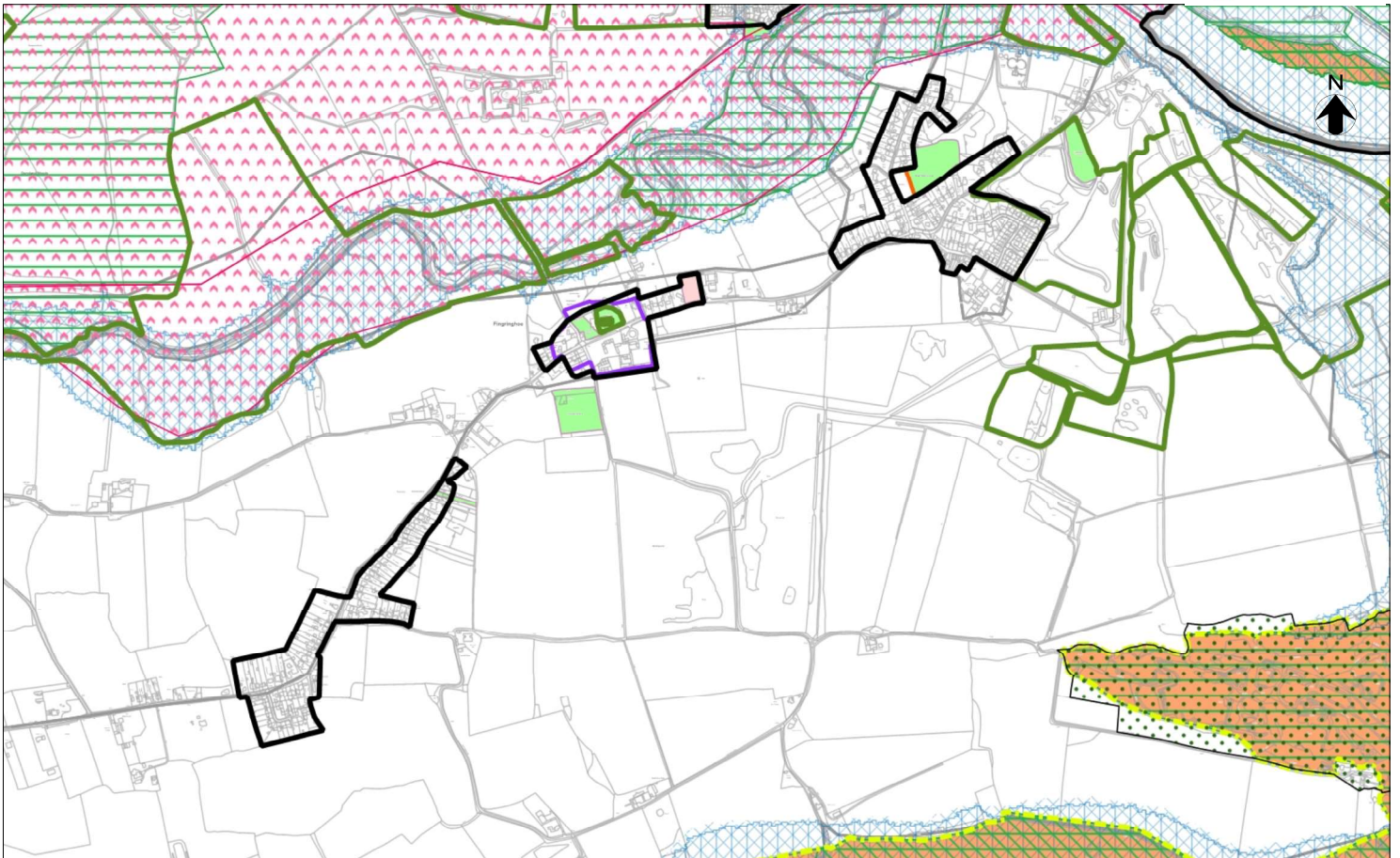
New Map



Scale: 1:10000
Date: 06/02/2025

© Crown copyright and database rights 2024 Ordnance Survey AC0000817586

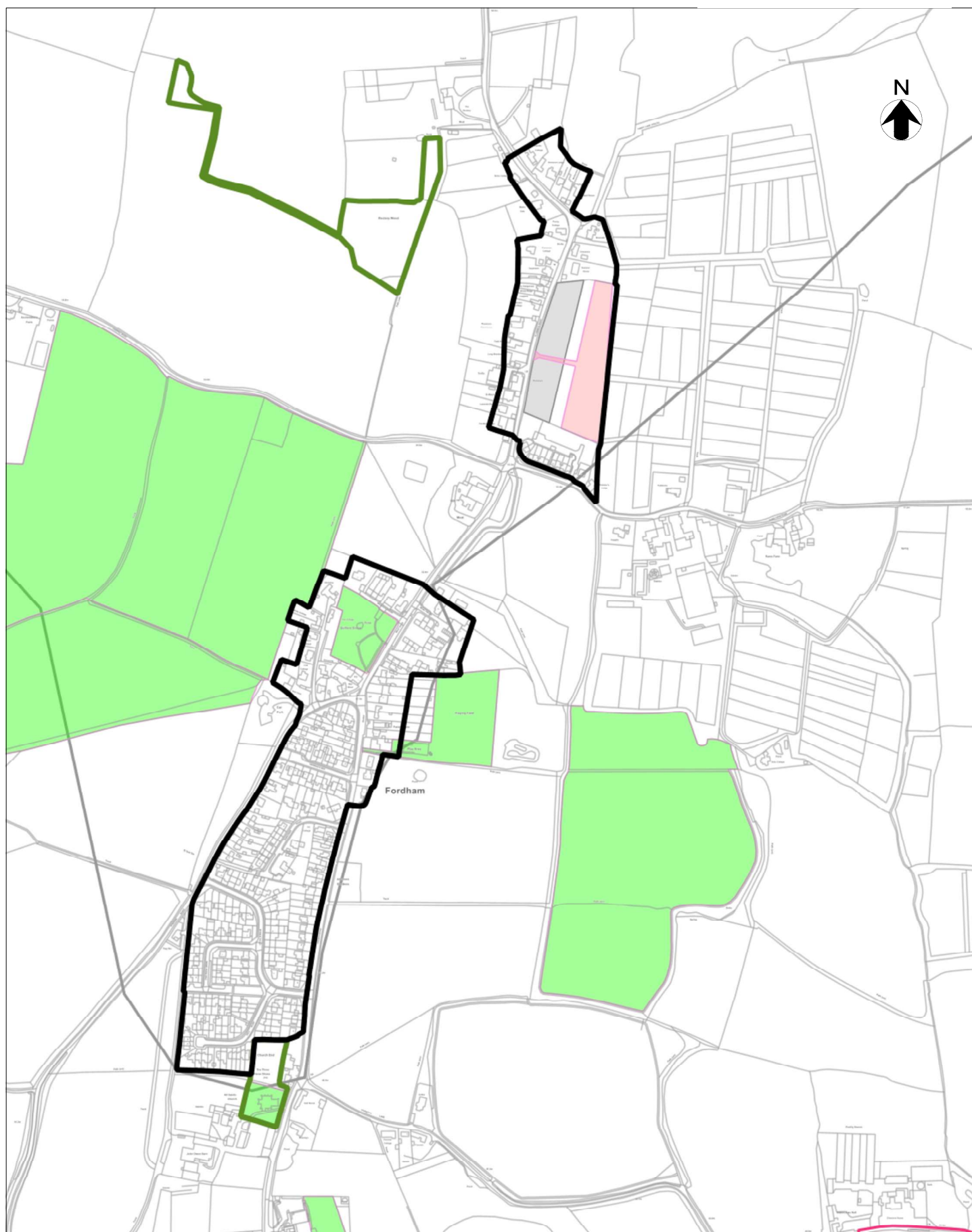
New Map



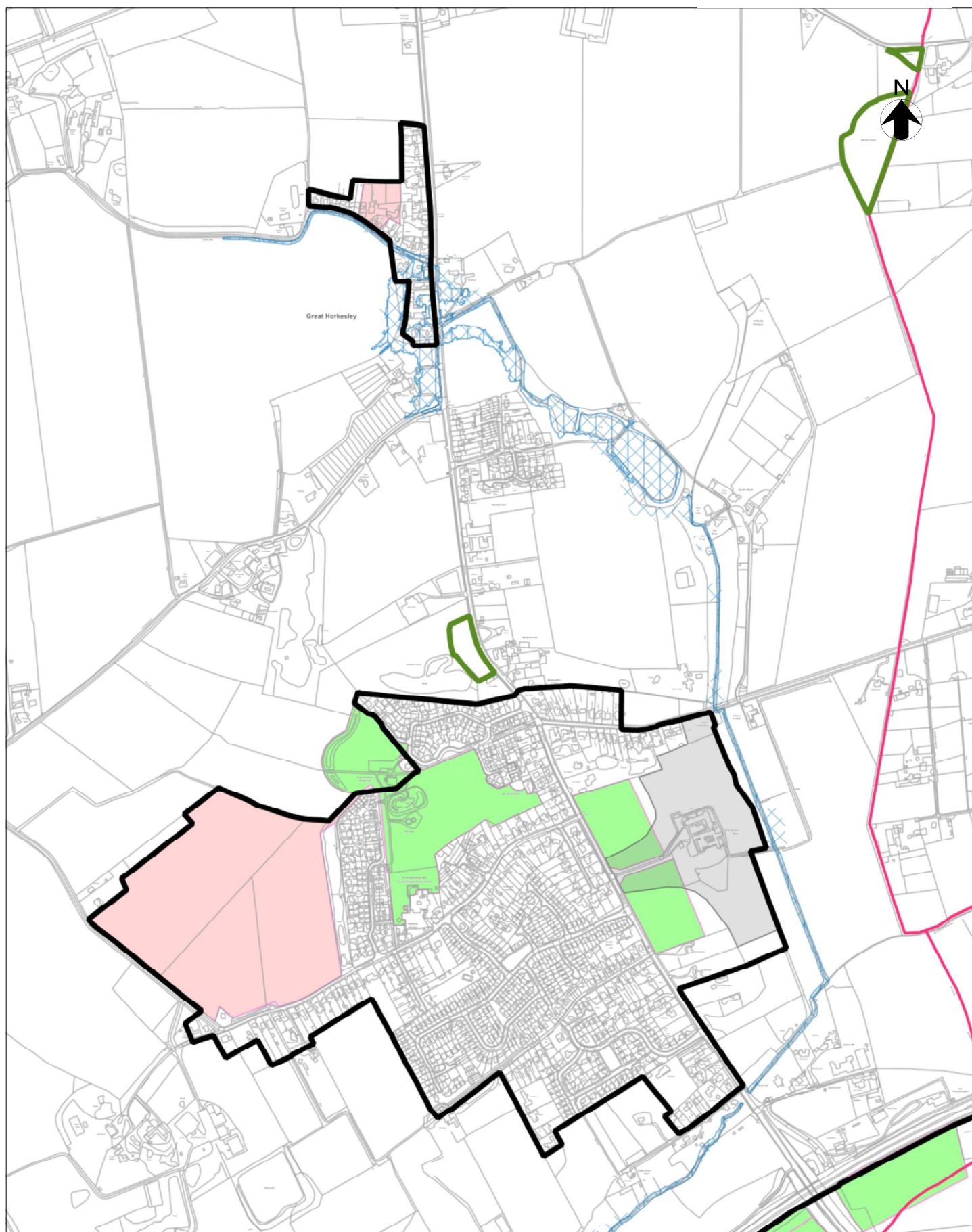
Scale: 1:12500
Date: 06/02/2025

© Crown copyright and database rights 2024 Ordnance Survey AC0000817586

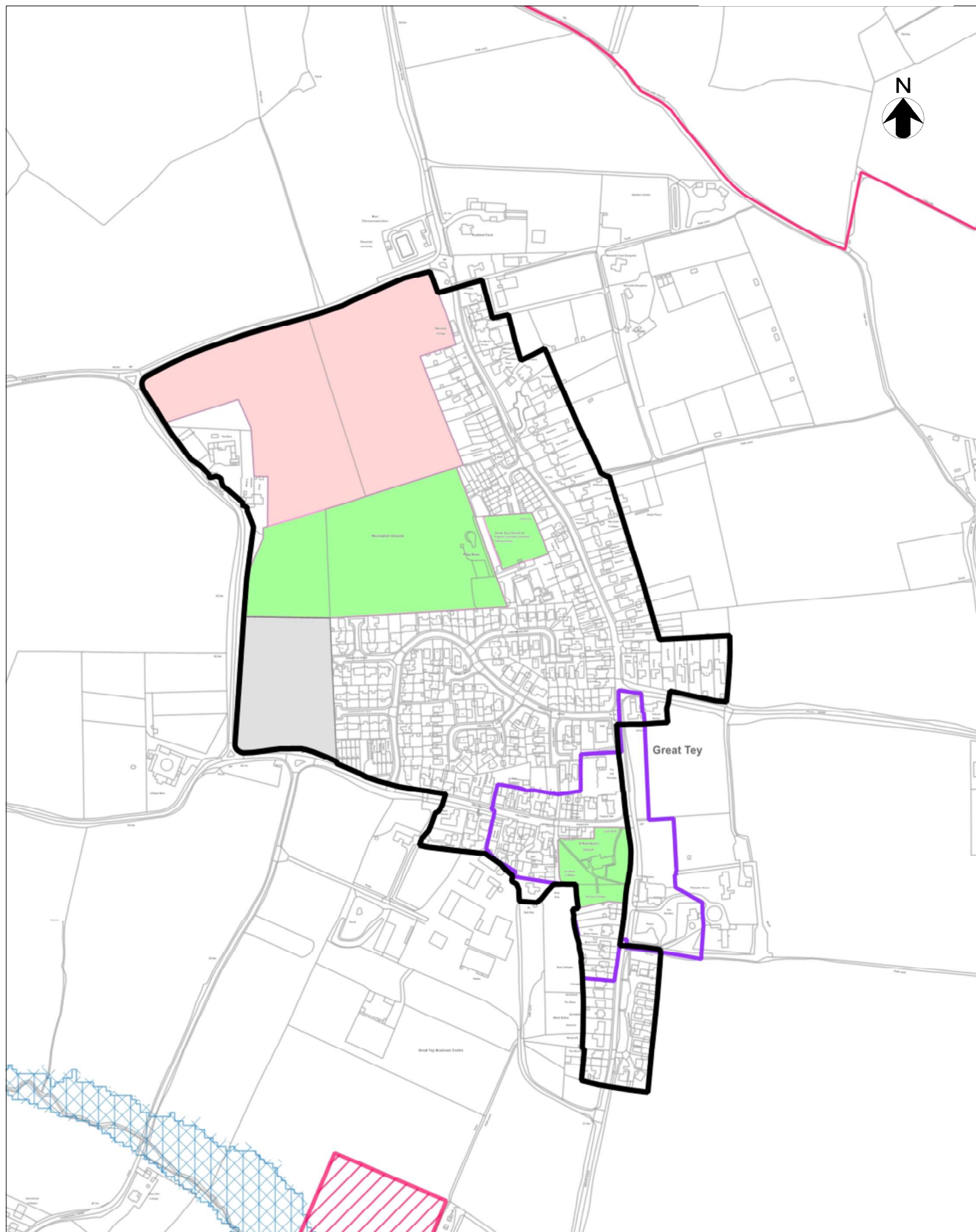
New Map



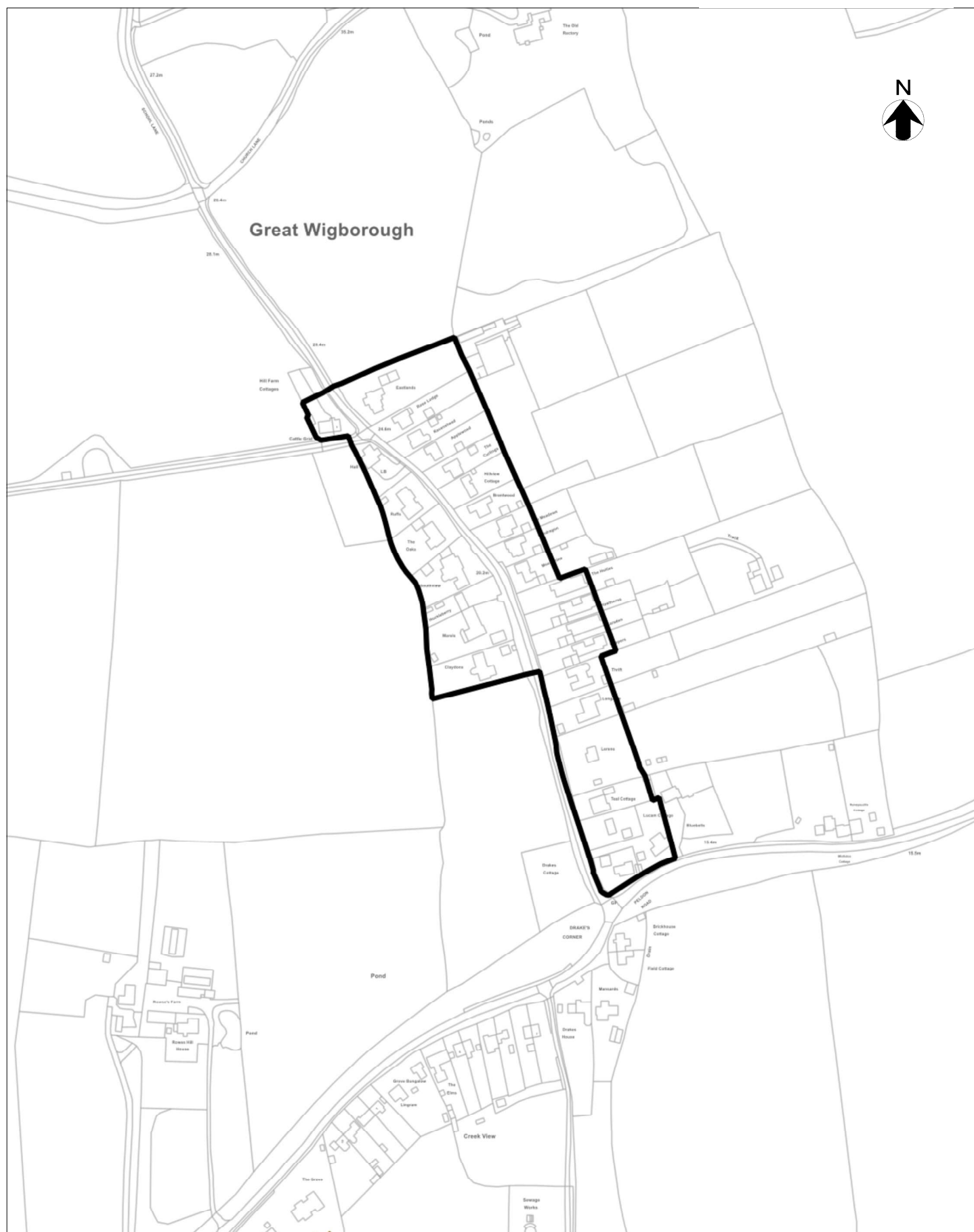
New Map



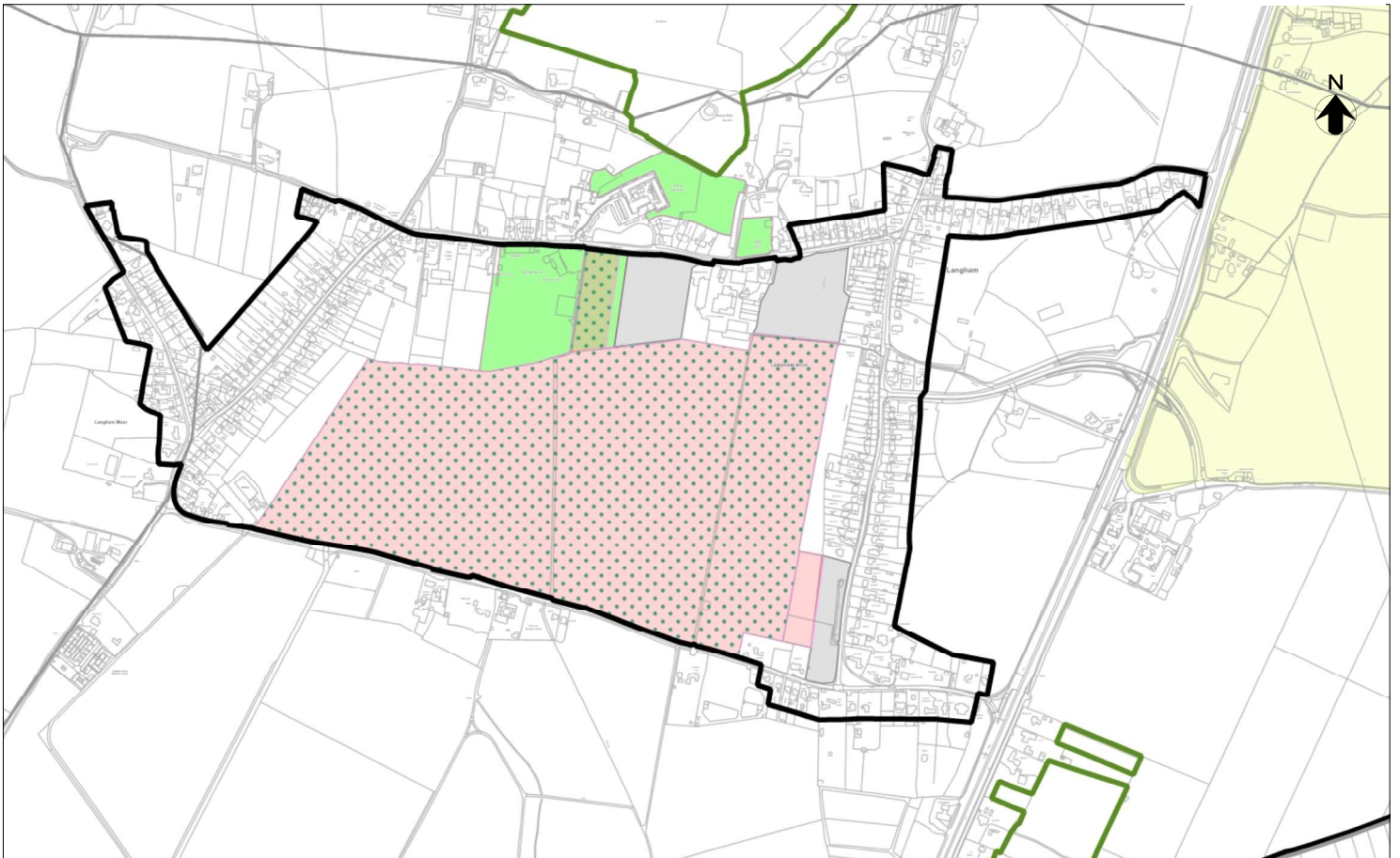
New Map



New Map



New Map



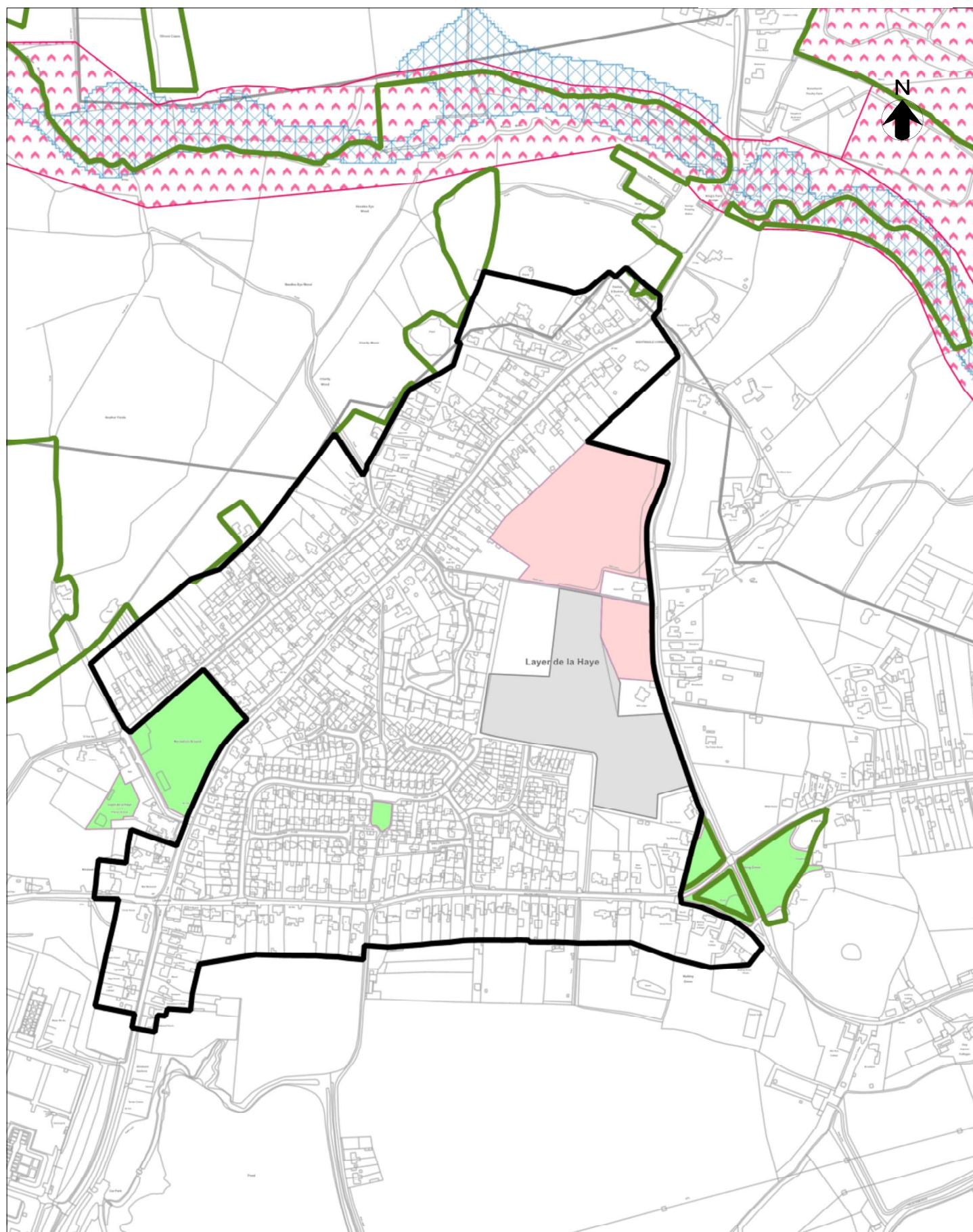
Scale: 1:9000
Date: 06/02/2025

© Crown copyright and database rights 2024 Ordnance Survey AC0000817586

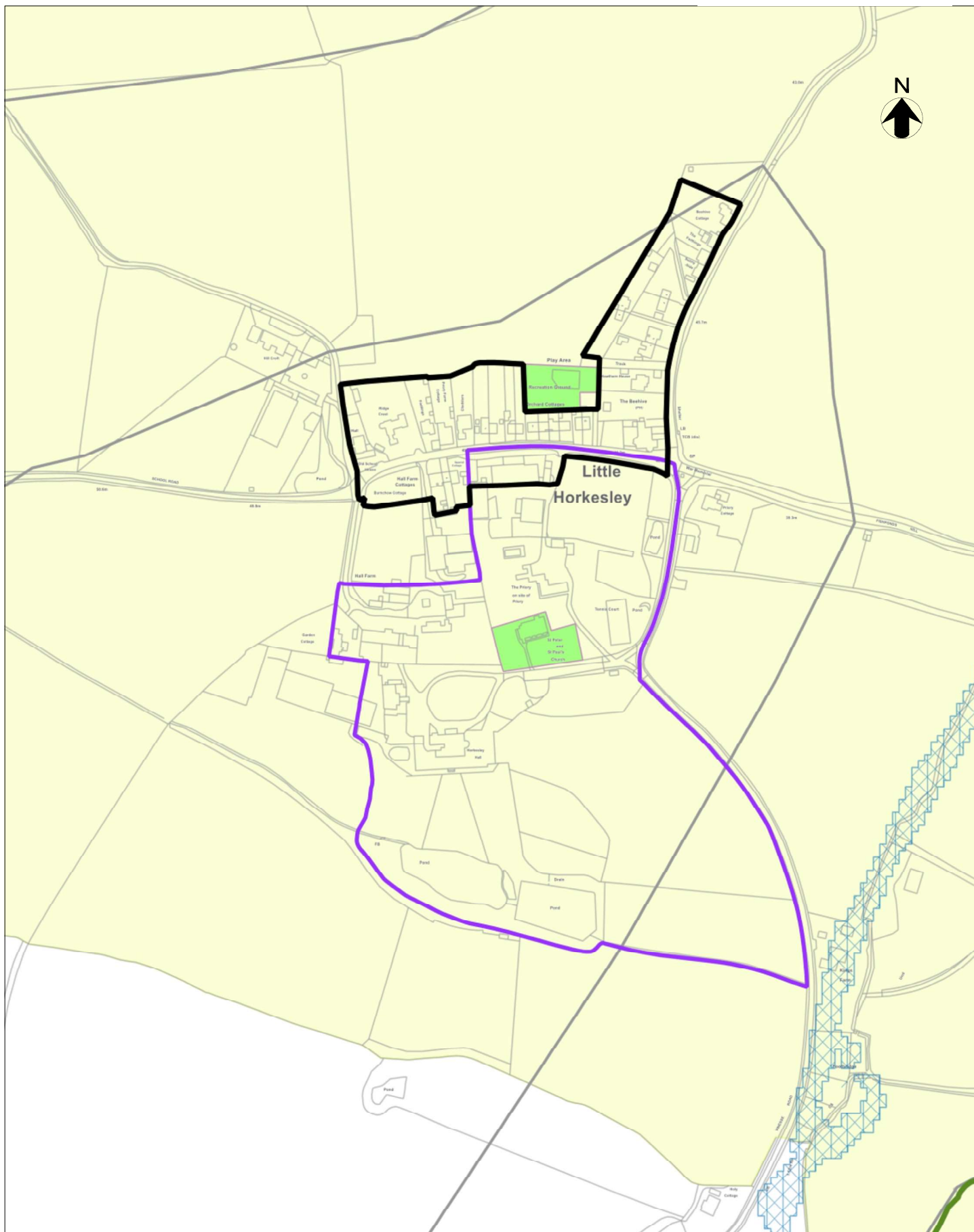
Colchester
City Council



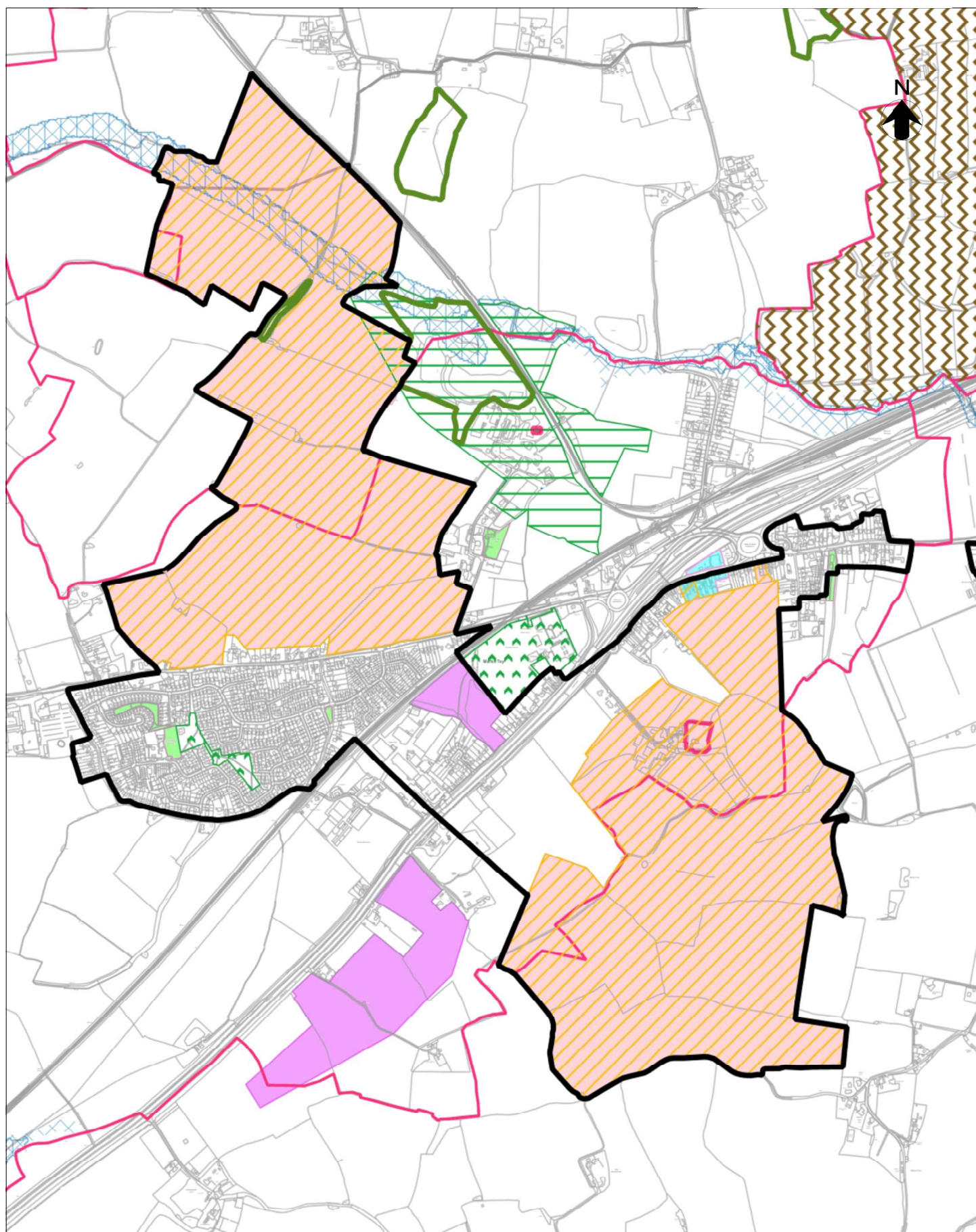
New Map



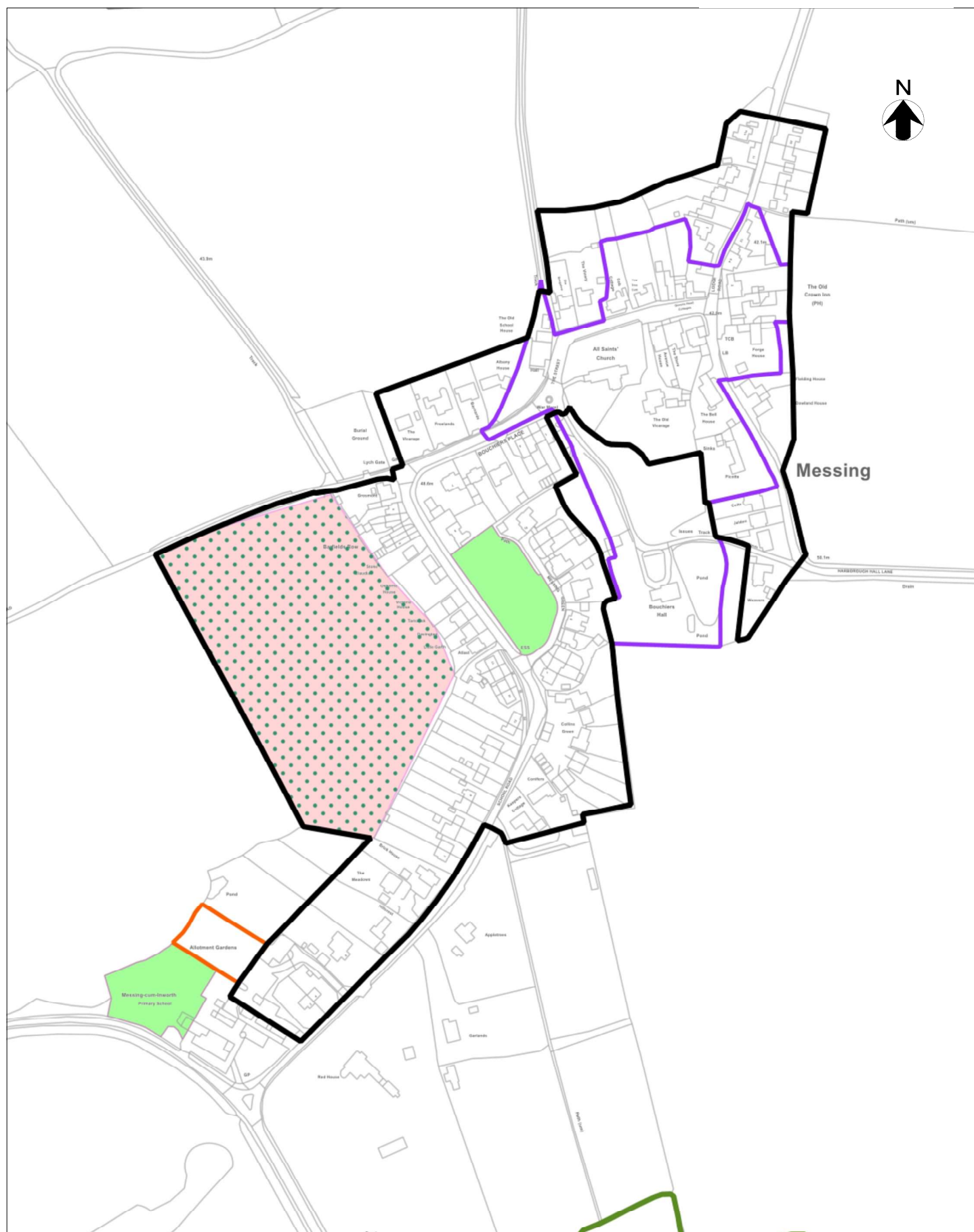
New Map



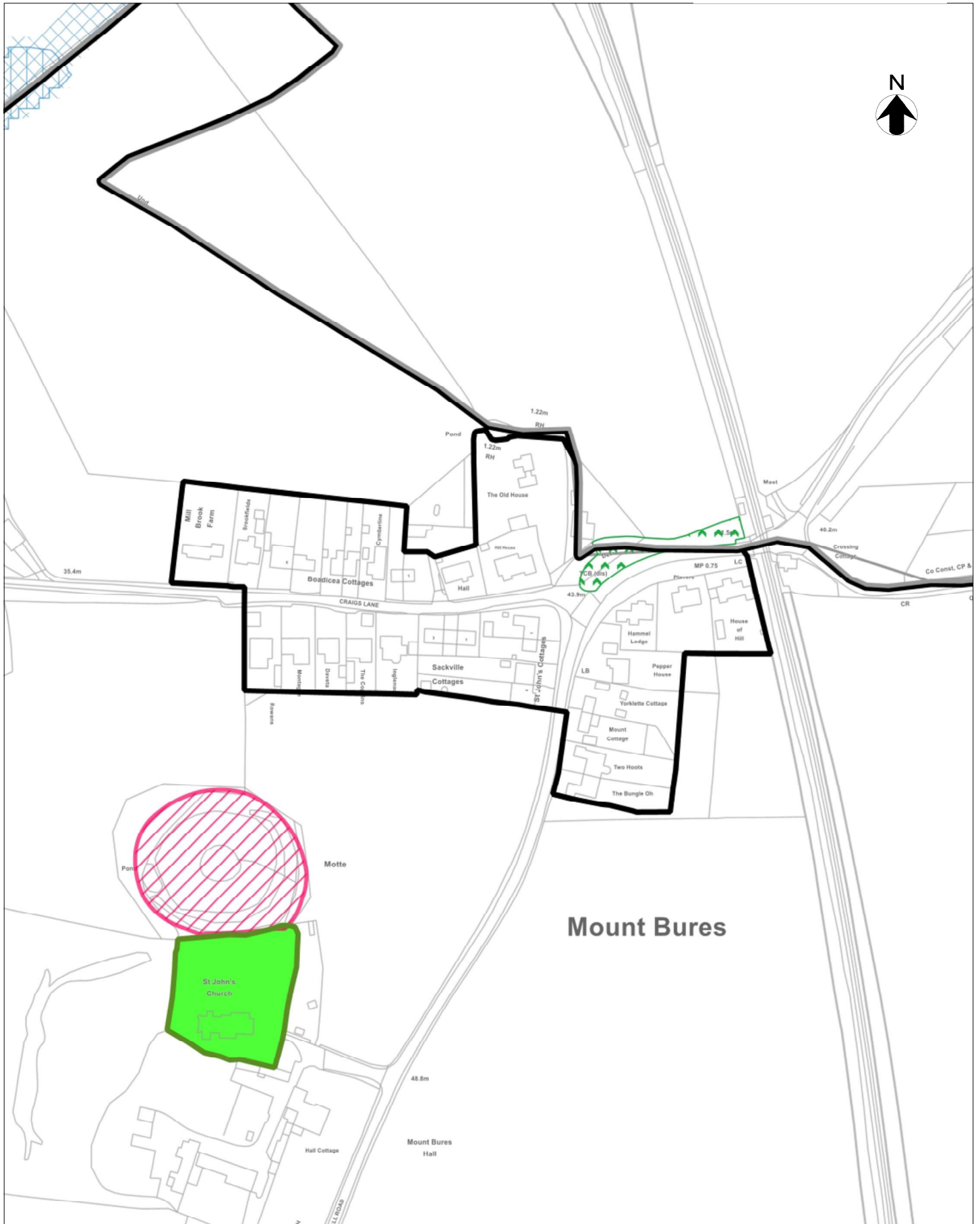
New Map



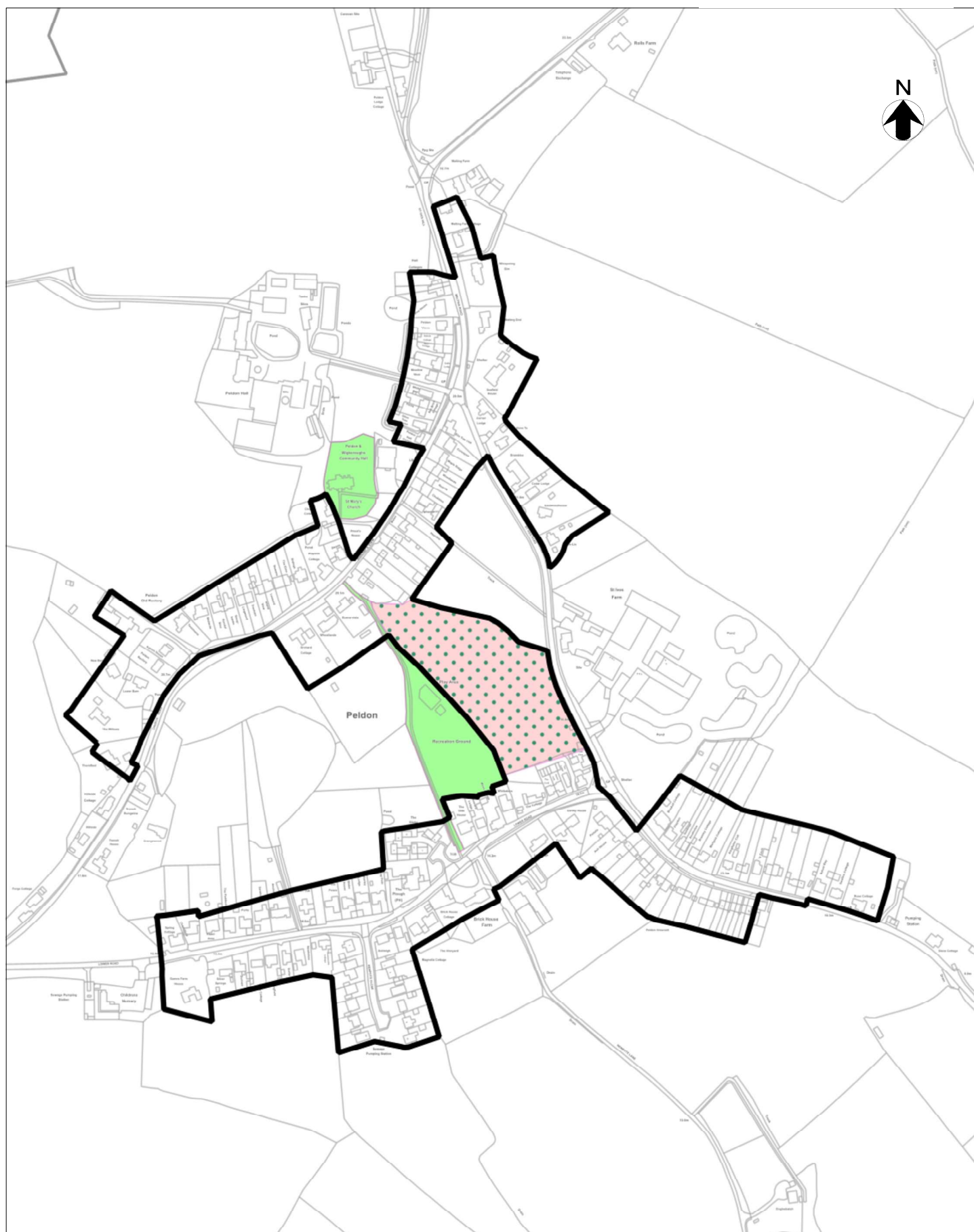
New Map



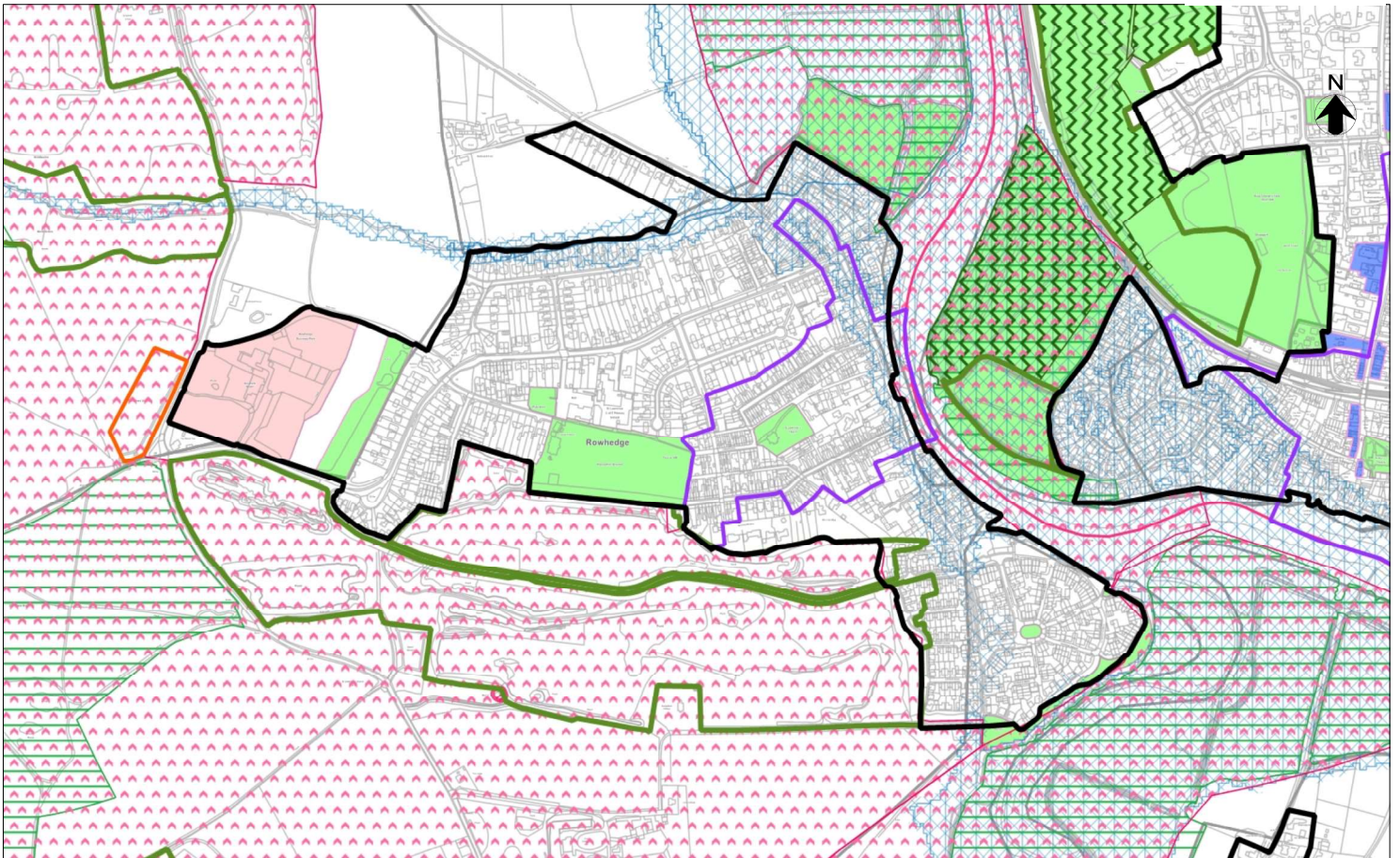
New Map



New Map



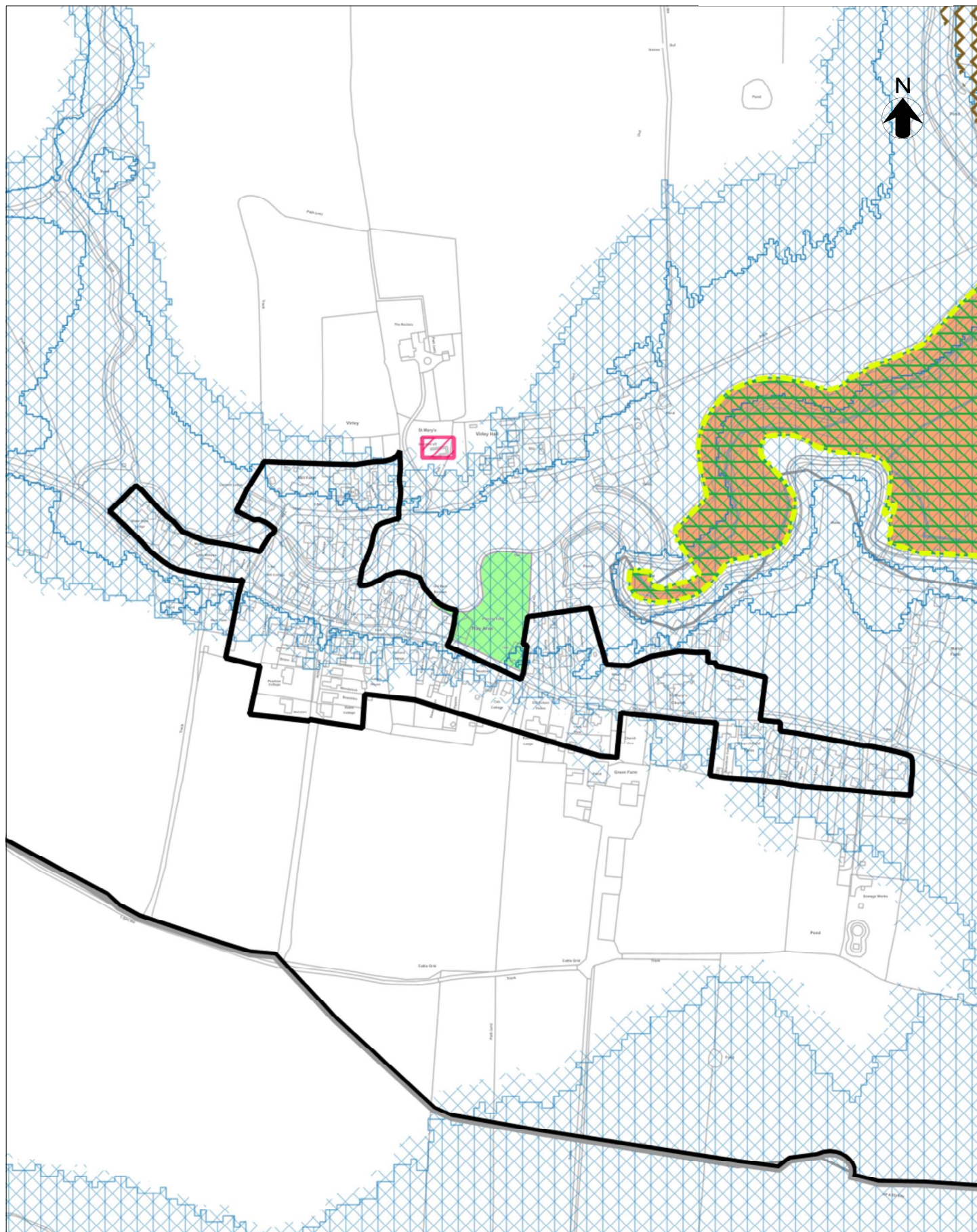
New Map



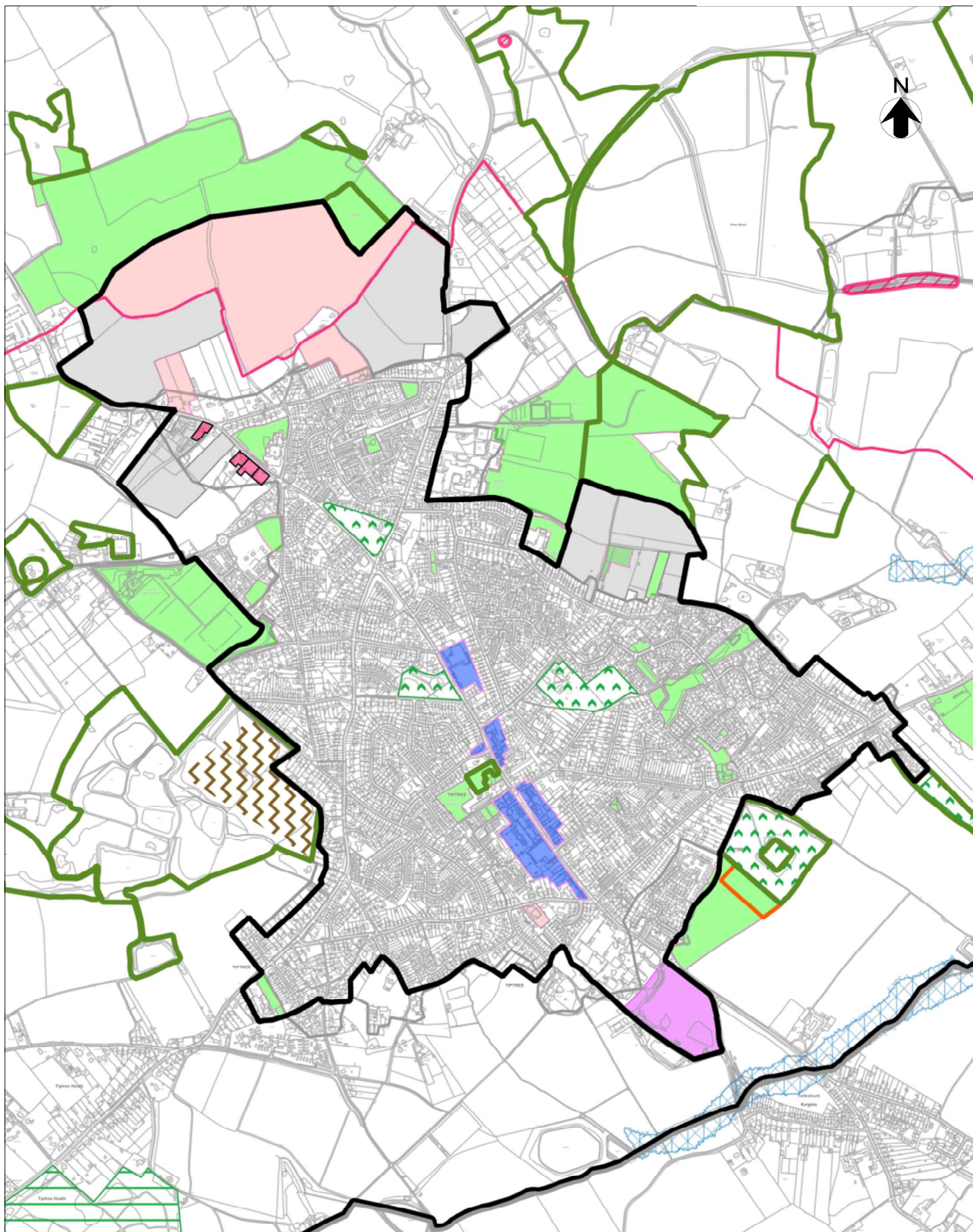
Scale: 1:7500
Date: 06/02/2025

© Crown copyright and database rights 2024 Ordnance Survey AC0000817586

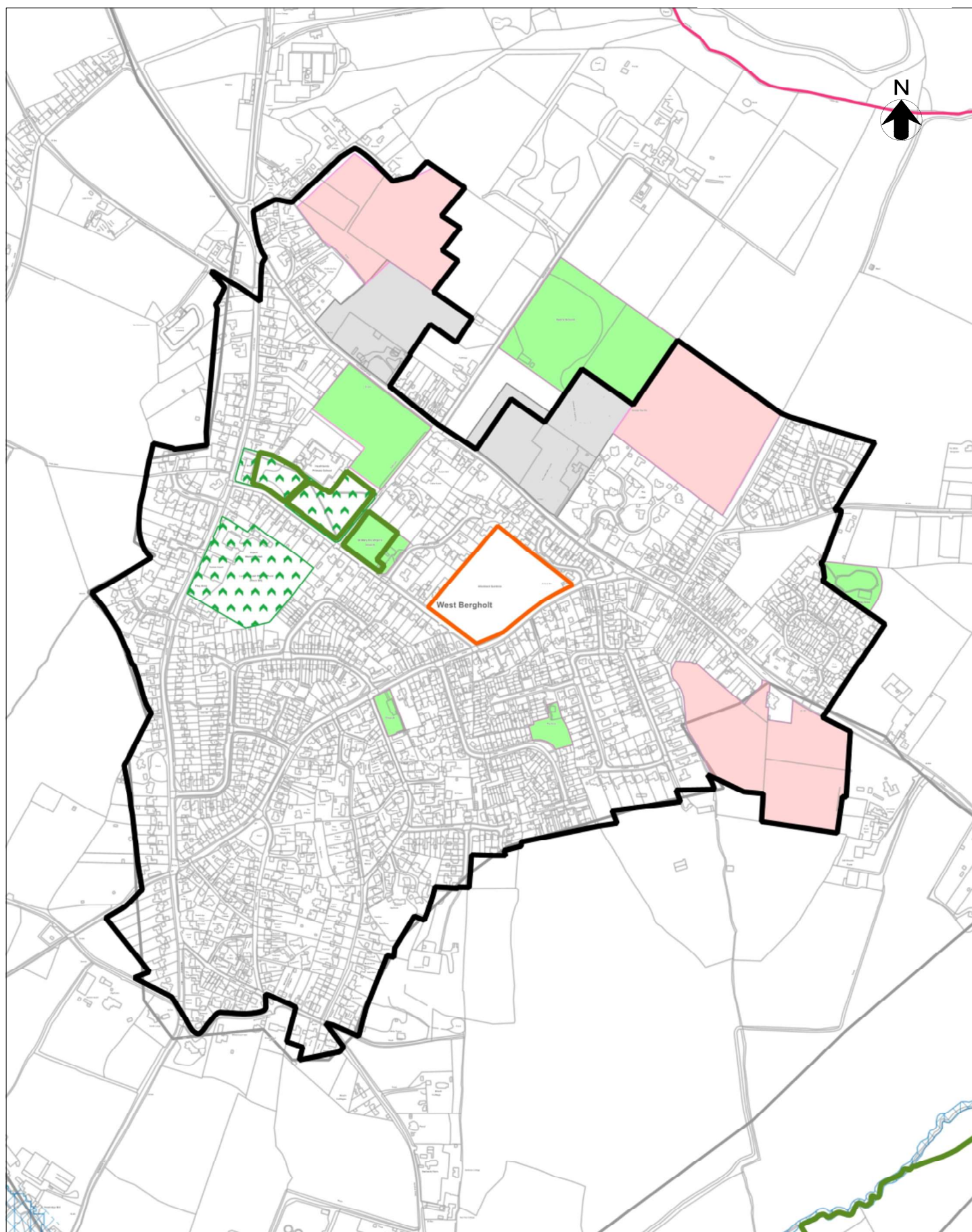
New Map



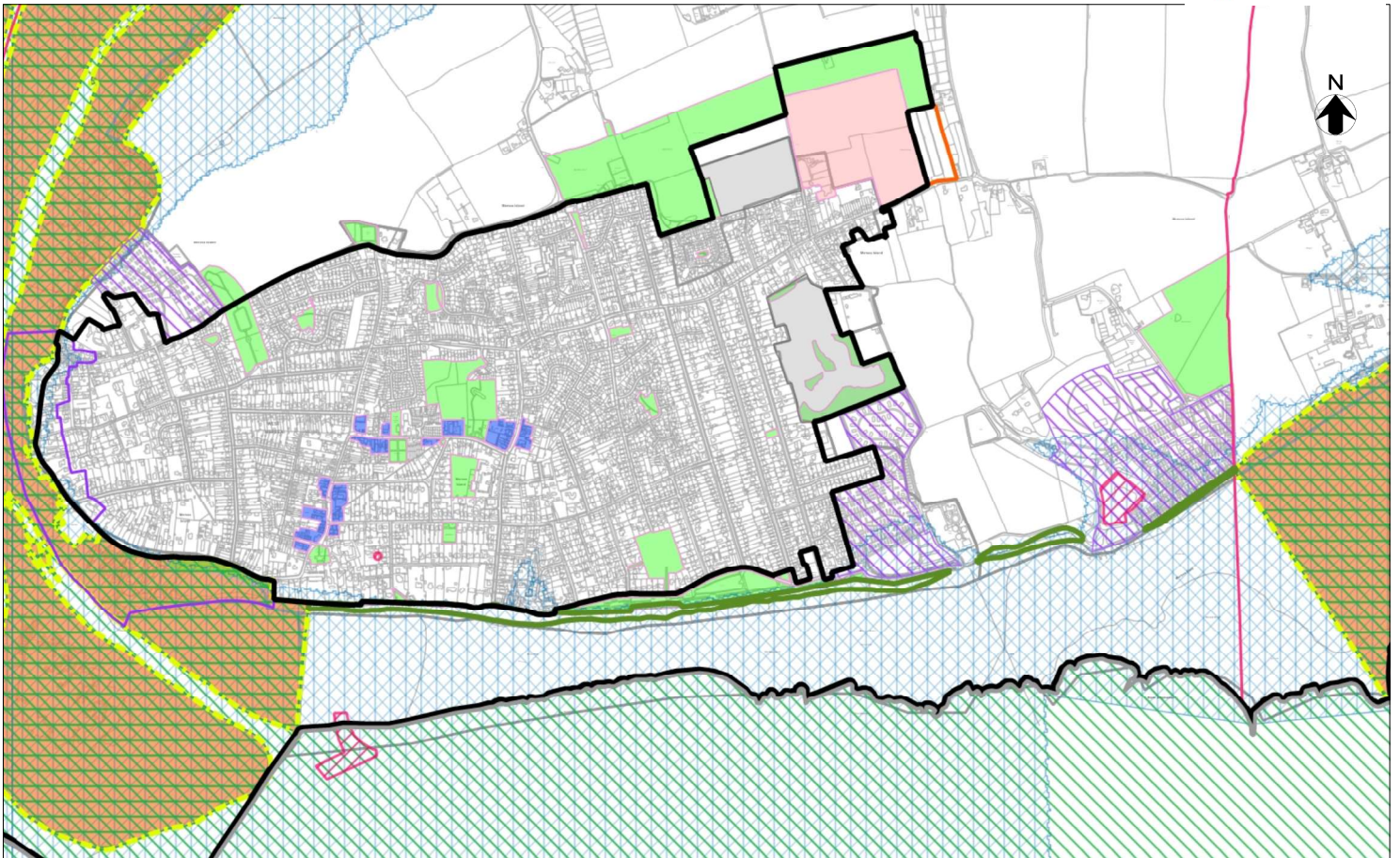
New Map



New Map



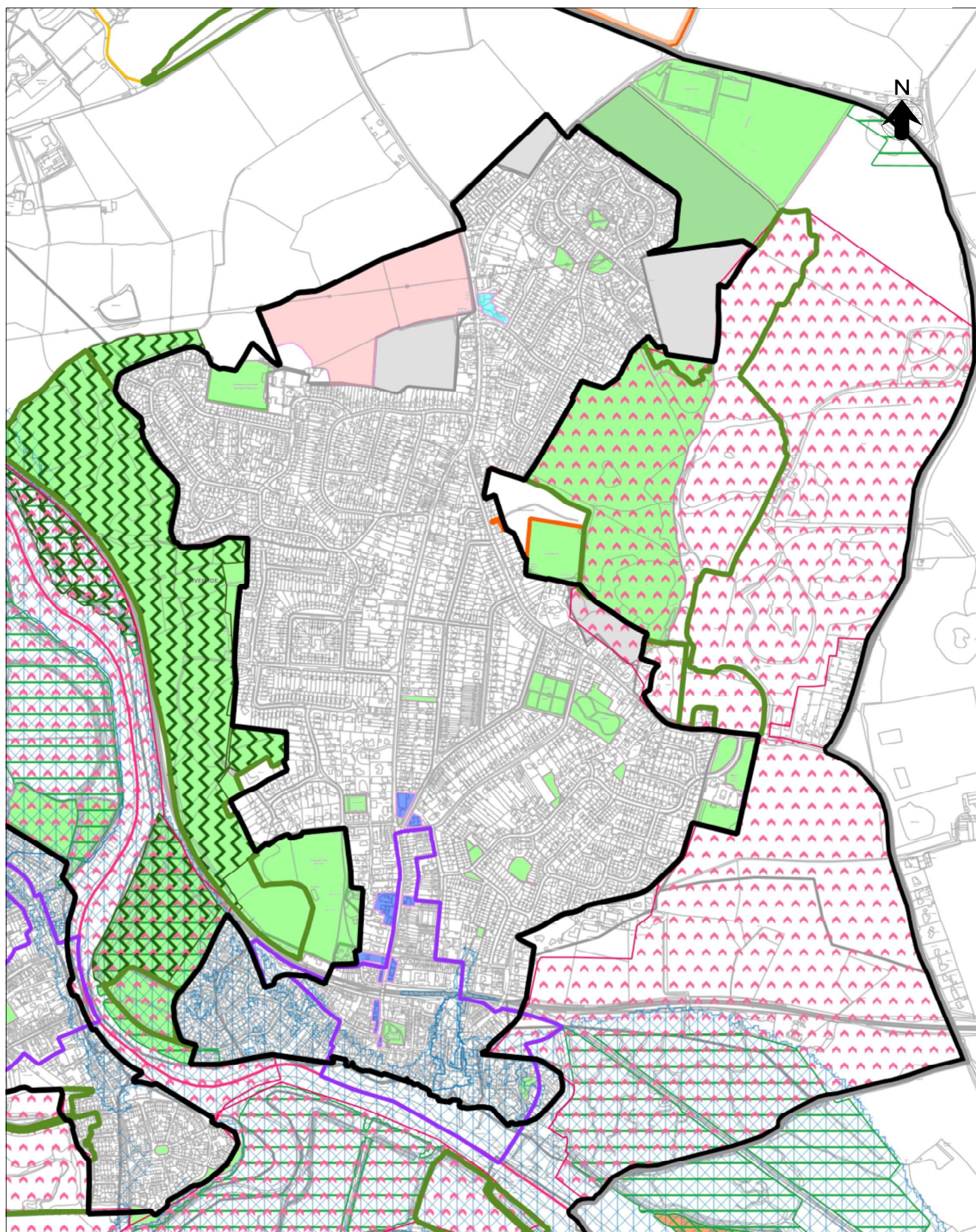
New Map



Scale: 1:15000
Date: 07/02/2025

© Crown copyright and database rights 2024 Ordnance Survey AC0000817586

New Map



New Map

