

Local Plan Committee Meeting

**Grand Jury Room, Town Hall, High Street,
Colchester, CO1 1PJ
Monday, 14 December 2015 at 18:00**

The Local Plan Committee deals with the Council's responsibilities relating to the Local Plan

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COLCHESTER BOROUGH COUNCIL
Local Plan Committee
Monday, 14 December 2015 at 18:00

Member:

Councillor Martin Goss
Councillor Lyn Barton
Councillor Christopher Arnold
Councillor Elizabeth Blundell
Councillor Barrie Cook
Councillor Andrew Ellis
Councillor John Jowers
Councillor Kim Naish
Councillor Gerard Oxford

Chairman
Deputy Chairman

Substitutes:

All members of the Council who are not Cabinet members or members of this Panel.

AGENDA - Part A
(open to the public including the press)

Members of the public may wish to note that Agenda items 1 to 5 are normally brief.

1 Welcome and Announcements

- a) The Chairman to welcome members of the public and Councillors and to remind all speakers of the requirement for microphones to be used at all times.
- (b) At the Chairman's discretion, to announce information on:
 - action in the event of an emergency;
 - mobile phones switched to silent;
 - the audio-recording of meetings;
 - location of toilets;
 - introduction of members of the meeting.

2 Substitutions

Members may arrange for a substitute councillor to attend a meeting on their behalf, subject to prior notice being given. The attendance of substitute councillors must be recorded.

3 Urgent Items

To announce any items not on the agenda which the Chairman has agreed to consider because they are urgent, to give reasons for the urgency and to indicate where in the order of business the item will be considered.

4 **Declarations of Interest**

The Chairman to invite Councillors to declare individually any interests they may have in the items on the agenda. Councillors should consult Meetings General Procedure Rule 7 for full guidance on the registration and declaration of interests. However Councillors may wish to note the following:-

- Where a Councillor has a disclosable pecuniary interest, other pecuniary interest or a non-pecuniary interest in any business of the authority and he/she is present at a meeting of the authority at which the business is considered, the Councillor must disclose to that meeting the existence and nature of that interest, whether or not such interest is registered on his/her register of Interests or if he/she has made a pending notification.
- If a Councillor has a disclosable pecuniary interest in a matter being considered at a meeting, he/she must not participate in any discussion or vote on the matter at the meeting. The Councillor must withdraw from the room where the meeting is being held unless he/she has received a dispensation from the Monitoring Officer.
- Where a Councillor has another pecuniary interest in a matter being considered at a meeting and where the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the Councillor's judgement of the public interest, the Councillor must disclose the existence and nature of the interest and withdraw from the room where the meeting is being held unless he/she has received a dispensation from the Monitoring Officer.
- Failure to comply with the arrangements regarding disclosable pecuniary interests without reasonable excuse is a criminal offence, with a penalty of up to £5,000 and disqualification from office for up to 5 years.

5 **Have Your Say!**

a) The Chairman to invite members of the public to indicate if they wish to speak or present a petition at this meeting – either on an item on the agenda or on a general matter relating to the terms of reference of the Committee/Panel not on this agenda. You should indicate your wish to speak at this point if your name has not been noted by Council staff.

(b) The Chairman to invite contributions from members of the public who wish to Have Your Say! on a general matter relating to the terms of reference of the Committee/Panel not on this agenda.

6 **Minutes of 5 October 2015**

7 - 14

To confirm as a correct record the minutes of the meeting held on 5

October 2015.

7	Garden Settlements	15 - 18
	See report by the Head of Commercial Services	
8	Affordable Housing Delivery	19 - 24
	See report by the Head of Commercial Services	
9	Local Development Scheme - Revision	25 - 52
	See report by the Head of Commercial Services	
10	Authority Monitoring Report	53 - 108
	See report by the Head of Commercial Services	
11	Consultation on the Strategic Land Availability Assessment, Sustainability Appraisal and Garden Settlement Framework	109 - 162
	See report by the Head of Commercial Services	
12	Exclusion of the Public (not Scrutiny or Executive)	
	In accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public, including the press, from the meeting so that any items containing exempt information (for example confidential personal, financial or legal advice), in Part B of this agenda (printed on yellow paper) can be decided. (Exempt information is defined in Section 100I and Schedule 12A of the Local Government Act 1972).	

Part B

(not open to the public including the press)

Local Plan Committee

Monday, 05 October 2015

Attendees: Councillor Elizabeth Blundell (Member), Councillor Andrew Ellis (Member), Councillor John Jowers (Group Spokesperson), Councillor Kim Naish (Group Spokesperson), Councillor Lyn Barton (Deputy Chairman), Councillor Martin Goss (Chairman), Councillor Gerard Oxford (Group Spokesperson), Councillor Christopher Arnold (Member), Councillor Barrie Cook (Member)

Substitutes: No substitutes were recorded at the meeting

50 Have Your Say!

Tony Ellis, on behalf of Langham Parish Council, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He referred to the Issues and Options consultation and the three potential growth options within the Local Plan and the proportionate growth envisaged for the villages. 100 people had attended the consultation meeting in Langham which was a reflection of the concern being felt locally as a consequence of additional land identified in the Call for Sites and the more frequent references to potential garden city development. He was of the view that this didn't fit with the three options identified to date and, as a consequence, the Parish Council was being placed in a difficult position. Langham Parish Council had confidence in the Planning Policy team at Colchester and had resisted calls to set up a campaign group against the garden city proposals which appeared to be gaining prominence.

Karen Syrett, Place Strategy Manager, confirmed that a number of meetings had taken place with Langham Parish Council and she assured the Committee that this engagement was on-going. She confirmed that current Options 1 and 2 provided for new sustainable settlements to the east and west whilst option 3 provided for an indicative urban extension to the north. She also confirmed that the Committee had thus far been of the view that it would not support development north of the A12.

The Chairman thanked Mr Ellis for his representations and explained that the Committee was obliged to follow the due statutory process for the assessment of all Call for Sites submissions and, as such, it was not open to the Committee to reject any sites until that assessment had been completed.

51 Minutes of the meeting on 20 August 2015

The minutes of the meeting held on 20 August 2015 were confirmed as a correct record.

52 Colchester Borough Travel to Work Patterns

The Committee considered a report by the Head of Commercial Services giving details of the findings of the 2011 Census Colchester Borough Travel to Work Patterns Report, which formed part of the evidence base being gathered to inform development of the new Local Plan.

Paul Wilkinson, Transportation Policy Manager, presented the report and responded to Councillors questions.

Paul explained that the report was divided into the following parts:

- An Introduction with key messages and an overview at the Borough level
- A series of illustrated pages giving information on Borough wide findings, rural work place zones, urban work place zones and journeys from Tendring

The data was drawn from the 2011 Census which asked the following questions:

- “How do you usually travel to work? Tick the box for the longest part, by distance, of your usual journey to work”
- “In your main job, what is the address of your workplace?”

It was pointed out that these questions had limitations, for example, “how” - only picked up longest mode, “where” - only allowed for the final destination and for only one job. Consequently, trips for education, shopping and leisure activities were not recorded. The document also included an overall summary for the Borough and information on each Travel to Work place zone. In most cases these work place zones were similar to electoral wards although, in a small number of cases electoral wards had been split or merged with neighbouring wards.

Key Figures for Colchester were:

- 109,043 work related trips per day across the Borough
- 86,075 employed people live in the Borough
- 54,058 (69%) people live and work in the Borough
- 24,850 leave the Borough for work
- 22,968 people come into the Borough to work
- 7,176 have “no fixed place” of work

In discussion, Members of the Committee commented, in particular, in relation to:

- The need for more detailed information to be combined with the statistics in order to understand the reasons and trends behind the results
- The relatively high proportion of trips undertaken within wards
- The need for more details to be revealed by drilling down into the raw data
- The increase in the number of cycle journeys undertaken and whether this was attributable to recent investment in the cycling infrastructure
- The need for the data to be utilised in order to understand reasons behind the

trends

- The changes which will have taken place in the Borough in the period since 2011, particularly in relation to increases in housing units
- The significant number of journeys to work in Colchester undertaken by residents of Tendring and the potential market for users of the Park and Ride facility

In response to questions from the Committee members, Paul, together with Karen Syrett, Place Strategy Manager, explained that:

- It would be possible to utilise the detail from the National Travel Survey data in order to assess the short trips, otherwise not recorded.
- Investment in improvements to cycle routes had resulted in increased cycling journeys
- The information obtained from the Census was used by Essex County Council and the train operating companies to assist in the development of transport strategies and policies
- The data revealed useful information about employment locations in close proximity to homes, for example cycling was high in Shrub End which was close in proximity to the Garrison, with a good network of cycle routes
- Since 2011 there had been Borough wide local surveys which would provide more up to date evidence
- More comprehensive modelling would emerge in the development of the Local Plan which meant it was likely that a topic paper on local transport would be produced.

RESOLVED that the findings of the Colchester Travel to Work Patterns be noted.

53 Colchester's Archaeological Development Strategy

Councillor Jowers (in respect of his membership of the Essex County Council and his involvement with the work of the Historic and Built Environment Team) declared a non-pecuniary interest in this item pursuant to the provisions of Meetings General Procedure Rule 7(5).

The Committee considered a report by the Head of Commercial Services giving details of Colchester's Archaeology and Development Strategy, a technical planning guidance note governing Archaeology and the Historic Environment which would supersede the guidance adopted in 2014.

Jess Tipper, Archaeological Advisor, presented the report, responded to questions and, together with Karen Syrett, Place Strategy Manager, assisted the members in their discussions.

He explained that the appropriate assessment of the historic environment resource is a key part of the planning process and the guidance would ensure Members and customers are up to date with national policy and how it is interpreted at the local level in Colchester. It was further proposed that the technical guidance be adopted as a material planning consideration which will guide applicants and developers through the planning

process to ensure that they meet the requirements of the Council in the assessment, investigation and conservation of archaeological remains in a manner which is both compliant with national planning policy and the Council's relevant local plan policies. It will also ensure consistency with the approach of other Essex Councils.

The document summarised national and local policy relevant to archaeology and provided links to relevant information. It also explained how archaeological issues would be dealt with in the determination of planning applications, covering such issues as:

- How archaeological potential was identified
- The need for a heritage statement where an application had the potential to impact on a heritage asset
- Requirements for archaeological evaluation such as geophysical, topographic, field walking and metal-detecting surveys, palaeo-environmental assessment and trial-trenching
- Archaeological mitigation
- Building recording
- Countryside and hedgerow advice
- Guidance on places of worship
- Provision for public benefit to publicise new finds
- Procedures for curation of archives

In discussion members of the Committee referred to:

- The welcome introduction of the Strategy which was long overdue and the acknowledgement of the rich archaeological heritage associated with the Borough
- Concern regarding the status of listed barns which are vulnerable to conversion to residential dwellings
- The very valuable information contained in the document and the need for its status to be fully acknowledged
- The publication of the Strategy provided confidence that the heritage of the Borough was being well looked after
- The benefits to be gained from participating in local archaeological digs and the potential to identify opportunities for residents to volunteer to participate in the unearthing of Colchester's past
- A suggested revised title for the document, 'Managing Archaeology in Development, Colchester's Archaeology and Development Strategy'
- Whether there were instances of developers being tempted to not declare archaeological finds due to the need to build in additional development time to accommodate additional investigations

In response to questions from the Committee members, Jess, together with Karen Syrett, Place Strategy Manager, explained that:

- Colchester's Place Strategy Team did have a good working relationship with the Historic and Built Environment Team at Essex County Council and she would like these ties to be continued and enhanced in the future
- The Strategy did include reference to ancient wells which were often a rich source of artefacts, when found the object being to preserve beneath developments

- It was in the interests of developers to undertake robust risk assessments in the very early stages of planning developments, as the identification of likely finds was a means by which negotiation could take place with the Local Authority
- The cost of archaeological investigation was relatively small for large scale developments but was disproportionately large for individual residential developments
- No change was anticipated in relation to the approach to archaeology in the town centre although it was likely that there would be a change in approach to development in rural areas

Councillor Jowers offered to forward Colchester's request for continued close working relationships with Essex County Council's Historic and Built Environment Team members.

In response to a specific question from Councillor G Oxford about the status of Highwoods Country Park, Jess agreed to investigate whether it was designated as an Historic Park or as a Registered Park and Garden.

RESOLVED that, subject to the title of the document being amended to 'Managing Archaeology in Development', Colchester's Archaeology and Development Strategy be adopted as the technical planning guidance governing Archaeology and the Historic Environment for the Borough.

54 Draft Strategic Land Availability Assessment and Sustainability Appraisal / Garden Settlements Frameworks - Consultation Responses

The Committee considered a report by the Head of Commercial Services giving details of the consultation responses to the draft Strategic Land Availability Assessment and Sustainability Appraisal / Garden Settlements Framework.

Sandra Scott, Planning Officer presented the report and, together with Karen Syrett, Place Strategy Manager, assisted the Committee members in their discussions.

Sandra explained that, as part of the process of developing the evidence to support the production of the Local Plan, the Council was required to carry out a Strategic Land Availability Assessment (SLAA) and a Sustainability Appraisal (SA). In order to ensure a fair and comprehensive approach and to be clear in the process of developing the Plan, a consultation had also been conducted on draft frameworks for these two processes, to be used in the assessment of sites being considered for allocation.

A small number of responses to the consultation were received which was not considered surprising given the technical nature of the Appraisal and Assessment. Six responses were made to the SA assessment framework which included the draft Garden Settlement assessment framework and five responses were made on the SLAA criteria. A full summary of the comments received was set out in an Appendix.

On the whole the detailed points made referred to issues of detail which were already

covered either directly or indirectly by existing criteria and the relevant evidence which would be required to assess specific proposals. However, some issues raised merited further consideration to refine and improve the criteria, namely:

- Additional criteria to assess deliverability eg can this development deliver what the town needs? Is there an appropriate delivery vehicle in place?
- Clarification in respect of reference to “publicly accessible open space”
- Confirmation in respect of suggested additional sources of information
- Additional criteria related to an increase in community facilities, visual impact on the settlement and surrounding countryside and impacts on the distinctive setting of the settlement.

Potential for such amendments would be considered and changes made accordingly. Where appropriate these would be incorporated into the SA and SLAA criteria which would be the subject of further consultation at later stages of the plan making process.

In discussion members of the Committee sought further clarification on:

- Whether the amendments deemed necessary to the documents would be brought back to the Committee for approval and whether there would be an impact on anticipated costs
- How many of the comments would be taken on board
- The need for anomalies such as references to Garden Settlements rather than Garden Cities to be removed
- The potential for utilising employment allocations for residential development rather than green field sites
- Concern regarding the meaning of Garden developments and the need for more information to be made available to residents as to what they would entail and what would be the benefits

Sandra and Karen reassured the Committee that there was considered to be merit in a number of the points made and it was intended to address these points by means of additional clarification and detail rather than the need for specific changes being made to the documents.

In response to specific discussion about the meaning of a Garden City, it was explained that a defined target of at least 15,000 dwellings had been identified in the Town and Country Planning Association publication ‘Garden Cities for the Future’ for a Garden City to be viable. However, in terms of Garden Settlements, there was no specific definition. The suggestion to circulate electronically additional information on definitions and principles of Garden developments to members of the Committee was accepted and the proposal to invite Sir Brian Briscoe, the senior planner and former Chief Executive of the Local Government Association, to make a presentation to Councillors was warmly welcomed.

RESOLVED that –

- (i) The consultation responses to the draft Strategic Land Availability Assessment and Sustainability Appraisal / Garden Settlements Framework be noted
- (ii) A further report be submitted to the next meeting of the Committee setting out in table form the proposed amendments to the documents
- (iii) Additional information on definitions and principles of Garden developments be circulated separately to members of the Committee
- (iv) An invitation be extended to Sir Brian Briscoe to undertake a presentation to the Committee on Garden Cities, failing which a detailed report on garden Cities be submitted to a future meeting of the Committee.

14 December 2015

Report of	Head of Commercial Services	Author	Chris Outtersides
Title	Garden Settlements		☎ 07867 578548
Wards affected	All		

The Local Plan Committee is asked to note the progress made in relation to Garden Settlements.

1. Decision(s) Required

- 1.1 To note the progress made in relation to the consideration and assessment of Garden Settlements as part of the Local Plan process.

2. Reasons for Decision(s)

- 2.1 To ensure the Committee is aware of the work being undertaken to provide a robust basis for guiding sustainable future growth and development across the Borough both within the Local Plan period and potentially beyond.

3. Alternative Options

- 3.1 There is no alternative option; the report is for information only.

4. Supporting Information

- 4.1 Colchester Borough Council is in the process of preparing a new Local Plan to address future growth and need within the district up until 2032 and beyond. The new Local Plan is an important document which will determine the way forward for Colchester. It will provide the strategy for the growth of the Borough, setting out what development will take place and where. The intention is for the Council to publish its Preferred Options mid-2016.
- 4.2 As part of the Local Plan process, the Objectively Assessment of Need (OAN) prepared by Peter Brett Associates suggests that Council needs to allocate land for approximately 13,800 houses (920 a year) to meet housing needs up to 2032, i.e. within the next plan period.
- 4.3 To address this need, and in accordance with the Duty to Cooperate, the Council is working closely with Braintree District Council (BDC) and Tendring District Council (TDC), who are at similar stages in their respective Local Plan preparation, to plan effectively for the long term. As part of this process, the Councils (with assistance from Essex County Council) are thinking strategically, are not being restricted by current plan making time horizons and are considering whether Garden Settlements could address some of this long term need both within the plan period and beyond.
- 4.4 The Committee will recall that the Colchester Issues and Options Report published in 2015 included several growth strategy options including new settlements to the east and

west of Colchester and a possible urban extension to the north of Colchester. The Report also outlined that the Council would “*aspire for new development of any new settlement to be as sustainable and as high quality as possible*” and that “*The Town and Country Planning Association’s Garden City principles provide a useful framework for achieving this.*”

What are Garden Cities?

- 4.5 Garden Cities are described by the Town & Country Planning Association (TCPA) as “*holistically planned new settlements which enhance the natural environment and offer high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities*”
- 4.6 Garden Cities are underpinned by a set of principles. These principles have evolved from Ebenezer Howard’s original vision in 1898 which described how “*the advantages of the most energetic and active town life, with all the beauty and delight of the country, may be secured in perfect combination*” and include:
- land value capture for the benefit of the community;
 - strong vision, leadership and community engagement;
 - community ownership of land and long-term stewardship of assets;
 - mixed-tenure homes and housing types that are affordable for ordinary people;
 - a strong local jobs offer in the Garden City itself, with a variety of employment opportunities within easy commuting distance of homes;
 - beautifully and imaginatively designed homes with gardens, combining the very best of town and country living to create healthy homes in vibrant communities;
 - generous green space linked to the wider natural environment, including a surrounding belt of countryside to prevent sprawl, well connected and biodiversity rich public parks, and a mix of public and private networks of well managed, high-quality gardens, tree-lined streets and open spaces;
 - opportunities for residents to grow their own food, including generous allotments;
 - strong local cultural, recreational and shopping facilities in walkable neighbourhoods; and
 - integrated and accessible local transport systems with walking, cycling and public transport being the most convenient and affordable – with a series of settlements linked by rapid transport providing a full range of employment opportunities (as set out in Ebenezer Howard’s vision of the ‘Social City’ in his book – *To-Morrow: A Peaceful Path to Real Reform* (1898)).
- 4.7 In terms of scale, the Government has indicated that Garden Cities should comprise approximately 15,000 dwellings and above, as well as associated employment, green space and infrastructure, with the expectation that it would take longer than one plan period to deliver these new communities. Additionally, there could be scope to apply Garden City Principles including land value capture to smaller settlements.

Current Position

- 4.8 Following the Issues and Options Report and the Call for Sites exercise, the Council (in conjunction with BDC and TDC) jointly appointed Garden City Developments CIC (GCD), a not for profit community interest company, to promote and establish partnerships with local landowners and option holders to investigate the feasibility of the proposed Garden

Cities. John Walker from GCD is attending the Committee meeting to assist any Committee Members who may have specific queries in terms of the Garden City approach and GCD's involvement in the process to date.

- 4.9 GCD has met Members from each Council, has held numerous meetings with key landowners, and is currently undertaking discussions with these landowners and option holders.
- 4.10 The intention of these discussions is to develop the Councils' options around applying land value capture and long term stewardship arrangements, and to specifically explore landowners' appetites for engaging with the councils on these issues and willingness to enter legally binding agreements with the respective councils to such effect.
- 4.11 Parallel to this, the Councils are also actively seeking to evolve the policy process to further endorse the emerging concepts – the result being that all three Councils may decide to identify a Garden Settlement as a broad location for growth in their Local Plan Preferred Options.
- 4.12 Should the Council decide to proceed with a Garden Settlement as part of their Preferred Options, depending on its location, dedicated Development Plan Documents would be prepared for each settlement once the principle has been agreed. This process will allow for extensive community consultation and participation very early on in the process.
- 4.13 It is noted that the consideration of new Garden Settlements is considered extremely visionary and at the forefront of current strategic planning thinking. In principle support for the proposals has already been obtained from Government and the Councils are also receiving assistance from the Major Projects Division of the Homes and Communities Agency (Atlas).
- 4.14 It is envisaged that the delivery of new Garden Settlements could assist in a commitment to a viable and committed housing trajectory across the Councils beyond the proposed Local Plan period.

5. Proposals

- 5.1 The Committee are requested to note the progress made in relation to the consideration of Garden Settlements as part of the Local Plan process.

6. Strategic Plan References

- 6.1 The Strategic Plan Action Plan includes a commitment to make Colchester a vibrant, prosperous, thriving and welcoming place. The new Local Plan will contribute to the attainment of this commitment through new development, conservation and regeneration.

7. Consultation

- 7.1 Should the Council decide to proceed with a Garden Settlement(s) as part of their Local Plan Preferred Options, this will be subject to specific public consultation in line with the statutory regulations at the appropriate time.
- 7.2 Consultation on the Local Plan, Preferred Options and any subsequent Development Plan Document will be publicised on the Colchester Borough Council website and by

press release. Notification will also be sent to people and companies on the Council's Local Plan consultation database at the start of every public consultation period.

8. Publicity Considerations

- 8.1 The Local Plan is likely to generate publicity at various stages and in particular when public consultation is underway.

9. Financial Implications

- 9.1 The financial implications of the Local Plan – Preferred Options are included within the budget which has been allocated for the review of the Local Plan including updating of evidence based documents, consultation and examination.

10. Equality, Diversity and Human Rights implications

- 10.1 An Equality Impact Assessment has been prepared for the Local Plan and is available to view on the Colchester Borough Council website by following this pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Commercial Services > Local Plan.
- 10.2 There are no particular Equality, Diversity or Human Rights implications.

11. Community Safety Implications

- 11.1 None

12. Health and Safety Implications

- 12.1 None

13. Risk Management Implications

- 13.1 Ensuring members are fully briefed on the Local Plan review process will help reduce the risk of inappropriate development being permitted.

14. Disclaimer

- 14.1 The information in this report was, as far as is known, correct at the date of publication. Colchester Borough Council cannot accept responsibility for any error or omissions.

14 December 2015

Report of	Head of Commercial Services	Author	Daniel Cameron
Title	Affordable Housing Delivery Report		☎ 506025
Wards affected	All		

This report sets out the current level of Affordable Housing delivery within Colchester Borough.

1. Decision Required

- 1.1 Members are asked to note the report and the details set out within it.
- 1.2 Members are invited to provide any feedback on the report; including whether these reports should be provided on a more regular basis and what further information they might expect to see in future reports.

2. Reasons for Decisions

- 2.1 Members have recently indicated that they would like to be presented with a clearer understanding of the level of Affordable Housing currently being delivered against adopted Local Plan policy.
- 2.2 The report is presented to ensure that Members are informed of:
 - The current level of Affordable Housing delivery;
 - The rates of historic delivery Affordable Housing; and
 - The future projections for delivery of Affordable Housing.

3. Supporting Information

3.1 Policy Background

The National Planning Policy Framework (NPPF) states at paragraph 50 that Local Planning Authorities are required to:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified...

- 3.2 Within the current Core Strategy document, Policy H4 sets out Colchester Borough Council's approach towards securing affordable housing. It states: "The Council will be seeking to secure 20% of new dwellings (including conversions) to be provided as affordable housing (normally on site)... For sites where an alternative level of affordable

housing is proposed below the target, it will need to be supported by evidence in the form of a viability appraisal.”

3.3 The NPPF also states at paragraph 173 that “Pursuing sustainable development required careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”

3.4 The above paragraph effectively limits the ability of Colchester Borough Council to extract affordable housing in line with its policy from developments where it can be demonstrated that the cost to the developer of providing affordable housing, whether on site or through a commuted sum, would harm the viability of the project.

3.5 Affordable Housing Delivery

The Council’s current adopted policy requires Affordable Housing to be provided on-site by developers of sites over a certain size (over 10 units in urban parts of the borough and larger villages and over 5 units elsewhere). The housing should be scattered (called ‘pepper potting’) across the site in a tenure-blind manner and the mix of properties to be delivered should be reflective of the overall mix of properties being built.

3.6 Where developers are unable to deliver Affordable Housing on site, commuted sums are sought to enable the delivery of Affordable Housing elsewhere in the borough so that housing need can still be addressed.

3.7 Where viability appraisals show that infrastructure contributions or affordable housing delivery required by policy jeopardises the ability of site to come forward and make a profit for the landowner and developer the local planning authority must react with flexibility, reducing or removing obligations so that projects can be delivered viably.

3.8 Delivery above Threshold

Policy H4 sets a minimum amount of dwellings on site to come forward as Affordable Housing and the Council has seen a number of sites come forward which overprovide on the delivery of Affordable Housing.

3.9 The following schemes, approved between 2013 and 2015 have overprovided their Affordable Housing element:

- Land to the north of Elmstead Road – 18 units total, 4 affordable units – 22%;
- Bourne Court, King George Road – 24 units total, 6 affordable units – 25%; and
- Ilex Close, Colchester - 43 units total, 43 affordable units – 100%.

3.10 2015/16 Delivery

Information on the delivery of Affordable Housing is collected quarterly by Colchester Borough Council from Registered Providers of social housing. The table below shows the level of Affordable Housing delivered from various sites in quarters one and two of 2015/16 and predictions for delivery for the remaining quarters. At the end of quarter 1, over half of the homes expected this year had been delivered.

3.11 Table 1 – Affordable Housing Delivery 2015/16

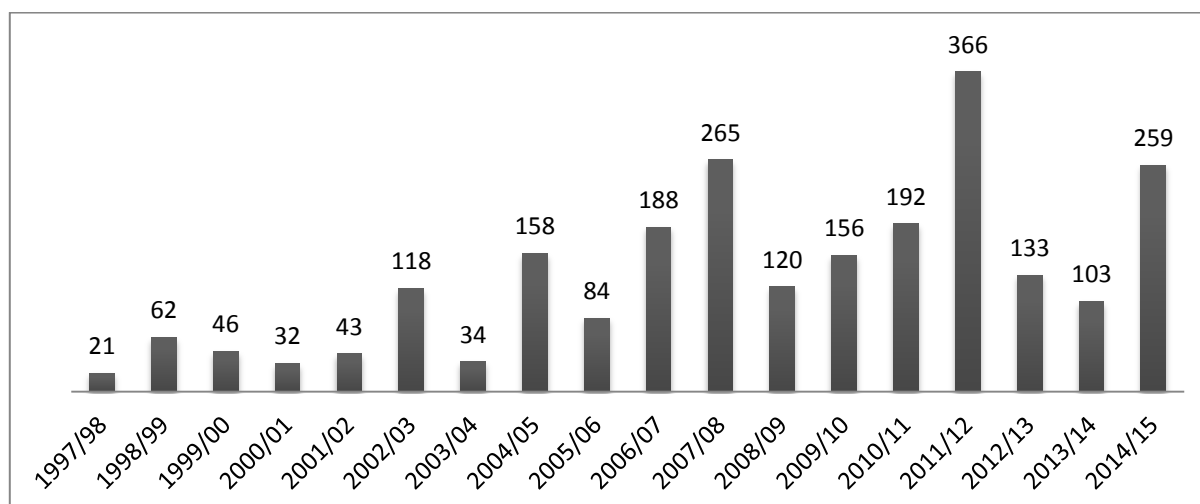
Scheme Name	Delivery & Predictions				
	Q1	Q2	Q3	Q4	Total
The Garrison J2		4		9	13
Avallana Place			25		25
The Garrison S2NW	3				3
The Garrison L & N (handed over)	6				6
Northfields			12		12
Brook Street	2				2
Brook Street - Phase 2	10				10
Severalls Hospital Site			13		13
Monkwick Avenue - Site 2 CBC New Build	4				4
Rosabelle Avenue CBC New Build	5				5
Windsor Close CBC New Build	8				8
Monkwick Avenue -Site 1CBC New Build	14				14
Collingwood Road		1			1
Stirrup Mews				1	1
Lakelands NR 1 & 3	20				20
Totals	72	5	50	10	137

Please note items in italics have not yet been delivered and therefore, while they are expected to come forward cannot be fully relied upon.

3.12 Historic Delivery of Affordable Housing

Figure 1, below, shows the fluctuations in the delivery of Affordable Housing from 1997/98 onwards to 2014/15.

3.13 Figure 1 – Historic Affordable Housing Delivery 1997/98 to 2014/15



3.14 Over the past 18 years a total of 2380 Affordable Homes have been provided within the Borough over the past 18 years. Despite the fluctuations in delivery numbers this equates to an average of 132 units per year.

3.15 Looking in particular at the last 3 years a total of 495 Affordable Homes have been provided at an average of 165 units per year.

3.16 Delivery through Section 106

Of all planning applications determined within both the previous financial year (2014/15) and current financial year to date (2015/16) which proposed the creation of 10 or more residential units a total of 126 Affordable Housing units were secured. Table 2, below, gives details:

3.17 Table 2 – Affordable Housing secured via S106 2014/15 and 2015/16 to date.

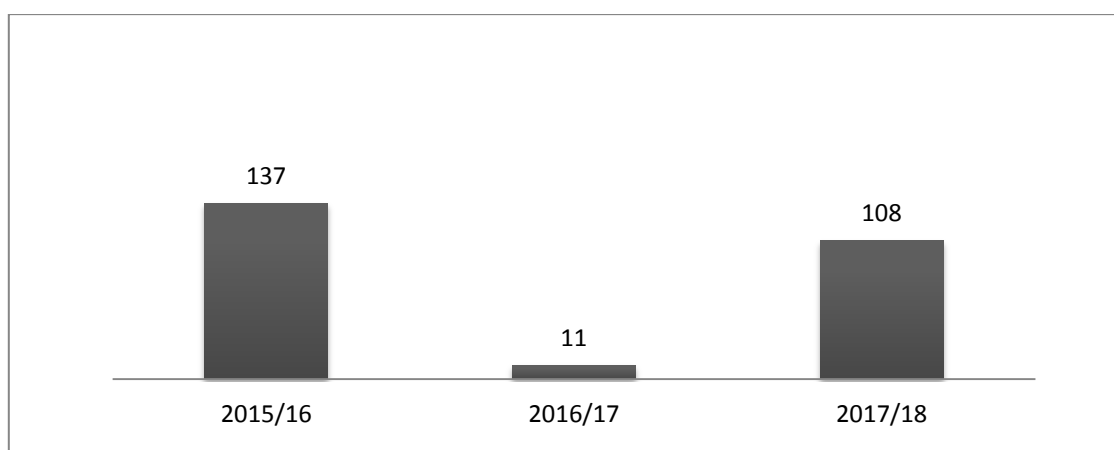
Planning Reference	Site Name	Total Units	Total AH Units	%
122134	Grange Road, Tiptree	103	10	10%
131538	Hunters Rough	16	0	0%
131604	Park Road	31	0	0%
132075	Bourne Court	24	6	25%
143740	Land North of Elmstead Road	18	4	22%
145132	505 Ipswich Road	127	25	20%
145356	Clarendon Way	18	0	0%
145494	Wyvern Farm	358	72	20%
Totals		695	117	17%
Rural Exception Sites				
146334	Hallfields Farm	17	9	53%
146330	Messing CP	3	2	66%
Totals		20	11	55%

3.18 The sites at Hunters Rough and Park Road made commuted sums in lieu of delivery on site as Policy H4 allows. Clarendon Road submitted viability information to show that the scheme was not viable making contributions and Grange Road was shown to not be able to support full contributions.

3.19 Predicted Delivery

Figure 2 sets out the predicted levels of Affordable Housing delivery over the next three years. While there can be some degree of certainty over the level of delivery for 2015/16, figures for 2016/17 and 2017/18 should be treated with extreme caution. There may also be some loss even in early periods due to delays such as adverse weather which hampers build out on site, In these instances it is expected that delivery will simply slip into the following year.

3.20 Figure 2 – Predicted Affordable Housing Delivery until 2017/18



- 3.21 Delivery is predicted to be low in 2016/17. The Council is looking at remedial action to boost supply through use of the New Homes Bonus.
- 3.22 Of the 108 affordable homes predicted to be provided in 2017/18, only four have secured planning permission. All other sites are at various stages of the planning process. These figures have been reported using the most reliable data at this present time.
- 3.23 Recent announcements by the Chancellor in the 2015 Summer Budget speech and due to be enacted by the forthcoming Housing and Planning Bill 2015 and Welfare and Work Bill 2015/16 have created uncertainty within the Affordable Housing sector over the ability of Registered Providers of social housing to take on the delivery or management of Affordable Housing. This situation will continue to be monitored by Officers.
- 3.24 It should be noted that the Housing and Planning Bill 2015 contains provision for Starter Homes, properties sold at a discount below market rate, to be provided within the package of Affordable Housing put forward by developers. The implications of this are not yet known but there is concern that even with a discount many people will not be able to afford to buy a new home.

4. Financial Implications

- 4.1 There are no financial implications for Colchester Borough Council to explicitly note within this report.

5. Equality, Diversity and Human Rights Implications

- 5.1 The provision of affordable homes helps to promote equality regardless of economic status and therefore contributes towards promoting diversity through improved access to housing unrelated to the individual's ability to compete in the open market.

6. Consultation and Publicity Considerations

- 6.1 No public consultation is required. The report may generate some publicity for the Council.

7. Risk Consideration

- 7.1 The announcements made by the Chancellor in the Summer Budget speech and as outlined within draft legislation in the Housing and Planning Bill 2015 and Welfare and Work Bill 2015/16 regarding Affordable Housing is creating unprecedented change within the sector. As such the impact of these changes is as yet unknown but is creating significant uncertainty within the wider housing industry specifically with regards towards rented accommodation.

8. Strategic Plan References

- 8.1 The Strategic Plan has four headline themes. Under the 'Prosperous' theme, the plan seeks to:

- Provide opportunities to increase the number of homes available including those that are affordable for local people and to build and refurbish our own Council houses for people in significant need
- The provision of affordable homes through the use of commuted sums is one method of delivering this strategic aim.


9. Community Safety Implications

- 9.1 The proposed changes do not significantly affect community safety.

10. Background Papers

- 10.1 The National Planning Policy Framework is available on the Gov.uk website. Colchester Borough Council's Strategic Plan and Core Strategy are available on the website.

14 December 2015

Report of	Head of Commercial Services	Author	Laura Chase
Title	Revision of the Local Development Scheme		 282473
Wards affected	All		

The Local Plan Committee is asked to agree the revised Local Development Scheme.

1. Decision(s) Required

- 1.1 To agree a revised Local Development Scheme (LDS) detailing the programme of work and documents to be produced as part of the Local Plan up to December 2019.

2. Reasons for Decision(s)

- 2.1 The plan making process is regulated by the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011 (part 6, Planning, section 111 Local Development Schemes) which governs the production of development plan documents including the LDS through the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.2 The LDS is an essential tool used to keep the Local Plan up to date and provide details of consultation periods, public examinations and expected dates of adoption and publication for each document. The Council previously reviewed the LDS in September 2013 for work up to 2016. The scheme now needs to be updated to extend its time period and to reflect the latest work on the Local Plan and Community Infrastructure Levy as well as a number of Neighbourhood Plans.

3. Alternative Options

- 3.1 The Council is required under the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 to publish up to date information on the preparation and revision of development plan documents direct to the public through the LDS. The Council is no longer required to submit the LDS to the Secretary of State as was previously the case, however the Secretary of State still retains powers to direct changes upon a local planning authority, but will only be able to use them for the purpose of ensuring effective plan coverage.

4. Supporting Information

- 4.1 Colchester Borough Council first adopted a LDS in May 2005, with various revisions published at regular intervals to reflect changes in governing regulations and work programmes. The current LDS project chart which covers the period 2013-2016 was last reviewed by Local Plan Committee in September 2013. A new LDS is now required to extend the timetable beyond 2016 and to reflect the latest developments in Colchester's plan-making.

- 4.2 The LDS sets out which documents will form part of the Colchester Local Plan along with the timetable for the preparation and review of each document. The LDS is also reviewed annually as part of the Council's Authority Monitoring Report.
- 4.3 The current revision to the LDS is required to show the dates for developing a new Local Plan. Another significant revision is on the Community Infrastructure Levy. Work on this project has been delayed due to concerns surrounding viability of developments and the resulting impact on housing delivery across the Borough should the Community Infrastructure Levy Charging Schedule be introduced.
- 4.4 The LDS sets out which documents will be prepared and in what time frame. The revised LDS (which can be found in Appendix A) provides the scope and further details with regards to each document and includes the Project Chart which outlines the timescales proposed and shows how each document will be progressed over the next 3 years. Below is a summary of the proposed changes which are further explained within Appendix A:
- Local Plan Review including
 - Preferred Options consultation June/July 2016
 - Submission Draft consultation Jan/February 2017
 - Examination June 2017
 - Adoption October 2017
 - Community Infrastructure Levy Charging Schedule, to be prepared in tandem with the Local Plan
 - Neighbourhood Planning,
 - Boxted – Plan Area adopted in October 2012
 - Myland – Plan Area adopted in January 2013,
 - West Bergholt – Plan Area adopted in July 2013
 - Wivenhoe – Plan Area adopted in July 2013,
 - Stanway – Plan Area adopted in June 2014
 - Tiptree – Plan Area adopted in February 2015
 - Eight Ash Green – Plan Area adopted in June 2015
 - Copford – Plan Area adopted in August 2015
 - Marks Tey – Plan Area adopted in September 2015
 - Revised timetable for the preparation of the Planning Obligations SPD to be prepared in tandem with the Local Plan and CIL
 - Evidence base documents and updates which will be necessary to support the Local Plan Review,
 - Changes to the text of the LDS to reflect the range of documents outlined above.
- 4.5 In earlier versions of the LDS, the Council was required to specify details of each Supplementary Planning Document (SPD) intended to be produced. Changes to the Regulations no longer require Supplementary Planning Documents to be included on the LDS. Currently, the only SPD programmed for the next three year period is one on Planning Obligations. This has been shown to demonstrate the links between all the documents which contribute to the Colchester Local Plan. Future additional SPDs as well as further guidance notes and development brief documents may however be produced by the Spatial Policy Team without formal modification of the LDS because of their non-statutory status in the decision making process.

5. Proposals

- 5.1 Members are requested to agree the revised timetable in the LDS for the period 2016-2019 as detailed on the project chart found in Appendix A of this report.

6. Strategic Plan References

- 6.1 The Strategic Plan Action Plan includes a commitment to make Colchester a vibrant, prosperous, thriving and welcoming place. The new Local Plan will contribute to the attainment of this commitment through new development, conservation and regeneration.

7. Consultation

- 7.1 Public consultation on the LDS is not specifically required by the Regulations. Each document highlighted on the LDS will be subject to specific public consultation in line with the statutory regulations at the appropriate time.

8. Publicity Considerations

- 8.1 Attention could well be focused on plans listed in the LDS resulting in publicity for the Council.
- 8.2 Consultation on the plans referred to in the LDS will be publicised on the Colchester Borough Council website and by press release. Notification will also be sent to people and companies on the Council's Local Plan consultation database at the start of every public consultation period.

9. Financial Implications

- 9.1 The financial implications of the LDS are included within the budget which has been allocated for the review of the Local Plan including updating of evidence based documents, consultation and examination.

10. Equality, Diversity and Human Rights implications

- 10.1 An Equality Impact Assessment has been prepared for the Local Development Framework and is available to view on the Colchester Borough Council website by following this pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.
- 10.2 There are no particular Human Rights implications.

11. Community Safety and Health and Safety Implications

- 11.1 None

12. Risk Management Implications

- 12.1 Revision of the LDS will contribute to ensuring that the Local Plan is produced within the agreed timescales and will reduce the risk of inappropriate development being permitted.

Supporting Documents:

Appendix A – Colchester Borough Council LDS 2013-2016

Colchester's Local Development Scheme 2016 – 2019

December 2015

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1. Introduction

The Local Development Scheme (LDS) sets out the council's timetable for adopting new plans to guide development in the Borough. This LDS covers the period 2016 to 2019.

Colchester Borough Council first adopted a Local Development Scheme (LDS) in May 2005 with various revisions published since then. The latest revision was in September 2013 which this current version (December 2015) 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 the Localism Act 2011, section 111 which amended section 15 of the 2004 Planning and Compulsory Purchase Act and is supported by the Town and Country Planning (Local Planning) (England) Regulations 2012.

Documents to be produced

The Local Development Scheme 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.

Review of the LDS

Progress of the scheme is reviewed annually as part of the Colchester Borough Council Authority Monitoring Report (usually published each 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 the end of 2019.

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

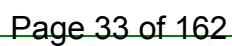
Local Plans need to be in conformity with national policy as set out in the National Planning Policy Framework (March 2012), with further guidance in the regularly updated Planning Practice Guidance available online. <http://planningguidance.planningportal.gov.uk/>

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

For minerals and waste matters, Essex County Council are the authority responsible for production of the Waste and Minerals Local Plans, which form part of the Development Plan. At present the adopted plan for Essex is; The Essex Minerals Local Plan (2014)
Waste Local Plan (2001) (pre-submission consultation for Revised Waste Plan programmed for early 2016)

More details on the waste and minerals development document can be found on the Essex County Council website www.essex.gov.uk following the links from planning to minerals and waste policy.

Local Development Scheme 2016 - 2019



Phasing of work for Local Plan documents

The Project Chart at the front of this document shows the main milestones as set out in the Regulations for the production of each of the documents we intend to prepare in the next three years. The table below sets 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 circumstance and/or Government policy.

The Town and Country Planning (Local Planning) (England) Regulations 2012 came into force on 6 April 2012 and provide the guidance for the production of Local Plans and associated documents in England.

New Local Plan

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 2032 and beyond. An Issues and Options consultation was carried out in January/February 2015, with Preferred Options consultation programmed for summer 2016 and adoption in 2017.

Community Infrastructure Levy

Colchester Borough Council expects to progress adoption of a Community Infrastructure Levy Charging Schedule in tandem with the Local Plan. Adoption of a Charging Schedule will allow the Council to charge a standard levy to some developments to fund additional infrastructure.

Neighbourhood Planning

The Localism Act 2011 and the publication of the NPPF in March 2012 placed greater emphasis on developing plans at the local level through Neighbourhood Planning. Neighbourhood Plans are to be produced by local communities and once complete (subject to examination and local referendum) they can become part of the local authorities' development plan and have a significant influence on the future growth and development of particular areas.

The first stage of developing a Neighbourhood Plan is to designate a neighbourhood area. A number of parishes in Colchester have now 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.

Area	Date Area agreed	Current Stage
Boxted	October 2012	Preparation of submission plan
Myland and Braiswick	January 2013	Preparation of submission plan
West Bergholt	July 2013	Preparation of draft plan

Wivenhoe	July 2013	Preparation of draft plan
Tiptree	February 2015	Preparation of draft plan
Stanway	June 2014	Preparation of draft plan
Eight Ash Green	June 2015	Preparation of draft plan
Copford	August 2015	Preparation of draft plan
Marks Tey	September 2015	Preparation of draft plan

Supplementary Planning Documents

Supplementary Planning Documents supplement 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 SPD's 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 consultations. In earlier versions of the LDS, the Council was required to specify details of each Supplementary Planning Document intended to be produced. Changes to the Regulations no longer require Supplementary Planning Documents to be included on the LDS. Currently, the only SPD programmed for the next three year period is one on Planning Obligations. Future additional SPDs may however be produced by the Spatial Policy Team, if approved by Local Plan Committee, without formal modification of the LDS because they do not form part of the development plan. Appendix 1 lists the existing SPD documents and the proposed Planning Obligations SPD.

Other Local Development Documents

Statement of Community Involvement (SCI)

The Statement of Community Involvement (SCI) 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. In January 2013 a further revised SCI was published for consultation which focused primarily on consultation procedures for planning applications. The latest SCI revision was adopted in March 2013 following consideration of the consultation responses.

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

The Authority Monitoring Report (AMR) is published each December to show progress with Local Plan targets.

Adopted Guidance Notes

Guidance notes and other documents are produced as required by the Council to assist in explaining 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. They may also contain site specific guidance. The current Guidance Notes are listed in Appendix 1 and information on additional guidance will be added as it is completed to the Council's Adopted Guidance webpage.

This chart illustrates the amount of time assumed to be required for each phase of plan making. (Please note the timings below are indicative only and reference should be made to the LDS Project Chart and profiles for specific details and timescales)

Stage	How long?	Notes	Related Regulation (2012)	
Project work	6 months	Preparation of evidence base and other supporting information before the first publication of a Local Plan document and Sustainability Appraisal Scoping Report.	Regulation 18	
Member approval	1 month	Approval of evidence base and first consultation documents.		
Consultation	2 months	Public participation and Sustainability Appraisal Scoping Report.	Regulation 19	
Project work	3-6 months	Analysis of consultation results. Results feed into preparation of a further revision to a Local Plan document and Final Sustainability Appraisal.		
Member approval	1 month	Approval of evidence base and a further consultation document if required.		<u>Optional</u> Depending on their content, some DPDs may not require this additional stage of consultation
Consultation	2 months	Public participation and Sustainability Appraisal.	Regulation 19	
Project work	3-6 months	Analysis of consultation results and amendments to the draft DPD.		
Member approval	1 month	Approval of Local Plan document which is to be published prior to submission to Secretary of State.		

Publication Consultation	2 months	Publish final version of the Local Plan document. Invite representations for a period of six weeks.	Regulation 19
Submission		Submit final version of Local Plan document, Sustainability Appraisal, and a summary of representations to Secretary of State and GO.	Regulation 22
Preparatory work	2-4 months	Publish details of the examination six weeks beforehand. Unable to make changes to the document before the examination. Hearing statements to be prepared in accordance with deadline set by inspector.	Regulation 24
Examination	1 month	Independent examination takes place.	Regulation 24
Inspector's Report	2 months	Receive the inspector's report (including modifications) and publish the recommendations.	Regulation 25
Adoption		Publish the final DPD and adoption statement.	Regulation 26

4. Local Plan Documents to be prepared during 2016 to 2019- 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

Subject and Scope	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.
Geographical area	All Colchester Borough
Status	Local Plan document
Chain of conformity	Must be in conformity with the National Planning Policy Framework.
Timetable for production	
Document preparation-overall timeframe including work to date	January 2014 – October 2017
Member approval –Preferred Options	June 2016
Consultation on Preferred Options and Sustainability Appraisal	June- July 2016
Member approval – Submission Draft	December 2016
Publication Draft of Local Plan document and Sustainability Appraisal for consultation	January/February 2017
Submission of DPD and summary of comments received to Secretary of State	March 2017
Independent examination	June 2017
Inspector's report	September 2017
Adoption	October 2017
Production arrangements	Led by Spatial Policy group; 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.
Timetable for review	The Local Plan Full review will set the overall spatial strategy for the Borough and will be reviewed within 5 – 10 years of adoption.

Strategic Growth Development Plan Document(s)

Subject and Scope	This document(s) will include policies and allocations to support strategic allocations for new development.
Geographical area	As specified in the Local Plan
Status	Local Development Plan Document
Chain of conformity	Must conform with the broad allocations in the Colchester Local Plan and the relevant Local Plan of adjacent local authorities if appropriate. The plan will update the allocations for the relevant area of the Borough. .
Timetable for production	
Document preparation	
Member approval –Issues and Options	December 2016
Consultation on draft document and sustainability appraisal scoping report	January/February 2017
Member Approval – Preferred options	December 2017
Publication and 6 week consultation	January 2018
Member Approval – Submission document	June 2018
Pre-Submission consultation	June/July 2018
Submission of DPD and summary of comments received to Secretary of State	September 2018
Independent examination	November 2018
Inspector's report	January 2019
Adoption	February 2019
Production arrangements	Spatial Policy group in CBC will lead with input from internal CBC service groups, adjacent local authorities and Essex County Council as appropriate. The SCI has determined how external parties and members of the public will be involved.
Timetable for review	The Authority Monitoring Report (AMR) will assess the effectiveness of the policies and allocations.

Community Infrastructure Levy

Subject and Scope	Community Infrastructure Levy
Geographical area	Colchester Borough
Status	CIL charging schedule, governance arrangements, implementation plan, installment policy and other associated documents
Chain of conformity	Must conform with Local Plan as well as the NPPF.
Timetable for production	
Previous consultation on draft documents	July – September 2011 and November – December 2011
Member Approval of draft Schedule	February 2016
Publication and 6 week consultation	March/April 2016
Submission of Charging Schedule and summary of comments received to Secretary of State	March 2017 to align with Local Plan submission timeframe
Independent examination	June/July 2017
Inspector's report	September 2017
Adoption	October 2017
Production arrangements	Spatial Policy group. Input from internal CBC service groups and Essex County Council as required.
Timetable for review	It is anticipated that the regulation 123 list (infrastructure items) will be reviewed and updated as required on an annual basis. The charging schedule and other CIL documents will be reviewed as required. The Annual Monitoring Report (AMR) will assess the effectiveness of CIL charges.

Authority Monitoring Report

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

Supplementary Planning Documents to be adopted

Planning Obligations SPD	
Title	Planning Obligations SPD
Role and content	To provide further details on the collection of the planning obligations received by the Council as a result of planned developments across the Borough.
Status	SPD
Chain of conformity	The SPD will support the policies within the Local Plan and the Community Infrastructure Levy
Geographic coverage	Whole Borough
Timetable and milestones in months:	<ul style="list-style-type: none"> • Member approval for consultation – Feb. 2016 • Public consultation –March/April 2017 • Adoption to align with Local Plan and CIL– October 2017
Arrangements for production	Colchester Borough Council (CBC) to lead with significant input from Essex County Council. Public consultation to include a press release, advertisement and letters/emails.
Post production - Monitoring and review mechanisms	CBC to monitor after adoption through a review of planning applications.

5. Evidence Base

The 'evidence base' is a key feature of the Colchester Local Plan. It seeks to ensure 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 (eg. the Colchester Borough Council's Strategic Plan and other service strategies).

Each document will be made publically available at the appropriate time in the process, usually on the Council's website (www.colchester.gov.uk). All 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.

The table on the following pages identifies the reports and studies that will be used to provide a robust and credible evidence base for the Local Plan. This list will be added to if additional work is required.

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 as needed.

Documents to be produced as Evidence Base for Local Plan Documents

Title	Purpose and Scope	Timescale and review
Strategic Environmental Assessment & Sustainability Appraisal	To provide sound evidence base for all documents (except some guidance notes).	Sustainability Appraisal work will be undertaken alongside the formulation of policy documents.
Townscape Character Study	To provide a sound basis for the SHLAA and built environment policies.	Completed June 2006.
Strategic Housing Land Availability Assessment	To provide evidence for housing land availability and distribution in relation to Local Plan requirements.	Completed Dec. 2015
Strategic Housing Market Assessment (SHMA)	Joint study with Braintree, Tendring and Chelmsford Councils. This updates the SHMA for Colchester undertaken in 2008. It assesses local housing markets and provides evidence on Objectively Assessed Housing Need.	Completed July 2015. Further work on Affordable Housing need completed Dec. 2015.
Employment Land Needs Assessment	The study looks at existing sites and future needs to at least 2032.	Completed January 2015
Retail study	The study analyses retail catchment areas and capacity to assess shopping patterns and assess the future capacity for retail floorspace in the Borough	Report completed March 2013
Infrastructure Delivery Plan	To assess capacity and requirements for infrastructure to support growth to 2032	Work to be completed in phases- initial work to inform Preferred Options June 2016, further phase to inform submission document January 2017
Landscape Character Assessment	To provide evidence for countryside strategies and housing allocations.	Assessment completed November 2005.
Haven Gateway Green Infrastructure Study (HAGGIS).	To ensure there are sufficient open space, sport and recreational facilities, that they are in the right places, are of high quality, attractive to users and well managed and maintained.	Study completed April 2008.
Colchester Green Infrastructure Study	To provide additional detail at the local level	Work completed in October 2011.
PPG17 Study	To assess provision and requirements for open space and indoor/outdoor recreational facilities to 2021	PPG17 Study completed February 2008.
Sports Pitches and Indoor Sports Facilities Strategy	To update the PPG17 study and assess requirements for playing pitches and indoor sports facilities	July 2015

Strategic Flood Risk Assessment	To update 2007 and recommend mitigation measures	Completed December 2015
Water Cycle Study	To assess provision and need for water and waste infrastructure	Spring 2016
Transport Model for Colchester	To enable area-wide traffic and public transport modelling to take place including the future traffic scenarios to be predicted and transport solution to be tested	December 2015
East Transit Corridor study	To investigate options for a high-speed, high-frequency public transport link between the University, East Colchester regeneration area and the Town Centre.	Initial stage of feasibility study complete Nov. 2015
Review of Local Wildlife Sites	Update 2008 review of existing local wildlife sites	Review of 2008 work to be completed December 2015
Historic Environment Characterisation	This project design presents a programme of work to characterise the historic environment of Colchester Borough	Work completed November 2008.
CIL Viability work	To assess the impact of a Community Infrastructure Levy on the viability of schemes across the Borough	Initial work commenced in 2011, further analysis to be complete Jan. 2016
Demographic and Household Projections	To inform decisions on future Borough growth and Objectively Assessed Housing Need. Joint Essex project led by Essex Planning Officers Association	Phase 7 work published May 2015
Essex Wide Gypsy and Traveller Accommodation Needs Assessment	An Essex wide study commissioned by the Essex Planning Officers Association to provide information on the appropriate number of gypsy and traveller pitches to be provided	Completed in Nov 2009. Review completed Summer 2014. Further work underway reflecting national changes.

6. 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. Since the introduction of the Planning and Compulsory Purchase Act 2004, it has been a requirement that an Authority Monitoring Report (AMR) will be published by the end of December each year. 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'.

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

Review of Local Plan Documents

Following the initial adoption of 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.

7. Resources and Risk Assessment

Professional Officer Input

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

The Spatial Policy Team consists of Planning Policy and Transportation Policy, lead by the Place Strategy Manager who will be responsible for the overall project and policy direction. The team also includes a planning policy manager and four planning officers, who will be responsible for various elements of the Local Plan process and policy. Transportation officers will also be heavily involved in the production of the Local Plan, working alongside colleagues from Essex County Council.

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

Commercial Services

Housing Policy,
Enterprise,
Regeneration,
Leisure, Tourism and Cultural services.

Other CBC Services

Development Management,
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)
Consultants have been commissioned to develop elements of the evidence base and this is continuing.

Consultee groups

The Statement of Community Involvement 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.

Risk Assessment

Risks

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
Significant public opposition to plan proposals. Medium Risk	<p>The production of the Local Plan 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>
Inability of PINS to deliver examinations/reports to timetable. Low Risk	<p>The capacity of the Planning Inspectorate is an issue given the demands on its limited resources.</p> <p>There is also uncertainty as to the Governments plans for planning policy.</p> <p>PINS may not be able to provide Inspectors at the appropriate times.</p> <p>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>
Loss/turnover of staff Medium Risk	<p>The Spatial Policy Team have benefitted from low turnover in recent years, but there is currently a national shortage of planning officers.</p>
Financial shortfall Medium Risk	<p>Any review of 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 & Planning Delivery Grant (HPDG) and its Service and Financial Planning process to allow for the preparation of the Local Plan. In the longer term no HPDG funding is available. 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>
Changing Political Priorities Medium Risk	<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>

<p>Legal Challenge</p> <p>Low Risk</p>	<p>A legal challenge may be lodged to any document within six week of adoption. The degree to which this will happen is uncertain due to the untried nature of the system emerging. 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>
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Appendix 1

SUPPLEMENTARY PLANNING GUIDANCE/DOCUMENTS AND PLANNING GUIDANCE NOTES **Status and Programme as at December 2015**

Existing Supplementary Planning Documents

Subject	Approval Date
Extending Your House	November 2005
Provision of Open Space, Sport and Recreational Facilities	July 2006
Backland and Infill Development	December 2010
Community Facilities	September 2009, revised July 2013
Car Parking Standards (ECC)	September 2009
Shop front Design Guide	June 2011
Affordable Housing	August 2011
Cycling Delivery Strategy	January 2012
North Colchester Growth Area	June 2012
Street Services	October 2012
Better Town Centre	December 2012
Sustainable Drainage Systems Design Guide	April 2015

Proposed Supplementary Planning Documents

Planning Obligations Guidance (to align with Community Infrastructure Levy Charging Schedule)	Adoption 2017
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Existing Guidance Notes

Subject	Approval Date
Dedham Village Design Statement	November 2007
Langham Village Design Statement	November 2007
Wivenhoe Town Plan	October 2008
Boxted Joint VDS and Parish Plan	June 2010
Little Horkesley Village Design Statement	August 2010
Myland Design Statement	August 2010
West Bergholt Parish Plan	December 2010
Stanway Joint Design Statement and Parish Plan	March 2011
West Bergholt Village Design Statement	December 2010
Dedham Parish Plan	December 2011

Essex Design Guide and Urban Place Supplement (ECC)	Published 1997 (Design Guide), Urban Plan Supplement (2005)
Dedham Vale AONB Management Plan	2004, revised 2010
Essex County Council Rights of Way Guidance	January 2011
Air Quality Management Guidance Note	August 2012
Tollgate Vision Statement	July 2013
Stanway Southern Sites Access Development Brief	December 2013
Developing a Landscape for the Future	September 2013
Essex County Hospital Design Brief	December 2014
Magdalen Street Development Brief	February 2014
Magdalen Street Sidings Development Brief	August 2014
Archaeology Guidance	October 2015

Local Plan Committee

14 December 2015

Item
10

Report of	Head of Commercial Services	Author	Laura Chase 01206 282473
Title	Authority Monitoring Report		
Wards affected	All		

The Local Plan Committee is asked to approve the Authority Monitoring Report (AMR)

1. Decision(s) Required

- 1.1 To approve the 2014-15 Authority Monitoring Report (AMR) for publication on the Council's website.

2. Reasons for Decision(s)

- 2.1 Until the Localism Act came into effect in April 2012, Section 35 of the Planning and Compulsory Purchase Act required that every local planning authority (LPA) should prepare and publicise an Annual Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDDs) and local plans are being achieved. The Localism Act removed the requirement for local authorities to submit their AMR to Government, but retained a duty for local authorities to monitor policies. The Council accordingly still needs to demonstrate the effects of its policies. In view of the lighter requirements for AMRs, the Council has streamlined its reporting for this year's AMR. The report accordingly focuses on key indicators and has consolidated background information in tables, which is considered to have the advantage for users of being more concise and easier to use. Guidance now refers to monitoring reports as 'Authority Monitoring Reports' rather than 'Annual Monitoring Reports', so the report has been rebadged with this revised title.

3. Alternative Options

- 3.1 There are no alternatives as the Council needs to provide an annual source of information on the delivery of its planning functions.

4. Supporting Information

- 4.1 The Authority Monitoring Report (AMR) provides key information that helps the Borough Council and its partners to evaluate planning policies in the context of current trends and delivery levels. The full

report covering the period April 2014 to March 2015 is attached as Appendix 1 and will be available to view on the council's website www.colchester.gov.uk and upon request to the Planning Policy team.

- 4.2 As part of the Localism Act, authorities can now choose which targets and indicators to include in their monitoring reports as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the Council's planning service with the local community. The format of this AMR accordingly is designed to clearly demonstrate how the Council is meeting targets and indicators arising from the adopted policies contained in its Local Plan and provide information that can be used in reviewing the plan. The AMR also has a wider role in helping the Council and its partners monitor the success of infrastructure delivery plans such as the Integrated County Strategy, and can also be used by other agencies wishing to amend their plans and actions. The AMR also includes information on how the Council is working with partners to meet the duty to co-operate on cross-boundary strategic matters.
- 4.3 The AMR is divided into a number of Key Themes covering progress in meeting Local Plan policy aspirations across a variety of areas. Key findings include:
- The total number of applications received between 1 April 2013 and 31 March 2014 was 1,548 which is a small increase on last year's total of 1,521 but is well below the pre-recession figure of 2,015 in 2007-08. 86% of minor applications were decided within 8 weeks, compared to 80% in the previous year. Performance in the 'major applications' category was up to 88% compared to 90% in the previous year and 68.6% in the year before that. This improvement reflects successes in the Council's implementation of project management measures for applications, including pre-application advice and Planning Performance Agreements which will enhance consistency and quality in processing applications. 'Other applications' also exceeded the 80% national target with 90.7% being achieved, matching the rates of the previous two years.
 - The housing trajectory included in this report shows that a net of 943 homes were built between 1 April 2014 and 31 March 2015. This is an increase on the previous year's total of 725 and indicates housing delivery is recovering from the earlier recessionary period.
 - The net housing completion figures demonstrate a good performance when considered in context of the national recessionary climate and when compared to other local authorities in Essex. The table in the Overview section of the AMR providing Essex Local Authority Housing Delivery figures shows that Colchester has out-performed all other Essex authorities in recent years.

- In line with national guidance on Objectively Assessed Need, the Council will now be developing a new Local Plan based on updated evidence of housing need and viability. Initial work that will inform the Council's new Objectively Assessed Need target indicates 920 new dwellings per annum over 20 years would be required across the Borough. New housing targets will be matched with additional allocations as part of the plan-making process. It is important to bear in mind, however, that even if the Council can ensure there is an adequate supply of housing land, economic viability considerations and market conditions influence actual delivery figures.
- 259 affordable housing units were delivered during 2014-15; 248 of these were affordable rent and 11 were intermediate tenure or shared ownership. This amounts to 35.4% of all new homes delivered. The comparable figures for the previous two years were 103 (14.2%) in 2013/14 and 133 (21.6%) in 2012/13. This year's higher total reflects the completion of several affordable only schemes including Ilex Close, Hawkins Wharf and the Council's new build programme.
- Approximately 93% of new and converted dwellings were on previously developed land. This is an increase from last year's total of 84%, and equals the figure from the 2012/13 total of 93%.
- The Council worked with other districts to produce an Essex Gypsy and Traveller Accommodation Assessment (GTAA) to help provide an assessment of current provision and future need for pitches in the Borough (published in July 2014, with September 2014 revisions.) The GTAA established that Colchester had 12 local authority pitches at Severalls Lane, 15 private pitches, and one site where the use was tolerated and considered lawful due to the length of time it had occurred. Council monitoring established that in January 2014 there were 43 caravan/mobile units, including 17 on the Local Authority Site on Severalls Lane. The development of new policies and allocations for gypsies, travellers and travelling showpeople will be guided by the 2014 Gypsy and Traveller Accommodation Assessment. It found that the Council will need to provide 15 further pitches to meet demand to 2033.
- The Borough has seen moderate amounts of new development over the last few years, mainly relating to industrial and storage and distribution uses (planning use classes B1(c), B2 and B8) uses and driven by a small number of large developments. At the same time, the Borough has been losing significant amounts of B class space, to the extent that net development rates have been negative in recent years. This has also been driven by a handful of large redevelopments such as the Flakt Woods development which involved the movement of the company to smaller new premises at Cuckoo Farm. This year, totals continued to be significantly affected

by the 2013 introduction of permitted development rights to change office use to residential. There has been a net loss of 10,938 square meters of employment floorspace across the Borough from planning permissions issued in the monitoring period, of which 5,269 square meters of office floorspace was permitted to change to residential use.

- While AMR figures show limited commercial activity within the Town Centre, the redevelopment of the Williams and Griffins department store and Lion Walk shops points to investor confidence in the longer term prospects of the Town Centre. Additionally, the commercial property market for existing Town Centre property is buoyant.
- The challenging issue of transportation is being tackled through a number of approaches including new transport infrastructure (i.e. the final phase of the Northern Approach Road, introduction of the Park and Ride, and improved cycle routes such as the Braiswick link to Colchester station) as well as behavioural change measures such as travel plans, which support shifts away from car-based means of transport.
- Under the Local Authority Carbon Management scheme, a target was set to reduce carbon emissions by 40% from 2008 baseline data by 2020. Target emissions reductions are currently 38% less than 2008 baseline levels, primarily because many of the more easy to implement initiatives have been implemented. The challenge now for Colchester is to develop a new carbon management plan that identifies more innovative and creative ways to continue to reduce carbon emissions by 2020, while factoring in the effects on emissions of predicted population growth in the Borough over the same period.
- The AMR shows that there was no loss/damage to Scheduled Monuments, Sites of Special Scientific Interest or (SSSIs), Local Wildlife Sites, key community facilities or loss of designated allotment sites..

5. Proposals

- 5.1 It is proposed that the Committee agree to adopt and publish the Authority Monitoring Report.

6. Strategic Plan References

- 6.1 Effective strategic planning supports the Strategic Plan Action Plan which includes a commitment to make Colchester a vibrant, prosperous, thriving and welcoming place.

7. Consultation

- 7.1 The Authority Monitoring Report considers the effectiveness of Local Plan policies which have been through a comprehensive consultation programme as set forth in the Council's Statement of Community Involvement (SCI).

8. Publicity Considerations

- 8.1 The AMR provides a wealth of statistical information on the Borough which should warrant press attention.

9. Financial Implications

- 9.1 There are no direct financial implications. The AMR, however, provides evidence to evaluate the effect of wider economic influences on Council planning policies and highlights the potential for the Council to benefit from Government funding linked to housing delivery.

10. Equality, Diversity and Human Rights Implications

- 10.1 An Equality Impact Assessment has been prepared for the Local Development Framework and is available to view by clicking on this link:-

<http://www.colchester.gov.uk/article/4962/Strategic-Policy-and-Regeneration>

or go to the Colchester Borough Council website

www.colchester.gov.uk and follow the pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Equality and Diversity > Equality Impact Assessments > Strategic Policy and Regeneration and select Local Development Framework from the Strategic Planning and Research section.

- 10.2 There are no particular Human Rights implications.

11. Community Safety and Health and Safety Implications

- 11.1 None

12. Risk Management Implications

- 12.1 Monitoring policies to ensure their effectiveness is intended to reduce the risk of inappropriate development. It will provide consistent advice to landowners, developers, officers, Councillors and members of the public.

14. Disclaimer

- 14.1 The information in this report was, as far as is known, correct at the date of publication. Colchester Borough Council cannot accept responsibility for any error or omission.



AUTHORITY MONITORING REPORT **2015**

December 2015



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Commercial Services
Spatial Policy
Colchester Borough Council
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All references to the county of Essex are to Essex as it is currently constituted i.e. without the unitary authorities of Southend-on-Sea and Thurrock.

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1. INTRODUCTION

1.1 Background to the Report

This Authority Monitoring Report (AMR) contains information about the extent to which the Council's planning policy objectives are being achieved. The report covers the period from 1 April 2014 to 31 March 2015.

1.2 Introduction

The Localism Act removed the requirement for local planning authorities to produce an annual monitoring report for Government, but they did retain an overall duty to monitor policies. Authorities can now choose which targets and indicators to include in their monitoring reports as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the Council's planning service with the local community. The monitoring report also needs to demonstrate how councils are meeting the requirement to cooperate with other authorities on strategic issues. The format of this AMR accordingly has been revised and shortened from previous years to reflect the greater flexibility allowed for these reports and to present a more concise summary of key indicators.

Information on the timetable for preparation and adoption of plan documents is contained in the Local Development Scheme which is updated on a regular basis, most recently December 2015. The overall strategic policies for Colchester contained in the [Core Strategy](#) were found to be 'sound' by a Government-appointed Inspector and the Document was adopted by the Council in December 2008. Two further Local Development Documents, [Development Policies](#) and [Site Allocations](#), were found sound and adopted in October 2010. The AMR also reports progress on the Neighbourhood Plans now underway in a number of neighbourhoods across the Borough.

The Council completed a limited Focused Review of policies within the Core Strategy and Development Policies documents to revise selected policies that conflicted with some aspects of the National Planning Policy Framework but could be reworded to comply without significant additional evidence base work. The Focused Review was adopted by the Council in July 2014 following completion of the examination process. The Council is now undertaking a full review of its policies and allocations leading to the adoption of a new Local Plan, which is programmed for 2017. An initial Issues and Options consultation was carried out in January/February 2015 and the Council is now preparing a Preferred Options document for consultation in mid-2016.

1.3 Monitoring Information

This report includes information on the progress the Council is making on a number of key areas. The information provided reflects the monitoring requirements set forth in the Localism Act 2010, the National Planning Policy Framework and associated regulations and guidance. The format this year has been streamlined this year to focus on key areas of delivery, in line with guidance highlighting the importance of monitoring progress in plan making and in assessing the success of policies concerned with delivery of housing and employment development. Additionally, the AMR includes relevant measurable indicators for the thematic areas covered by the

Local Plan of transport and accessibility; environment and rural communities; and energy, resources, waste water and recycling.

1.4 Duty to Cooperate

The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the local planning authority's monitoring report must give details of what action has been taken during the monitoring year to satisfy the duty to cooperate.

CBC has met this requirement by holding a number of meetings on cross-border, sub-regional and regional issues with relevant stakeholders. These include district councils, the County Council, Essex-wide bodies such as the Essex Planning Officers' Association and Essex Chief Executives' Association, and the Haven Gateway Partnership covering north-east Essex and south-west Suffolk. CBC signed a Memorandum of Understanding with Essex University, Tendring District Council and Essex County Council in April 2014 which sets out a framework for collaboration on employment and training opportunities, growth and improved infrastructure.

More specifically, the Council has met the duty to cooperate in the process of plan-making by meeting with adjacent authorities and infrastructure providers to begin production of a new Local Plan. As part of the initial evidence gathering work for the Local Plan, the Council has been meeting with providers of key infrastructure to identify any major constraints or issues to consider in the generation of growth options and the identification of a preferred option. The Council has spoken to providers of roads, rail network and rail services, bus services, education, health, water and sewerage, environmental protection, electricity, and gas.

Cooperation around the production of an evidence base has included the Council's participation in Essex-wide work on population forecasts and on a Gypsy and Traveller Accommodation Assessment. The Council jointly commissioned work to establish an Objectively Assessed Housing Need target along with Braintree, Brentwood, Chelmsford and Tendring to provide a consistent approach to the development of identifying housing need across local authority boundaries.

Discussions with adjacent authorities have included consideration of how potential cross-boundary settlements should be handled, including the potential for development of settlement based on Garden Settlement principles. The Council expects to address any cross-boundary proposals through the preparation of joint planning documents. The Council will maintain a record of its actions satisfying the duty to cooperate on strategic issues which will be submitted as part of the plan examination process.

1.5 Statistical Profile of Colchester

Indicator	Number	Source
HOUSING		
Number of dwellings	78,383	Valuation Office Agency
Affordable Homes delivered for the year 2014 - 15	259	CBC
Average household size (persons)	2.33	2011 Census
Average household price (£)	229,556	Hometrack
Lower quartile house price (£)	154,000	Hometrack
Empty properties	There were 1,486 empty properties as at 24 th April 2015	CBC
Households on the Housing Register	As at 31 st March there were 3,952 households	Gateway to Homechoice
Homelessness households	For the year 2014 -15 CBC accepted a homeless duty for 253 households	CBC
Households in temporary accommodation	As at 31 st March 2015 there were 147 households in temp acc.	CBC
Further information on housing in Colchester	Colchester Housing Strategy	http://www.colchester.gov.uk/housingstrategy
EMPLOYMENT		
Economically active population	98,300 (Jul 2014 – Jun 2015)	Annual Population Survey, ONS
In employment	96,500 (as above)	As above
Total employees	80,700 (as above)	As above
Self-employed	15,800 (as above)	As above
Unemployed (model-based)	4,100 (as above)	As above
JSA claimants	1,128 (October 2015) (1.0% of the resident population aged 16-64)	ONS Jobseeker's Allowance with rates and proportions, Nomis, ONS
Economically inactive population	18,700 (Jul 2014 – Jun 2015)	Annual Population Survey, ONS
Employed workforce composition:		
• Full-time employees	49,191 (2014)	Business Register and Employment Survey, ONS
• Part-time employees	29,376 (2014)	As above
• Working owners	2,300 (2014)	As above
Jobsdensity	93,000 (2013) or 0.81	ONS jobs density, Nomis.

Number of businesses (total)	6,620 Enterprises (2015), accounting for 7,905 "Local units"	Inter Departmental Business Register (ONS)
Visitor trips	5,169,000 Day visits 262,000 Staying visitor trips And 939,000 Staying visitor nights	Cambridge Economic Impact Model analysed by The South West Research Company Ltd (2014).
Educational achievement	65% of Colchester school students achieved 5 or more GCSEs at A*-C in 2012/13	Colchester Borough Local Profile, ECC (Insight and Analysis).
Further information on Colchester's economy	Colchester Economic Strategy	http://www.colchester.gov.uk/article/11571/Colchester-Economic-Development-Strategy-2015---2021
ENVIRONMENT		
Area of Ancient Woodland	568 ha.	Ancient Woodland Inventory
Number of houses at risk from surface water flooding within Critical Drainage Areas		Surface Water Management Plan 2013
Number of Neighbourhood Plans under preparation	9	Colchester Borough Council
Number of Air Quality Management Areas	4	Colchester Borough Council
Number of Conservation Areas	22	Colchester Borough Council
Number of Listed Buildings	2,056	Essex County Council
Buildings at Risk	36	Essex County Council
Number of Historic Parks & Gardens	4	Historic England
Nationally designated sites Special Sites of Scientific Interest (SSSIs)	8 SSSIs- Abberton Reservoir, Marks Tey Pit, Roman River, Upper Colne Marshes , Wivenhoe Pit, Colne Estuary, Bullock Wood, Tiptree Heath, Cattawade Marshes Upper Colne Marshes Colne Estuary	www.magic.gov.uk
Area of Outstanding Natural Beauty (AONB)	Dedham Vale AONB	www.magic.gov.uk
Internationally Designated Sites	Essex Estuaries Special Area of Conservation – 46,410ha	www.magic.gov.uk
	Abberton Reservoir Special Area of Conservation	www.magic.gov.uk

	Colne Estuary Mid Essex (Phase 2) Special Protection Area – 2719ha	www.magic.gov.uk
	Abberton Reservoir Special Protection Area -718ha	www.magic.gov.uk
	Blackwater Estuary (Mid Essex Coast Phase 4) Special Protection Area – 4,403ha	www.magic.gov.uk

1.6 Planning Applications

The level of planning applications provides a useful backdrop against which the effects of policies can be considered.

Planning Applications from 1 April 2014 to 31 March 2015	
The total number of applications determined	1548 including 53 majors
The number of applications approved	1376
The number of applications refused	172
The number of appeals made	42
The number of appeals allowed	11 (1 Partial, 2 Withdrawn & 28 Dismissed)
The number of departures	3(for determinations within the period)

The total number of applications received between 1 April 2014 and 31 March 2015 of 1548 shows a very slight increase on last year's total of 1,521, but is below the pre-recession figure of 2,015 in 2007-08. Decision rates show continuing improvement with 86% of minor applications decided within 8 weeks compared to 80% in the previous year and 75.3% in the year before that. Performance in the 'major applications' category was at 88% compared to 90% in the previous year and 68.6% in the year before that. This improvement reflects successes in the Council's implementation of project management measures for applications, including pre-application advice and Planning Performance Agreements which enhance consistency and quality in processing applications. 'Other applications' also exceeded the 80% national target with 90% being achieved, matching the rates of the previous two years.

2. 2015 AMR PROGRESS ON PLAN PREPARATION

2.1 The published LDS sets out the programme for plan preparation between 2013-2016. (available on the Council's website, www.colchester.gov.uk/localplan and the project chart is available in Appendix D to this report). The table below summarises the progress of the documents in that LDS and identifies any relevant updated key milestones. A revised LDS will be published alongside this AMR which will reflect the current programme for plan preparation. It also includes information on the evidence base documents used to inform plan preparation, including timetables for their production and updating. Table 1 below also reflects any additional plans which are now programmed for preparation as part of the Development Plan as indicated in the revised LDS.

2.2 A number of Neighbourhood Plans are listed with key milestones during the 12 months between December 2014 and December 2015. The programmes for a number of these have changed for various reasons which have impacted on progress during the AMR period. Table 1 summarises the current position on these NHPs together with additional NHPs which have been designated in the last 12 months.

TABLE 1

Development Plan Document	Progress / Current stage Comments	Target Date / key milestones
Local Plan Focussed Review	Adopted July 2014	
New Local Plan	Issues & Options Consultation Feb / March 2015	Preferred Options Draft and Consultation June / July 2016
Community Infrastructure Levy	Draft Schedule / Delay to align with the New Local Plan	Consultation on Draft Schedule 2016
Planning Obligations SPD	Draft to align with New CIL	Consultation Draft 2016
Statement of Community Involvement (SCI)	Revised and Adopted 2013. Review built into LDS but not carried out as Adopted SCI remains compliant with NPPF and current legislation not need for Review.	No Review programmed unless legislative changes render the current SCI not fit for purpose.
Stanway Master Plan	Other Guidance Documents including Southern Sites Access Development Brief (December 2013) and Tollgate Vision Statement	Included with the Local Plan (Preferred Options Consultation Draft 2016)

	(July 2013) cover key elements. The New Local Plan will review and update policy context as appropriate for this area.	
North Station Master Plan	Draft prepared, delay to enable full review as part of the New Local Plan	Included with the Local Plan (Preferred Options Consultation Draft 2016)
Strategic Growth DPD(s)	Planning Framework Document(s) related to strategic growth areas will need to be aligned with New Local Plan and comply with Duty to Co-operate with neighbouring authorities.	Align with the Local Plan (Preferred Options Consultation Draft 2016)

2.3 Neighbourhood Plans

Since the last NHP there have been 5 further NHP areas designated and one withdrawn. These are included in the table below, together with a summary of progress on the NHPs identified in the LDS.

Neighbourhood Plan	Area Designated Progress / Comments	Current stage Target Date / key milestones
Boxted	October 2012	
Messing	Withdrawn by NHP Forum July 2015	N/A
Myland and Braiswick	January 2013	Submission 2015/16
West Bergholt	July 2013	Draft Plan 2016
Wivenhoe	July 2013	Draft Plan 2016
Tiptree	February 2015	Draft Plan 2016
Stanway	June 2014	Evidence gathering / Consultation 2016
Eight Ash Green	June 2015	Evidence gathering / Consultation 2016
Copford	August 2015	Evidence gathering / Consultation 2016
Marks Tey	September 2015	Evidence gathering / Consultation 2016

3. Key Theme: HOUSING INDICATORS

3.1 Colchester's adopted Core Strategy provided that the Borough needs to allocate and build 19,000 homes between 2001 and 2023, an average of 830 homes a year. In line with national policy contained in the 2012 National Planning Policy Framework, the Council is required to ensure sufficient housing land is supplied to meet local housing needs. The Council will be developing a new Objectively Assessed Need target which will take into account the requirements of national policy and will ensure the Borough provides a 5 year supply of specific deliverable sites and identifies a supply of specific developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. Work completed to date indicates that the basis for setting a housing target is an annual figure of 920 units a year ([OAN Study](#), July 2015). This target will be subject to further revision over the coming year to take account of additional factors including market conditions, development capacity issues, cross-boundary unmet need and affordable housing requirements.

3.2 The majority of the housing programmed for delivery in the 2001-2023 period has already been accounted for by previous Local Plan allocations, housing completions and planning permissions. Colchester delivered 12,644 new homes between 2001/02 and 2014/15 at an average rate of 903 dwellings per year.

3.3 The housing trajectory included in this report shows that a net of 943 homes were built between 1 April 2014 and 31 March 2015. This is an increase on last year's year's total of 725 and indicates housing delivery is recovering from the earlier recessionary period and returning to pre-2008 market conditions.

3.4 The variations in yearly delivery figures can be smoothed out by considering the average over the last 5 years. This 5-year average figure for Colchester of 794 is below the current estimated target of 920 for the forthcoming 15-year period but is still considered to be acceptable given that the housing market is still recovering from the recent economic downturn. In the context of delivery rates across other Essex authorities, Table 2 illustrates that Colchester continues to demonstrate high delivery rates.

Essex Local Authority Housing Delivery

Authority	2010/11	2011/12	2012/13	2013/14	2014/15	Total	Current Local Plan Annual Build Target
Basildon	182	700	622	119	679	2302	540
Braintree	448	301	176	182	409	1516	282
Brentwood	394	132	213	105	159	1003	233
Castle Point	110	56	75	168	202	611	200
Chelmsford	233	235	274	471	826	2039	800
Colchester	673	1012	617	725	943	3970	920
Epping Forest	368	304	115	299	229	1315	160
Harlow	116	384	152	74	201	927	400
Maldon	37	91	119	74	69	390	294
Rochford	42	93	43	243	n/a		200
Southend	183	328	254	NA	n/a		325
Tendring	217	232	244	209	276	1178	400
Thurrock	288	343	311	323	309	1574	930
Uttlesford	298	518	545	388	466	2215	497
Totals	3589	4729	3760				6091

Information Source – Essex County Council, Spatial Planning, Colchester BC

3.5 Colchester's build rate reflects the Council's willingness to work with developers to bring schemes forward, including a flexible approach to scheme cost appraisals. The Council accordingly expects to be able to continue a high rate of delivery and to achieve a target around the 920/year figure over the plan period.

Housing Indicator 1	Housing Trajectory 2014-2015	Indicator for Core Strategy Policy H1
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3.6 A net of 943 homes were built between 1 April 2014 and 31 March 2015.

The housing trajectory is updated each year and illustrates:

- I. The number of net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
- II. The number of net additional dwellings for the current year;
- III. The projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
- IV. The annual net additional dwelling requirement; and
- V. The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.

COLCHESTER BOROUGH HOUSING TRAJECTORY

								951	991	986	1089	1106	938		1004	663	721	607	437	389	281	217	125	132
Planning Permission No.	Date Expires	Site Location	Status	Grid Ref.	Area	Ward	Applicant Name	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
144746	2017/06	REAR OF 152 ST ANDREW'S AVENUE, COLCHESTER	PERM	601622	225154	0.071	AND Mrs I Anzalone				1													
100534	2015/06	LAND AT REAR OF 148 ST ANDREWS AVENUE, COLCHESTER	PERM	601653	225175	0.101	Mr & Mrs G Yuill			1														
143740	2017/12	ELMSTEAD RD/ SWAN CLOSE, COLCHESTER	PERM	602198	224434	0.747	AND Mr Hopkins & Barker			9	9													
145980	2017/12	2 LEAM CLOSE, COLCHESTER	PERM	602597	225130	0.035	AND Mr S Brown			1														
146184	2017/12	4-8 LINDEN CLOSE, COLCHESTER	PERM	602170	226069	0.024	AND South East Developments Ltd			1														
110166	STARTED	LAND REAR OF 164 TO 168 GREENSTEAD ROAD, COLCHESTER	PERM	601654	225021	0.076	AND Chase Court Dev Ltd		2															
130560	STARTED	78 BROMLEY ROAD, COLCHESTER	PERM	602568	226024	0.066	ANN Mr & Mrs Mooney	1																
143698	2017/06	22 BRIDGEFIELD CLOSE, COLCHESTER	PERM	601305	225272	0.126	ANN Mr & Mrs R Hopkins				1													
111739	EXPIRED	LAND ADJOINING 31 ST ANNE'S ROAD, COLCHESTER	PERM	601041	225970	0.019	ANN Mrs Claire Marsh							1										
146041	2018/01	32 ST ANNE'S ROAD, COLCHESTER	PERM	600997	225985	0.027	ANN Mr J Palmer			1														
111976	STARTED	SOUTH OF WYKE COTE, SMYTHES GREEN, LAYER MARNEY	PERM	592030	218337	0.322	BAW Amber Real Estate Investments Ltd	1	1															
146582	2018/03	61 MALTING GREEN ROAD, LAYER DE LA HAYE	PERM	597386	220065	0.107	BAW Mrs S Neal				1													
146351	2018/03	SALCOTT COTTAGES, THE STREET, SALCOTT	PERM	594780	213695	0.072	BAW Mr Parmenter				1													
121818	2015/12	GREENFIELD HOUSES, MILL LANE	PERM	593981	219138	0.024	BAW Mr G Saunders			1														
111364	STARTED	25 GREEN ACRES ROAD, LAYER DE LA HAYE	PERM	596945	220254	0.03	BAW Mr Bob Warren	1																
132186	2017/01	ADJACENT TO 43 COLCHESTER ROAD, WEST BERGHOLT	PERM	596264	227949	0.039	BEG Mr F and Ms J Lucking			1														
145138	2017/10	192-200 MERSEA ROAD, COLCHESTER	PERM	600372	223095	0.213	BER Mr & Mrs Martin, Poppleton & Frost				1													
Not applied for yet		56 BERECHURCH HALL ROAD, COLCHESTER	WOPP	599998	221933	0.096	BER							4										
132075	2017/11	BOURNE COURT, COLCHESTER	PERM	600112	223843	0.71	BER East of England Co-operative Society			12	12													
130432	STARTED	10 MONKWICK AVENUE, COLCHESTER	PERM	600070	222671	0.017	BER Mr J O'Conner	1																
Expired		KING GEORGE ROAD/DUDLEY CLOSE, COLCHESTER	WOPP	600109	223843	0.71	BER						10	10										
Expired		EAST BAY MILL, COLCHESTER	WOPP	600698	225225	0.496	CAS												20	20	21			
132178	2016/12	35-39 SHRUB END ROAD, COLCHESTER	PERM	598037	223988	0.022	CHR Dynamic Property Investments Ltd			1														
142460	2017/04	56 IRVINE ROAD, COLCHESTER	PERM	598094	224140	0.021	CHR Mr J Addison				1													
150200	2018/03	114 LONDON ROAD, COPFORD	PERM	592820	223948	0.036	CWS Mr M Shaw				1													
Expired	2015/03	107 LONDON ROAD, COPFORD	PERM	592775	223866	0.817	CWS Copford Lodge			5	4													
F/COL/03/1870	COMPLETED	WELL LANE, EASTHORPE	PERM	591290	221438	0.045	CWS Kean Inns Ltd	1																
131932	STARTED	LAKELANDS PHASE 2 (NR1 & NR3)	PERM	594851	224094	1.447	CWS O&H Properties Ltd, Persimmon Homes Ltd	25	50	26														
121040 / 121041	STARTED	LAKELANDS PHASE 2 (REMAINDER)	PERM	594960	224128	18.02	CWS O&H Properties Ltd		48	80	80	80	80	40										
145494	2018/07	WYVERN FARM, LONDON ROAD, STANWAY	PeRM	594361	224709	10.81	CWS			38	80	80	80	80										
102169	STARTED	ALEFOUNDERS BARN, WICK ROAD, LANGHAM	PERM	602855	231088	0.137	DAL Mr and Mrs Eels	1																
131867	2016/11	23 & 25 PARKFIELD STREET, ROWHEDGE	PERM	602943	221486	0.026	DON Mrs J Wright			1														
142470	2017/07	LAND TO THE REAR OF RECTORY ROAD, ROWHEDGE	PERM	602813	221801	0.085	DON Edificio Developments				1													
144968	2017/07	15 PARKFIELD STREET, ROWHEDGE	PERM	602983	221490	0.027	DON Mr S Cadman				1													
112079	STARTED	NATHAN COURT, EAST DONYLAND	PERM	600553	221685	0.015	DON Sterling Developments	1																
145673	STARTED	GREENGATES, BRICK KILN LANE, GREAT HORKESLEY	PERM	598129	229087	0.451	FAS Vaughan & Blyth (Builders) Ltd	3	4															
144649	2017/11	PONDEROSA, CAGE LANE, BOXTED	PERM	600694	232230	0.599	FAS Mr G Lister				1													
140493	2017/06	CORONILLA, LITTLE HORKESLEY ROAD, WORMINGFORD	PERM	594034	231626	0.102	FAS Mr Stobbs & Hume				1													
132764	2017/03	CHERRY TREE FARM, LONDON ROAD, GREAT HORKESLEY	PERM	596757	231131	0.393	FAS Mr & Mrs J Kluss			1														
130983	2016/07	LOWER ROAD, MOUNT BURES	PERM	591721	232579	0.676	GTY Mr Richard Bryant			1														
121371	STARTED	HIGH ACRE FARM, TEY ROAD, ALDHAM	PERM	591080	225957	0.022	GTY Mr Chris Browning-Smith		1															
120558	COMPLETED	SWAN STREET, CHAPPEL	PERM	589080	227248	0.086	GTY Mrs Patricia Thorn	1																
Expired		ROBERTS FARM, FORDHAM ROAD, MOUNT BURES	PERM	590745	231169	0.096	GTY Mr Barry East					1												
130019	STARTED	231 ST. JOHN'S ROAD, COLCHESTER	PERM	601875	227291	0.022	JOH Mr & Mrs Tuckwell	1																
145927	2017/12	HIGH TREES, ST CLARE DRIVE, COLCHESTER	PERM	597416	225114	0.736	LEX Executors of Locke				3													
146172	2017/12	20 ST CLARE ROAD, COLCHESTER	PERM	597421	224870	0.17	LEX Mr R Bain				1													
121272	STARTED	NGAUE, MILE END ROAD, COLCHESTER	PERM	598377	227850	111.49	MIL Mersea Homes Ltd / Countryside Properties		8	60	75	100	100	100	100	150	150	125	125	125	125	125	132	
145126	STARTED	21 BEDFORD ROAD, COLCHESTER	PERM	598959	228168	0.042	MIL Treetops Court Management Co Ltd	1																
121699	2017/05	2 NAYLAND ROAD, COLCHESTER	PERM	598917	227612	0.713	MIL M Parker, W Parker & M Guest			2	3	4												
120007	COMPLETED	TUBSWICK, MILL ROAD, COLCHESTER	PERM	599143	227703	0.35	MIL Mersea Homes Ltd	2																
151885 (tbd)		AXIAL WAY, DE GREY ROAD, COLCHESTER	PERM	600525	229034	2.22	MIL			20	26	26	20											
111149	STARTED	LAND AT 123 LONDON ROAD, MARKS TEY	PERM	591582	223630	0.089	MKT Mr R Parnell		1															
120528	2015/05	LAND AT 21 BURY CLOSE, MARKS TEY	PERM	590903	223547	0.035	MKT Bellview Property Ltd				1													
111713	EXPIRED	SEVEN ACRES, MILL ROAD, MARKS TEY	PERM	592024	223766	0.236	MKT Mr Albert Barrett							6										
Not applied for yet		ALLOTMENT GARDENS, BOURNE ROAD	WOPP	600528	224039	1.09	NEW								20	20	10							
132771	2017/03	152 OLD HEATH ROAD, COLCHESTER	PERM	601203	223797	0.063	OLD Colchester Homes Ltd				1													
131556	2016/09	46 DARCY ROAD, COLCHESTER	PERM	601120	223267	0.088	OLD NNC Homes Ltd				1													
140512	COMPLETED	4 ROWHEDGE ROAD, COLCHESTER	PERM	601795	222755	0.031	OLD River Colne Development Ltd	1																
120774	STARTED	58 ABBOTS ROAD, COLCHESTER	PERM	601296	223208	0.3	OLD Vaughan and Blyth Ltd			3	3													
145845	2018/01	16 DE VERE ROAD, COLCHESTER	PERM	597052	224397	0.029	PTY Mr & Mrs Parker				1													
091636	COMPLETE	GABLE HAYS, BEECH ROAD, COLCHESTER	PERM	597046	224436	0.081	PTY Mr D Evans	1																
136179	2017/03	MERSEA ROAD, LANGENHOE	PERM	600665	219063	0.19	PYE Tey Developments LLP			2														
146245	2018/02	IVY LANE, EAST MERSEA	PERM	606675	215390	0.301	PYE Lord Residential Ltd				2													
120868	2015/08	THE LANGENHOE LION, MERSEA ROAD, LANGENHOE	PERM	600699	219049	0.121	PYE Greene King Retailing Ltd			2														
150091	2018/03	MULBERRY COTTAGE, MERSEA ROAD, LANGENHOE	PERM	600671	219013	0.188	PYE Mr D Dearden				1													
Not applied for yet		ADJACENT WATER TOWER, LAYER ROAD, ABBERTON	WOPP	600368	219018	0.18	PYE							3										
142134	2017/04	25 JOHN KENT AVENUE, COLCHESTER	PERM	597816	222686	0.059	SHE Mr R Lewis				1													
142167	2017/04	15 DUNCAN ROAD, COLCHESTER	PERM	597908	223494	0.049	SHE Mr Cliff Moore				1													
120966	2015/07	THE ROWANS, LAYER ROAD, COLCHESTER	PERM	597927	222421	0.042	SHE Mrs Lisa Smith			1														
121907	STARTED	39 BOADICEA WAY, COLCHESTER	PERM	598144	223281	0.046	SHE Mr O Bojko	1																
146281	2018/01	300 SHRUB END ROAD, COLCHESTER	PERM	596955	223032	0.298	SHE Golden Developments Ltd			2	2													
121664	2015/11	ALPORT AVENUE, COLCHESTER	PERM	598337	223922	0.123	SHE Golden Developments Ltd			3														
111940	COMPLETED	34 MAYPOLE GREEN ROAD, COLCHESTER	PERM	598373	222089	0.031	SHE BMERC Properties	1																
Application pending		DYERS ROAD / WARREN LANE, STANWAY	WOPP	595300	223399	8.834	STY Taylor Wimpey/Mersea Homes				50	50	50	50										
130003	COMPLETED	LAND ADJACENT TO 11 MILLERS LANE, STANWAY	PERM	595																				

COLCHESTER BOROUGH HOUSING TRAJECTORY

										951	891	986	1089	1106	938	1004	663	721	607	437	389	281	217	125	132
Planning Permission No.	Date Expires	Site Location	Status	Grid Ref.		Area	Ward	Applicant Name		2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
145498	2017/10	78 MALDON ROAD, TIPTREE	PERM	589180	215739	0.14	TIP	Mr & Mrs Gunton					1												
122134	2017/05	GRANGE ROAD, TIPTREE	PERM	588879	216719	6.727	TIP	Mr Robert Cowling			10	25	25	25	18										
122269	2016/05	70 GREEN LANE, TIPTREE	PERM	589470	216750	0.024	TIP	Chris Morris Design					1												
131317	2017/02	7 SELDON ROAD, TIPTREE	PERM	589791	216170	0.149	TIP	Mr Conor & Declan Bays					2												
112292	2016/01	HIGHLAND NURSERY, KELVEDON ROAD, TIPTREE	PERM	588723	217240	0.86	TIP	Mr P Hiller				1													
131700	STARTED	11 AND 19 NEWBRIDGE ROAD, TIPTREE	PERM	590398	216154	0.41	TIP	Mersea Homes Ltd	7	2															
111032	EXPIRED	VINE ROAD, TIPTREE	PERM	588978	216586	0.142	TIP									1									
146493	2018/02	SPRINGFIELD, KELVEDON RD, TIPTREE	PERM	588922	216881	0.914	TIP	Mr Trevor Jarman					4	5											
102447	STARTED	21 BLUE ROAD, TIPTREE	PERM	589089	216349	0.082	TIP	Mr Derren Babbs		1															
130245	2016/09	FACTORY HILL, TIPTREE	PERM	590157	215762	15.391	TIP	Wilkin & Sons Limited								40	40	46							
142468	2017/05	44 NEW CHURCH ROAD, WEST BERGHOLT	PERM	596158	227712	0.144	WAG	C/O Robery Pomersy					1												
146040	2017/12	47 CHAPEL ROAD, WEST BERGHOLT	PERM	596267	227636	0.024	WAG	Mr A Yates					1												
146122	2018/01	POPLAR COTTAGE, SPRING LANE, WEST BERGHOLT	PERM	596063	227379	0.085	WAG	Mr M Offord						1											
120907	2015/03	19 ROSEBANK ROAD, BLACKWATER DRIVE, WEST MERSEA	PERM	600467	212921	0.056	WMS	Mr Robert White				1													
132331	STARTED	5-9 FAIRHAVEN AVENUE, WEST MERSEA	PERM	602125	213208	0.079	WMS	Mr David Hearsam		1															
150099	2017/04	98 FAIRHAVEN AVENUE, WEST MERSEA	PERM	602279	212494	0.088	WMS	Mr & Mrs Stebbing				1													
102682	COMPLETED	LAND REAR OF BOWER GROVE, WEST MERSEA	PERM	602150	213381	0.182	WMS	Mr T Harvey	3																
146409	2018/03	13 NEW CAPTAINS ROAD, WEST MERSEA	PERM	600729	212810	0.049	WMS	Mr D Taylor					1												
142145	2017/04	17 BROOMHILLS ROAD, WEST MERSEA	PERM	601710	212482	0.05	WMS	Mr & Mrs K Bareham					1												
112369	2015/06	LAND AT 30 YORICK ROAD, WEST MERSEA	PERM	601104	212574	0.049	WMS	Mr Radcliffe				1													
140366	STARTED	PLOT ADJACENT TO 57 VICTORIA ESPLANADE	PERM	602211	212494	0.078	WMS	Mr Paul Agar		1															
100442	2015/06	LAND AT MILL ROAD, WEST MERSEA	PERM	601551	213254	0.032	WMS	Mr M Skinner				1													
100927	2015/08	19 EMPRESS AVENUE, WEST MERSEA	PERM	602094	212991	0.095	WMS	Mr J Wagstaff				1													
Not applied for yet		LAND WEST OF BOUNDARY ROAD, UNIVERSITY OF ESSEX	WOPP	602308	224212	12.57	WVC									50	50	50	50						
110229	COMPLETED	LAND AT 86 BELLE VUE ROAD, WIVENHOE	PERM	604325	222301	0.034	WVQ	Mr & Mrs Mason	1																
102494	COMPLETED	13 THE AVENUE, WIVENHOE	PERM	603833	222161	0.97	WVQ	Mrs Halcyon Palmer	2																
090011 and associated	STARTED	JEWSONS SITE, HAWKINS ROAD, COLCHESTER	PERM	601597	224434	1.09	AND	Weston Homes Plc	73	2															
Not applied for yet		HAWKINS ROAD, COLCHESTER	WOPP	601669	224621	6.22	AND									70	60	60	60	60	50				
130129	2017/02	AIM HIRE SITE, HAWKINS ROAD, COLCHESTER	PERM	601673	224313	0.512	AND	Ferry Investments Ltd						30	33										
121481	COMPLETE	AFFLECK ROAD SITE GARAGES, COLCHESTER	PERM	602167	225054	0.065	AND	Estuary Housing Association		3															
131449	2016/05	BLOCK H, CAELUM DRIVE, COLCHESTER	PERM	601600	224332	0.02	AND	Mr M Rahman				2													
131952	STARTED	HOLBOROUGH CLOSE GARAGES, COLCHESTER	PERM	602665	225282	0.042	AND	Colchester Borough Council		3															
Not applied for yet		COALYARD SITE, HYTHE STATION ROAD, COLCH	WOPP	601498	224858	0.736	ANN										20	20							
145981	2018/02	59 BROMLEY ROAD, COLCHESTER	PERM	602530	226009	0.066	ANN	Mr S Watcham					3												
145900	STARTED	115A BROMLEY ROAD, COLCHESTER	PERM	602972	226227	0.005	ANN	Mr Venner				1													
Not applied for yet		57 BROMLEY ROAD, COLCHESTER	WOPP	602512	226007	0.018	ANN					1													
101770	STARTED	THE OAK STORES, HARDYS GREEN	PERM	593010	220619	0.86	BAW	Mr Brian Regan			1														
	03/05/2300	WYKE COTE, NEWBRIDGE ROAD, LAYER MARNEY	PERM	592039	218404	0.19	BAW	Mr J Roots					2												
132106	2016/12	149 HIGH ROAD, LAYER DE LA HAYE	PERM	597342	220804	0.146	BAW	Vaughan & Blyth (Construction) Ltd	1	1															
130681	STARTED	OLD BARN BARROWS, THE STREET, SALCOTT	PERM	594965	213654	0.054	BAW	Mr K Dey			2														
145120	2017/10	MCCREADIES GARAGE, SMYTHE'S GREEN, LAYER MARNEY	PERM	592058	218603	0.21	BAW	Mr J McCreadie					3												
	18/10/2299	WESTACRE, KELVEDON ROAD, INWORTH	PERM	587957	218581	0.576	BAW	Mrs Rachel Binks					1												
130042	2016/04	2 ABBOTTS HALL COTTAGES, MALDON RD, GT WIGBOROUGH	PERM	596278	214633	0.093	BAW	Mr Brian Hodgson					1												
132631	2017/07	FMR VILLAGE HALL, SCHOOL LANE, GT WIGBOROUGH	PERM	596695	215282	0.075	BAW	Great Wigborough Village Hall Mngmnt Cmtee					2												
121028	2015/10	FIELDS END, BIRCH STREET, BIRCH	PERM	594399	219043	0.089	BAW	Mr David Ninnim					1												
120072	2015/03	LAYER MARNEY NURSERIES, SMYTHES GREEN	PERM	592003	218585	0.09	BAW	Mr La Calderona				2													
102628	STARTED	THE GROVE, MALDON ROAD, GREAT WIGBOROUGH	PERM	596635	214776	0.34	BAW	Mr Peter Mould		1															
121531	2015/11	LAND ADJACENT ACORNS, MILL LANE, BIRCH	PERM	593919	219155	0.352	BAW	Mr A J Partner					1												
111115	STARTED	GATEHOUSE FARM, SCHOOL ROAD, BIRCH	PERM	594346	219776	0.171	BAW	Mr & Mrs Smith		1															
132187	2017/01	18 BRADBROOK COTTAGES, ARMOURY ROAD, WEST BERGHOLT	PERM	596762	227975	0.023	BEG	Miss Faye Dillaway				2													
081848	STARTED	WOODROWS, BLIND LANE, HALSTEAD ROAD, EIGHT ASH GREEN	PERM	594248	225697	0.16	BEG	N P Powell Developments Ltd	1	1	1														
132224	2017/03	HIGH TREES FARM, LEXDEN ROAD, WEST BERGHOLT	PERM	595895	228288	0.548	BEG	Mr Joe Geddis				1													
122005	2016/01	BOURNE BARN FARM, WEST BERGHOLT	PERM	596211	226612	0.072	BEG	Mr S Pulford					1												
131924	2016/11	2 DONARD DRIVE, WEST BERGHOLT	PERM	595988	227529	0.036	BEG	Harding Homes (Essex) Ltd				1													
131239	2016/09	BOUNSTEAD ROAD, COLCHESTER	PERM	599026	221714	0.349	BER	Mr & Mrs A Parry				1													
Not applied for yet		90 BERECHURCH HALL ROAD, COLCHESTER	WOPP	599734	221920	0.214	BER	Scandia Hus Courtfield			10														
131957 131956	STARTED	MONKWICK AVENUE GARAGES, COLCHESTER	PERM	600094	222632	0.217	BER	Colchester Borough Council		9	9														
131927	STARTED	WINDSOR CLOSE GARAGES, COLCHESTER	PERM	600183	222922	0.114	BER	Colchester Borough Council		8															
081300	STARTED	17 BLACKHEATH, COLCHESTER	PERM	600305	221997	0.275	BER	Tesco Stores Ltd.								13									
121742	2016/01	34 MANOR ROAD, COLCHESTER	PERM	599131	225040	0.12	CAS	Mr R W Kean				1													
131542	STARTED	FIRST FLOOR, 1 BANK PASSAGE, COLCHESTER	PERM	599447	225183	0.023	CAS	Mr A Templeton			5														
131819	2016/11	SECOND FLOOR, 2 BANK PASSAGE, COLCHESTER	PERM	599448	225170	0.003	CAS	Mr A Templeton			3														
091089	2015/07	LAND AT GREENS YARD, COLCHESTER	PERM	599360	225448	0.004	CAS	Arthur Clarke					1												
145815	2016/05	31 ST. JOHN'S STREET, COLCHESTER	PERM	599564	224988	0.02	CAS	Mr R Porter				2													
120944	2015/10	1 ROSEBERY AVENUE, COLCHESTER	PERM	600492	225249	0.001	CAS	Mr Mason				1													
146295	2016/05	THE COACH HOUSE, 49 EAST STREET, COLCHESTER	PERM	600943	225363	0.079	CAS	Mr M Ellis		6	6														
121133	2015/08	58A EAST STREET, COLCHESTER	PERM	600863	225337	0.006	CAS	Mr Roy Patel				1													
111236	2014/09	66 HIGH STREET, COLCHESTER	PERM	599895	225193	0.059	CAS	The April Centre				1													
131490	2016/10	71-71 EAST HILL, COLCHESTER	PERM	600417	225285	0.033	CAS	Mr & Mrs Higginson			6	6													
Not applied for yet (PE)		SITE ON HIGH STREET, COLCHESTER	WOPP				CAS									28									
120800	2015/07	29 EAST HILL, COL																							

COLCHESTER BOROUGH HOUSING TRAJECTORY

								951	991	996	1089	1106	938		1004	663	721	607	437	389	281	217	125	132
Planning Permission No.	Date Expires	Site Location	Status	Grid Ref.	Area	Ward	Applicant Name	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
145806	2017/11	ANGEL COURT, 135-136 HIGH STREET, COLCHESTER	PERM	599623	225234	0.007	CAS City & Country Group			2														
136244	2016/05	ANGEL COURT, 136-137 HIGH STREET, COLCHESTER	PERM	599622	225261	0.095	CAS City & Country Group		10	10	11													
131901	2016/05	ANGEL COURT, 133 & 137 HIGH STREET, COLCHESTER	PERM	599614	225235	0.012	CAS City & Country Group			2	2													
136248	2017/11	NORTHGATE HOUSE, ST PETER'S STREET, COLCHESTER	PERM	599556	225573	0.135	CAS Mr K Desaur		10	10														
145356	2018/03	CLARENDON WAY, COLCHESTER	PERM	599520	226266	0.205	CAS Modena Homes Ltd			9	9													
151755	2018/12	ST. NICHOLAS HOUSE, HIGH STREET, COLCHESTER	PERM	599787	225193	0.09	CAS Dove Properties Ltd			10	9													
151004 (tbd)		FMR ODEON CINEMA, CROUCH STREET, COLCHESTER	PERM	599308	224944	1.69	CAS Blumarble Property Ltd					20	23											
145389	STARTED	TELEPHONE HOUSE, WEST STOCKWELL STREET, COLCH	PERM	599533	225369	0.294	CAS Telereal Trillium & BT PLC		54															
145253	2016/05	COACH HOUSE, BALKERNE CLOSE, COLCHESTER	PERM	599356	225276	0.003	CAS Mrs H Prince			1														
145075	2017/09	4-6 SHORT WYRE STREET, COLCHESTER	PERM	599857	225024	0.012	CAS Mr Stephen Hancock			5														
145600	STARTED	THE COACH HOUSE, 49 EAST STREET, COLCHESTER	PERM	600948	225361	0.112	CAS Mr R Raymond		12															
146359	2018/02	38-40 CULVER STREET EAST, COLCHESTER	PERM	599871	225182	0.004	CAS Mr S Oliphant			2														
145687	2017/11	1-3 QUEEN STREET, COLCHESTER	PERM	599956	225222	0.02	CAS Mr M Maestrani			3														
145720	2016/05	VICTORIA PLACE, ELD LANE, COLCHESTER	PERM	599770	225059	0.057	CAS Clacton Family Trust			10	10													
143720	STARTED	ORIEL HOUSE, 43-44 NORTH HILL, COLCHESTER	PERM	599362	225421	0.104	CAS Mr James Struth		24															
146287	2018/03	61-65 NORTH STATION ROAD, COLCHESTER	PERM	599353	225866	0.044	CAS Mrs Elizabeth Hooper			7														
130939	2018/02	41 PRIORY STREET, COLCHESTER	PERM	600208	225007	0.14	CAS Mr Simon Wood			5	4													
140477	2016/05	ABBEYGATE ONE, WHITEWELL ROAD, COLCHESTER	PERM	599666	224907	0.132	CAS Ancient Order of Foresters			18														
081952	COMPLETED	11 TRINITY STREET/18-22 SIR ISAACS WALK, COLCH	PERM	599553	225042	0.172	CAS Winesham Ventures Ltd	1																
080964	COMPLETED	21 ST PETERS STREET, COLCHESTER	PERM	599594	225534	0.057	CAS Mr M Le Blond	5																
112198	2015/03	1 TO 3 PELHAM'S LANE, COLCHESTER	PERM	599631	225160	0.01	CAS Mr Tim Parry		2															
080690	COMPLETE	MIDDLE MILL DEPOT, COLCHESTER	PERM	599696	225591	0.132	CAS N R Powell Developments	4																
145215	2017/07	4 ST. PETER'S STREET, COLCHESTER	PERM	599423	225535	0.003	CAS Mr Reg Ruffles				1													
142128	2017/04	9 WALTER'S YARD, COLCHESTER	PERM	599556	225372	0.008	CAS Ms Sarah Jane Money					1												
130195	COMPLETE	18-22 SIR ISAACS WALK, COLCHESTER	PERM	599551	225020	0.026	CAS Winesham Ventures Ltd	2																
131385	2015/02	10 WILLIAMS WALK, COLCHESTER	PERM	599708	225345	0.108	CAS Mr Paul Rickman				3													
112183	COMPLETE	JARMIN ROAD, COLCHESTER	PERM	599804	225941	1.288	CAS Knight Developments Ltd	36																
090851	STARTED	97 HIGH STREET, COLCHESTER	PERM	599855	225239	0.033	CAS JDS Construction Ltd		9															
Not applied for yet		ST BOTOLPHS CULTURAL QTR, QUEEN STREET, COLCH	WOPP	599989	225113	0.483	CAS					40	40	40										
Application pending		MASON ROAD, COWDRAY CENTRE, COLCHESTER	WOPP	600069	226238	2.7	CAS				45	45	45	40										
Not applied for yet		BRITANNIA CAR PARK, ST BOTOLPHS STREET	WOPP	600075	224925	1.169	CAS						40	40	40	40								
Not applied for yet		BRITISH TELECOM SITE, COWDRAY AVENUE	WOPP	600499	226160	1.438	CAS													22	21			
110373	STARTED	PETROL FILLING STATION SITE MALDON AND DRURY ROAD	PERM	598257	224039	0.14	CHR Newell Homes Ltd	1	3	3														
120412	2016/08	BUTT ROAD, COLCHESTER	PERM	598926	224165	1.388	CHR Tesco Stores Ltd.				7	7												
132178	2016/12	35-39 SHRUB END ROAD, COLCHESTER	PERM	598037	223988	0.022	CHR Dynamic Property Investments Ltd			1														
144958	2017/07	19 OXFORD ROAD, COLCHESTER	PERM	598832	224763	0.081	CHR Mr Ian Newman			1														
132286	STARTED	56 CREFFIELD ROAD, COLCHESTER	PERM	598723	224705	0.081	CHR Miss Kerry Rose		2															
121845	2015/12	19 CREFFIELD ROAD, COLCHESTER	PERM	598938	224731	0.068	CHR Mr M Venkatasami				2													
130739	2016/06	16 CREFFIELD ROAD, COLCHESTER	PERM	598944	224683	0.048	CHR Mr C Southgate				1													
131336	2016/10	47 & 49 WICKHAM ROAD, COLCHESTER	PERM	598950	224487	0.018	CHR Mr S Chapman			1														
Application pending		FMR ESSEX COUNTY HOSPITAL	WOPP	598921	224875	1.71	CHR				25	25	25											
110022	COMPLETED	12 LEXDEN ROAD, COLCHESTER	PERM	598702	224921	0.071	CHR Mr John Eborn	1																
111158	EXPIRED	54 CONSTANTINE ROAD, COLCHESTER	PERM	598702	224245	0.042	CHR Mr & Mrs S Field							1										
130239	2016/11	99 & 105 LONDON ROAD, COPFORD	PERM	592855	223837	0.45	CWS Tucia Properties Ltd		3	4														
145995	2017/11	78 SCHOOL ROAD, COPFORD	PERM	592716	223331	0.126	CWS The Landscape Centre				2													
131395	2016/05	ATLAS HOUSE, FIRST FLOOR, 91 LONDON ROAD, COPFORD	PERM	592897	223852	0.004	CWS Mr A Palmby			1														
132741	2017/01	GREEN FARM BARN, COPFORD GREEN, COPFORD	PERM	592756	222750	0.038	CWS Mr P O'Donnell				1													
120887	COMPLETED	60 SCHOOL ROAD, COPFORD	PERM	592628	226428	0.108	CWS Mr & Mrs Angel	1																
132341	2017/01	LECTURE HOUSE COTTAGE, COLCHESTER ROAD	PERM	605274	232469	0.13	DAL Mr and Mrs I Hunter			1														
112147	COMPLETED	CROWN PH, CROWN STREET, DEDHAM	PERM	605948	232582	0.103	DAL Glenmoor Developments Ltd	1																
130769	STARTED	PERRY HOUSE, PERRY LANE, LANGHAM	PERM	603272	231833	0.534	DAL Mr Clive Cole		1															
145481	2017/09	EAST LANE, DEDHAM	PERM	606865	231650	0.132	DAL Mr P Enoch				1													
140538	2017/04	LONG ROAD, DEDHAM	PERM	605774	231375	0.229	DAL Ms Toni Green				1													
110692	COMPLETED	SALMONS, LONG ROAD EAST, DEDHAM	PERM	606563	231367	0.594	DAL Mr & Mrs Webster	1																
130565	2016/05	SUNNYSIDE, LONG ROAD WEST, DEDHAM	PERM	605166	231448	0.113	DAL Mr R Leeds			1														
146035	2017/12	TWO ACRES, COLCHESTER ROAD, DEDHAM	PERM	605382	232689	0.478	DAL Mr J Sandbach			1														
131074	2016/09	HALLFIELDS FM, MANNINGTREE RD, DEDHAM	PERM	606082	232917	0.026	DAL Mr Timothy Moorhouse			1														
130930	2016/07	NATHAN COURT, BLACKHEATH, COLCHESTER	PERM	600565	221657	0.113	DON Mr Gordon Parker			1														
081313	STARTED	21 CHURCH STREET, ROWHEDGE	PERM	602918	221575	0.022	DON Mr Robert Coote			1														
132125	2016/12	14 CHURCH STREET, ROWHEDGE	PERM	602939	221582	0.072	DON First Worthy Homes Ltd				3													
110023	COMPLETED	21 REGENT STREET, ROWHEDGE	PERM	603033	221673	0.023	DON Mr D Wright	1																
144693	2018/08	ROWHEDGE PORT AT END OF HIGH STREET, ROWHEDGE	PERM	603351	221262	8.02	DON Bloors/Mersea Homes				60	60	60	35										
111741	COMPLETED	6 PONDERS ROAD, FORDHAM	PERM	592831	228661	0.119	FAS Mr A Sherwood & Mr T Sherman	1																
111186	COMPLETED	PITCHBURY FARMHOUSE, COACH ROAD, GREAT HORKESLEY	PERM	596268	229607	0.992	FAS Mrs L Allison	1																
073148	STARTED	FREADS CORNER, LONDON ROAD, GT HORKESLEY	PERM	596797	231654	0.06	FAS Mr J Crooks	1																
145869	2015/09	LANGHAM ROAD, BOXTED	PERM	600132	229871	0.067	FAS Mr Andrew Grant			1														
150037	2018/03	HEATHCOTE, LANGHAM ROAD, BOXTED	PERM	600115	229884	0.07	FAS Mr R Ashford				1													
145261	2017/10	BACONS PIECE, WORKHOUSE HILL, BOXTED	PERM	599559	231851	0.276	FAS Mr G Richardson	2																
130524	2016/05	BROOKSIDE, WORKHOUSE HILL, BOXTED	PERM	599413	231960	0.09	FAS Mr MacGregor				1													
146550	2018/03	HILLSIDE COTTAGE, GREEN LANE, BOXTED	PERM	599375	231977	0.092	FAS Mr & Mrs Cook				1													
111943	2015/04	CHURCH HALL FARM, CHURCH ROAD, WORMINGFORD	PERM	593272	232357	0.193	FAS Mr Ian Tufnell			1														
090463	COMPLETED	CARLEFF, IVY LODGE ROAD, GT HORKESLEY	PERM	598142	229604	0.07	FAS Mr & Mrs Mitchell	1																
120813	2015/06	27 PONDERS ROAD, FORDHAM	PERM	592745	228490	0.097	FAS Mr & Mrs Farquharson			1														
131260	2016/08	FMR WIG AND FIDGET PH, STRAIGHT ROAD, BOXTED	PERM	600129	231703	0.22	FAS Mr John Mitchell			1														
100805	STARTED	LONG ACRE BUNGALOW, COLCHESTER ROAD	PERM	589153	228605	0.143	GTy Mr Paul Dyer		1															
144567	2017/09	ORHARD HOUSE, COLCHESTER ROAD, WAKES COLNE	PERM	589454	228588																			

COLCHESTER BOROUGH HOUSING TRAJECTORY

								951	891	986	1089	1106	938	1004	663	721	607	437	389	281	217	125	132	
Planning Permission No.	Date Expires	Site Location	Status	Grid Ref.		Area	Ward	Applicant Name	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
145698	2017/10	FORRESTERS FARM, LAMBERTS HOUSE, GREAT TEY	PERM	587793	227314	0.086	GTY	Mr J Rudd			1													
121555	COMPLETED	FORDHAM HOUSE FM, FORDHAM RD, MOUNT BURES	PERM	590766	231266	0.0531	GTY	Mr B East	1															
131131	2016/08	SWAN GROVE GARAGES, CHAPPEL	PERM	589468	228153	0.074	GTY	Estuary Housing Association			2													
120333	2015/09	REAR OF 310-318 IPSWICH ROAD, COLCH	PERM	601159	226916	0.295	HIG	Colin & Sheila Brodie			2													
145710	2017/03	493 IPSWICH ROAD, COLCHESTER	PERM	601672	228112	0.14	JOH	Vaughan & Blyth (Builders) Ltd				3	4											
145132	STARTED	BETTS FACTORY, IPSWICH ROAD, COLCH	PERM	601767	228272	3.29	JOH	Bellway Homes Ltd		32	32	32	31											
F/COL/05/1204	COMPLETED	KING COEL ROAD, COLCHESTER	PERM	596053	225099	0.199	LEX	Wright Developments Ltd	8															
131538	2017/06	18 CHITTS HILL, COLCHESTER	PERM	596034	225482	1.423	LEX	Chitts Hill LLP				4	6	6										
090785	COMPLETED	30 ST CLARE ROAD, COLCHESTER	PERM	597411	224712	0.321	LEX	Mr and Mrs J Nicholson	1															
131604	STARTED	FMR ECC OFFICES, PARK RD, COLCHESTER	PERM	598081	224737	1.575	LEX	Redrow Homes Ltd (South East Division)	2	10	10	9												
135948	2017/12	FMR ECC OFFICES, PARK RD, COLCHESTER	PERM	598081	224736	0.5	LEX	One Property Group Ltd				4	4											
144697	2017/07	50 BRAISWICK, COLCHESTER	PERM	598228	226948	0.232	LEX	Mr J Hines				1												
111467	COMPLETED	NEW BRAISWICK PARK, TUFNELL WAY, COLCHESTER	PERM	598411	226729	0.331	MIL	Persimmon Homes Ltd	10															
100117	COMPLETED	40 TO 42 NAYLAND ROAD, COLCHESTER	PERM	598918	227876	0.12	MIL	Construct Reason Ltd	5															
144679	2017/07	CHURCH FARM HOUSE, CHURCH FARM WAY, COLCHESTER	PERM	599073	227609	0.064	MIL	Mrs Julie Ainsworth				1												
132149	STARTED	BRAISWICK LANE, COLCHESTER	PERM	598848	227572	0.303	MIL	Mersea Homes Ltd	1	4														
132821	COMPLETED	109 BERGHOLT ROAD, COLCHESTER	PERM	598997	226700	0.037	MIL	Mr Alistair Cock	2															
111901	2015/03	SOUTH OF ST PAULS HOSPITAL, BOXTED ROAD	PERM	598922	228846	0.44	MIL	Mrs E Marshall and Mrs B Rothwell			6	6												
150020	2018/03	78-82 TURNER ROAD, COLCHESTER	PERM	599717	227717	0.028	MIL	Mr P Lee				1												
131287	2016/10	216 TURNER ROAD, COLCHESTER	PERM	599833	227022	0.521	MIL	MedicX				30	30											
136198	COMPLETED	84 PETO AVENUE, COLCHESTER	PERM	599838	226573	0.041	MIL	J. Heriquez Navarro	1															
02/0563, 091169, 090751, 072247	STARTED	TURNER VILLAGE/NORTHFIELDS, TURNER RD, COLCH	PERM	599500	226860	11.62	MIL	Galliford Try Partnership / English Partnerships	54	50	49													
01/1624 100502	STARTED	FORMER SEVERALLS HOSPITAL AND ADJ LAND	PERM	599522	228330	62.45	MIL	HCA & English Partnership	38	69	100	50	110	125	125	125	125	125	125	50				
121314	2015/07	NORTH LANE, MARKS TEY	PERM	591895	224125	1.342	MKT	Swift Construction Group Ltd			1													
130298	2016/04	COACH HOUSE AND FORMER STABLES, 172 LONDON ROAD	PERM	591283	223442	0.14	MKT	Mr & Mrs Hollingsworth			1													
111222	STARTED	33-37 LONDON ROAD, MARKS TEY	PERM	592069	223763	0.568	MKT	Magri Builders Ltd		16	16													
110748	COMPLETED	17 WEST STREET, COLCHESTER	PERM	599348	224776	0.037	NEW	Miss N Burrell	1															
Not applied for yet		176 TO 192 MAGDALEN STREET, COLCHESTER	WOPP	600143	224819	0.403	NEW									15								
Application pending		FMR BUS DEPOT, MAGDALEN STREET, COLCHESTER	WOPP	600167	224763	0.461	NEW					35	30											
Not applied for yet		145 TO 149 MAGDALEN STREET, COLCHESTER	WOPP	600369	224791	0.15	NEW									15								
Not applied for yet		GARAGE, MAGDALEN STREET, COLCHESTER	WOPP	600376	224725	0.475	NEW							25	25									
Not applied for yet		80 MAGDALEN STREET, COLCHESTER	WOPP	600432	224723	0.08	NEW										12							
Application pending		NORTH OF MAGDALEN STREET, COLCHESTER	WOPP	600460	224878	1.54	NEW					50	50											
Not applied for yet		83 TO 102 MAGDALEN STREET, COLCHESTER	WOPP	600510	224726	0.68	NEW							20	20									
110657	COMPLETED	27 BARRACK STREET, COLCHESTER	PERM	600669	224729	0.021	NEW	Mr David Haig-Thomas	1															
132049	2017/03	THE TWIST, 25 MILITARY ROAD, COLCHESTER	PERM	600143	224693	0.028	NEW	Mr Luke Patten			1													
145127	2017/10	27 MERSEA ROAD, COLCHESTER	PERM	599919	224596	0.014	NEW	Mr John Barrett			1													
144424	STARTED	CROWN HOUSE, 34-38 SOUTHWAY WESTBOUND, COLCHESTER	PERM	599432	224836	0.072	NEW	Ross Carroll	20															
Not applied for yet		90 WIMPOLE ROAD, COLCHESTER	WOPP	600676	224625	0.1833	NEW							7										
142693	STARTED	22-28 BARRACK STREET, COLCHESTER	PERM	600694	224783	0.045	NEW	Hills Building Group & Kingsgate Group		2														
132031	2017/02	2 PORTLAND ROAD, COLCHESTER	PERM	599955	224758	0.018	NEW	Colchester Borough Council				1												
140516	STARTED	THE BEER HOUSE, 126 MAGADALEN STREET, COLCHESTER	PERM	600494	224784	0.038	NEW	Honey Lane Estates New Build Ltd			5													
101983	STARTED	LAND REAR OF BROOK STREET, COLCHESTER	PERM	600767	224876	2.817	NEW	Hills Building Group / Mersea Homes Ltd	65	29														
146520	2018/02	GRAPHIC HOUSE, 11 MAGDALEN STREET, COLCHESTER	PERM	600003	224784	0.033	NEW	Mr L Isaacs		3	2													
111519	COMPLETED	DANIEL COURT, ST LEONARDS ROAD	PERM	601077	224662	0.032	NEW	Mr Laurie Wood	1															
090725	STARTED	PAXMANS MAIN SITE, PORT LANE, COLCHESTER	PERM	601129	224501	5.132	NEW	Mr James Mcconnell		22	22													
101987	COMPLETED	120 HYTHE HILL, COLCHESTER	PERM	601362	224724	0.044	NEW	Mr N Rampton	1															
Not applied for yet		GARDEN HOUSE, HYTHE QUAY	WOPP	601423	224637	0.149	NEW												24					
146478	2018/02	UNIT 3, PORT LANE, COLCHESTER	PERM	600953	224680	0.022	NEW	Mr D Graham				2												
145976	2018/01	6 ST JOHN'S GREEN, COLCHESTER	PERM	599698	224836	0.019	NEW	Mr J Mulhall			1													
111224	STARTED	BRIDGE HOUSE, HYTHE QUAY, COLCHESTER	PERM	601453	224754	0.216	NEW	Square Sail Developments Ltd			9	9												
Not applied for yet		GAS WORKS AND TIMBER DOCK, HYTHE QUAY, COLCHESTER	WOPP	601476	224193	6.524	NEW											30	30	25				
Not applied for yet		28 HYTHE QUAY, COLCHESTER	WOPP	601502	224703	0.098	NEW				12	12												
Not applied for yet		26 HYTHE QUAY, COLCHESTER	WOPP	601504	224597	0.159	NEW													24				
Not applied for yet		HYTHE QUAY, OPP SPINNAKER, COLCHESTER	WOPP	601518	224407	0.309	NEW											7						
Not applied for yet		KING EDWARD QUAY, DISTILLERY LANE, COLCHESTER	WOPP	601633	224149	1.628	NEW							20	20	20	20							
121487	COMPLETE	STALIN ROAD SITE GARAGES, COLCHESTER	PERM	600565	223683	0.56	OLD	Estuary Housing Association	2															
146573	2016/05	CEMEX HOUSE, WHITEHALL RD, COLCHESTER	PERM	601876	223894	0.188	OLD	Hanson International Ltd		8	7													
150172	2018/03	OAKWOOD MANOR, FINGRINGHOE RD, COLCH	PERM	602228	221917	0.22	OLD	Ms S Whitfield				1												
111672	2017/06	CANNOCK MILL, OLD HEATH ROAD	PERM	601082	223776	0.924	OLD	Mr P Lock					12	11										
130122	2016/04	CANNOCK MILL, OLD HEATH ROAD	PERM	601075	223816	0.092	OLD	Mr P Lock			1													
144808	2016/05	MULBERRY BUSINESS CENTRE, HAVEN ROAD, COLCHESTER	PERM	601768	223938	0.029	OLD	Mulberry Property Ltd		4	5													
120380	STARTED	THE MALTINGS, KING EDWARD QUAY, COLCH	PERM	601635	224146	1.654	OLD	Mr L Broome	53	100														
Not applied for yet		KING EDWARD QUAY/HAVEN ROAD, COLCHESTER	WOPP	602019	223889	5.439	OLD							70	70	70	70	40						
101691	COMPLETED	2 COTMAN ROAD, COLCHESTER	PERM	597374	224123	0.082	PTY	Hills Building Group	4															
130877	2016/07	ABBERTON ROAD, FINGRINGHOE	PERM	602049	219505	0.086	PYE	Miss E Butler			1													
142131	2017/05	UPPER HAYE LANE, FINGRINGHOE	PERM	601466	219940	0.192	PYE	Mr Kenneth Papworth				1												
131447	STARTED	ROMAN RIVER HOUSE, CHURCH ROAD, FINGRINGHOE	PERM	603042	220480	0.304	PYE	Mr J Frank			1													
110058	STARTED	PELDON GARAGE, LOWER ROAD, PELDON	PERM	599160	216489	0.206	PYE	Progressive Homes Ltd		5														
130795	COMPLETE	241 BERECHURCH HALL ROAD, COLCHESTER	PERM	598052	222151	0.247	SHE	Oak Home Developments Ltd	5															
080456	STARTED	247-249 BERECHURCH HALL ROAD, COLCH	PERM	597982	222180	0.52	SHE	MP Associates	1	2	2													
121485	COMPLETE	MASON CLOSE GARAGES, COLCHESTER	PERM	597854	223409	0.094	SHE	Estuary Housing Association	3															
081118	COMPLETED	110 TO 112 GOSBECKS ROAD, COLCHESTER	PERM																					

COLCHESTER BOROUGH HOUSING TRAJECTORY

								951	991	986	1089	1106	938	1004	663	721	607	437	389	281	217	125	132
Planning Permission No.	Date Expires	Site Location	Status	Grid Ref.	Area	Ward	Applicant Name	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
112390	2015/05	CHURCH ROAD, TIPTREE	PERM	589559	216343	0.166	TIP	Mr Chris Board			2	2											
140537	2017/04	8 SPRING ROAD, TIPTREE	PERM	589206	215729	0.082	TIP	Mr P Payne				1											
143730	2017/04	SPRING PATH, TIPTREE	PERM	587723	215161	0.077	TIP	Mrs J Seabrooke				1											
144762	2017/06	36 GROVE ROAD, TIPTREE	PERM	589109	216089	0.092	TIP	Mr & Mrs B Smith					2										
111126	STARTED	PRIORY FARMHOUSE, BRAXTED PARK ROAD, TIPTREE	PERM	587634	214585	0.089	TIP	Mr & Mrs Upson		1													
146578	2018/03	FMR POLICE STATION, CHAPEL RD, TIPTREE	PERM	589927	215761	0.09	TIP	East of England Co-operative Society				2											
121071	STARTED	INTERNATIONAL FARM CAMP SITE, HALL ROAD	PERM	589070	215389	0.94	TIP	Wilkin & Sons Limited	5	2													
140576	2017/04	FACTORY HILL, TIPTREE	PERM	590584	215277	1.164	TIP	Wilkin & Sons Limited				2											
Not applied for yet		REAR OF SHELL GARAGE, MAYPOLE ROAD, TIPTREE	WOPP	589372	216792	0.446	TIP												16	15			
130245	2016/09	TIPTREE JAM FACTORY, SOUTH WEST OF FACTORY HILL, TIPTREE	PERM	589982	215561	4.643	TIP	Wilkin & Sons Limited						38	40	40							
144709	2017/06	CORWEN, PENNSYLVANIA LANE, TIPTREE	PERM	589109	216089	0.061	TIP	Mr A Goudie				1											
131414	2016/10	35 NEW ROAD, TIPTREE	PERM	590046	216123	0.113	TIP	Mr Gary Sharp			2	2											
121888	2015/12	46 NEWBRIDGE ROAD, TIPTREE	PERM	590661	216168	0.071	TIP	Mr M Bell			1												
144681	2017/06	WICKHAM, BURES RD, WEST BERGHOLT	PERM	595617	229039	0.37	WAG	Mr & Mrs Watts				1											
146128	2017/12	POST OFFICE, HALSTEAD ROAD, EAG	PERM	594320	225685	0.014	WAG	Mr M Khan		1													
110556	COMPLETE	9 AND 11 CITY ROAD, WEST MERSEA	PERM	600153	212966	0.027	WMS	Mr & Mrs Robert Open	1														
145540	2017/09	24b FIRS CHASE, WEST MERSEA	PERM	600319	212888	0.089	WMS	Mr & Mrs Payne				1											
144670	2017/06	20 GOINGS LANE, WEST MERSEA	PERM	601500	212492	0.041	WMS	Mr D Shannon				1											
145978	2017/12	24 OAKWOOD AVENUE, WEST MERSEA	PERM	601711	213325	0.042	WMS	Mr A Walsh		2													
136201	2017/03	83 FAIRHAVEN AVENUE, WEST MERSEA	PERM	602302	212605	0.055	WMS	Mr & Mrs Rose			1												
132063	2017/01	80 FAIRHAVEN AVENUE, WEST MERSEA	PERM	602245	212594	0.104	WMS	Mr Alan Ward			1												
F/COL/04/2218 120157	COMPLETED	58 FAIRHAVEN AVENUE, WEST MERSEA	PERM	602202	212740	0.09	WMS	Mr & Mrs T Thurgood	1														
121588	2015/11	17 COAST ROAD, WEST MERSEA	PERM	600809	212430	0.065	WMS	Mr Sargeant			2												
130411	2016/06	82 COAST ROAD, WEST MERSEA	PERM	600355	212604	0.298	WMS	Mr & Mrs Robin Gozett			1												
132101	2016/12	30 HIGH STREET, WEST MERSEA	PERM	600963	212630	0.051	WMS	D Pittock & L Pittock			2	2											
121333	2015/12	MERSEA COURT, HIGH STREET NORTH, WEST MERSEA	PERM	601004	213014	0.168	WMS	Mersea Island Trust			3	3											
130296	2016/05	AKHURST CLOSE, MELROSE ROAD	PERM	601124	212762	0.296	WMS	Mersea Island Trust				5											
121654	2015/11	61 EMPRESS AVENUE, WEST MERSEA	PERM	602172	212651	0.208	WMS	Miss Josephine Hughes				1											
111363	COMPLETED	16 BARFIELD ROAD, WEST MERSEA	PERM	601117	212839	0.04	WMS	Mr P Davies	1														
131929	STARTED	ROSABELLE AVENUE GARAGES, WIVENHOE	PERM	603616	222327	0.134	WVQ	Colchester Borough Council		5													
140208	STARTED	82 BELLE VUE ROAD, WIVENHOE	PERM	604323	222206	0.282	WVQ	Vaughan & Blyth (Contractors) Ltd		6													
Not applied for yet		CEDRICS, 1 THE AVENUE, WIVENHOE	WOPP	603872	222030	0.25	WVQ												24				
120846	2016/05	PEARL WALK, WIVENHOE, COLCHESTER	PERM	604068	221399	0.036	WVQ	Mr Alan Cudmore			3												
131452	STARTED	ST. JOHN'S AMBULANCE HALL, CHAPEL ROAD, WIVENHOE	PERM	603840	221655	0.019	WVQ	Mrs Pru Green		1													
091641	STARTED	GARRISON DEVELOPMENT - S2N	PERM	599561	222125	0.57	BER	Taylor Wimpey	77	1													
130505	STARTED	GARRISON DEVELOPMENT - S2NW	PERM	599356	222187	1.662	BER	Taylor Wimpey	32	16													
080914 / 111241	STARTED	GARRISON DEVELOPMENT - H	PERM	599348	224588	2.243	CHR	Taylor Wimpey				4											
VARIOUS	STARTED	GARRISON DEVELOPMENT - J	PERM	599247	224376	10.26	CHR	Lexden Restorations / Bovis Homes	2	59	55	50	50	50									
100982	STARTED	GARRISON DEVELOPMENT - K	PERM	598902	224179	1.292	CHR	Tesco				7	7										
Not applied for yet		GARRISON DEVELOPMENT - ARENA SITE	WOPP	599841	224298	1.02	CHR					35	35										
101059 / 120098	STARTED	GARRISON DEVELOPMENT - A1	PERM	600138	224382	13.47	NEW	Taylor Wimpey	145	60	60	60	52										
072824 / 072820	STARTED	GARRISON DEVELOPMENT - B1A	PERM	599714	224713	1.061	NEW	Lexden Restorations		6	5												
121484	COMPLETE	GARRISON DEVELOPMENT - ABBEY HOUSE	PERM	599698	224735	0.338	NEW	Taylor Wimpey	2														
080712	2015/03	GARRISON DEVELOPMENT - B1B	PERM	599786	224595	3.753	NEW	Taylor Wimpey		40	40	36											
101502	STARTED	GARRISON DEVELOPMENT - L/N	PERM	598984	223893	8.883	SHE	Taylor Wimpey	57	6													

FIVE YEAR HOUSING LAND SUPPLY

Requirement (based on 920 interim target) = **4,600**
Requirement plus 5% buffer (as required by NPPF) = **4,830**

Five Year Housing Land Supply between 2015-2020 = **5,010**
Five Year Housing Land Supply between 2016-2021 = **5,123**

GROSS COMPLETIONS 951																
LOSSES WITHIN YEAR 8																
NET COMPLETIONS 943																
(PROJECTED) GREENFIELD COMPLETIONS	66	141	315	405	422	408	432	263	316	260	175	195	195	196	125	132
(PROJECTED) BROWNFIELD COMPLETIONS	885	750	671	684	684	530	572	400	405	347	262	194	86	21	0	0
PROJECTED COMPLETIONS BY YEAR	891	986	1089	1106	938	1004	663	721	607	437	389	281	217	125	132	
ANNUAL STRATEGIC TARGET	920	920	920	920	920	920	920	920	920	920	920	920	920	920	920	920

FIVE YEAR SUPPLY = 5,010

FIVE YEAR SUPPLY = 5,123

2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
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3.7 The table below provides a projection of housing delivery through the Local Plan. The Core Strategy figure of 830 houses a year is given as the target for the period 2001/2 – 2013/14, while the figure from current OAN work of 920 is used for targets for the Council's fifteen year housing land supply to 2028/29.

Year	Average annual target	Net additional completions per year	Cumulative target	Cumulative completions	Projected net additional dwellings per year	Projected Cumulative Completions
2001/02	830	566	830	566	-	-
2002/03	830	980	1660	1546	-	-
2003/04	830	916	2490	2462	-	-
2004/05	830	1277	3320	3739	-	-
2005/06	830	896	4150	4635	-	-
2006/07	830	1250	4980	5885	-	-
2007/08	830	1243	5810	7128	-	-
2008/09	830	1028	6640	8156	-	-
2009/10	830	518	7470	8674	-	-
2010/11	830	673	8300	9347	-	-
2011/12	830	1012	9130	10359	-	-
2012/13	830	617	9960	10976	-	-
2013/14	830	725	10790	11701		
2014/15	920	943	11760	12644		
2015/16	920		12680		891	13535
2016/17	920		13600		986	14521
2017/18	920		14520		1089	15610
2018/19	920		15440		1106	16716
2019/20	920		16360		938	17654
2020/21	920		17280		1004	18658
2021/22	920		18200		663	19321
2022/23	920		19120		721	20042
2023/24	920		20040		607	20649
2024/25	920		20960		437	21086
2025/26	920		21880		389	21475
2026/27	920		22800		281	21756
2027/28	920		23720		217	21973
2028/29	920		24640		125	22098
TOTAL		12644				

3.8 The figures set out in the Core Strategy were originally based on the requirements of the now abolished East of England Plan (RSS). The RSS set a target of 17,100 new homes to be achieved by 2021 and this figure informed an annualised delivery rate. The Core Strategy adopted a similar timeframe but extended it by two years to demonstrate a 15 year supply.

3.9 The National Planning Policy Framework (NPPF) provides the relevant national guidance on the monitoring and delivery of housing and has updated the way

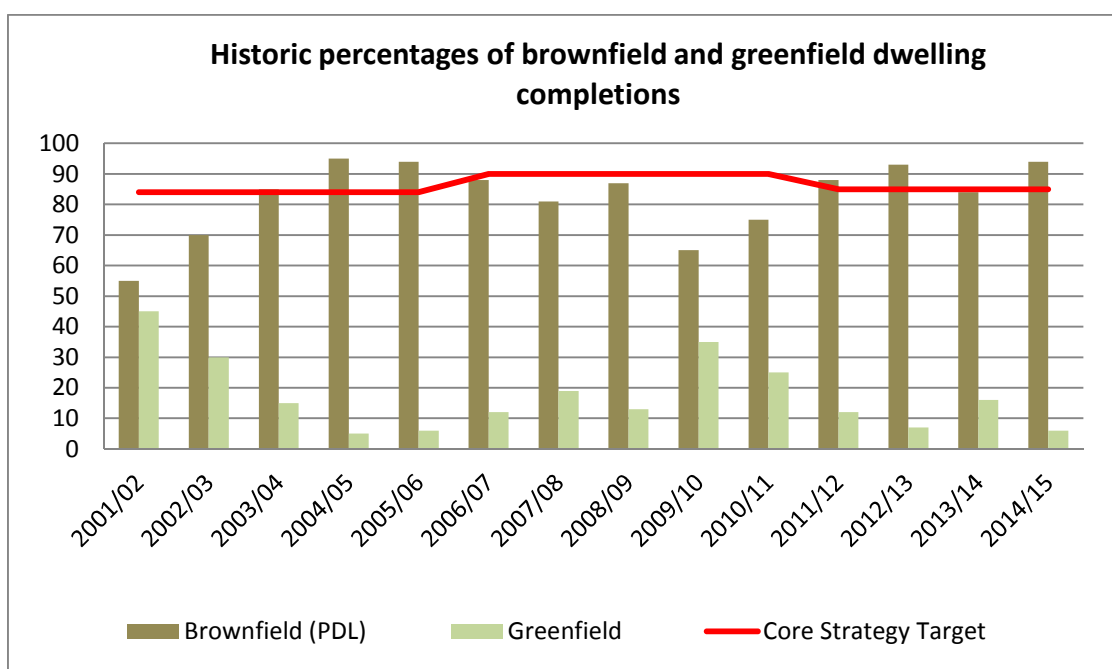
housing delivery is assessed, replacing the top-down approach used for regional strategies. The NPPF requires local authorities to:

- identify and maintain a rolling supply of specific, deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The supply should include an additional allowance of 5% (moved forward from later in the plan) to ensure choice and competition in the market for land. The NPPF states that where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% but as demonstrated above there has not been an under delivery in Colchester and only 5% is required;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- not make allowance for windfall sites in the first ten years of supply, or in the rolling five year supply, unless there is compelling evidence of genuine local circumstances that prevent specific sites being identified. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends;
- illustrate the expected rate of housing delivery through a housing trajectory for the plan period and, for market housing, set out a housing implementation strategy describing how delivery of a five-year supply of housing land will be maintained to meet targets.

3.10 The Council is projected to deliver 5,010 units over the five year period 2015/16-2019/20, which is a yearly average of 1,002. Over ten years, the council is projected to deliver 8,442 units, which is an annual figure of 844 however it is anticipated more sites will come forward before then. In line with national guidance on Objectively Assessed Need, the Council will now be developing a new Local Plan based on updated evidence of housing need and viability. Initial work that will inform the Council's new Objectively Assessed Need target indicates that 920 new dwellings per annum would be required across the Borough. New housing targets will be matched with additional allocations as part of the plan-making process. It is important to bear in mind, however, that even if the Council can ensure there is an adequate supply of housing land, economic viability considerations and market conditions influence actual delivery figures.

Housing Indicator 2	Percentage of new and converted dwellings on previously developed land (brownfield)	Indicator for Core Strategy Policies SD1, H1 and UR1
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3.11 During 2014/15 there were 943 net additional dwellings completed across the Borough, of these 885 units were completed on previously developed land (brownfield), which accounts for 94% of the total. Chart H1 below illustrates the historic delivery of new dwellings on PDL and greenfield land along with the Core Strategy target throughout the corresponding plan period.



3.12 Paragraph 111 of the NPPF encourages local authorities to set locally appropriate targets for the use of PDL and this is reflected in Core Strategy Policy H1 which outlines that during the first part of the plan period the Council will seek to provide over 80% of dwellings on PDL. As can be seen in Chart H1 the vast majority of new housing has been delivered on PDL during the plan period with the average being 82.4%.

Housing Indicator 3	Affordable housing completions	Indicator for Core Strategy Policies H4
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3.13 During the monitoring year 2014/15 259 affordable housing units were delivered, 248 of these were affordable rent and 11 were intermediate tenure or shared ownership. This amounts to 26.2% of all new homes delivered. The comparable figures for the previous two years were 103 (14.2%) in 2013/14 and 133 (21.6%) in 2012/13. This year's higher total reflects the completion of several affordable only schemes including Ilex Close, Hawkins Wharf and the Council's new build programme.

Housing Indicator 4	Percentage of affordable housing in rural areas	Indicator for Core Strategy Policies H4 and ENV2
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3.14 There were no affordable housing completions in rural areas between 2014 and 2015, however two Rural Exception Sites in Dedham and Messing were granted planning permission in the monitoring period. Both schemes included market homes to cross subsidise the delivery of affordable housing in accordance with Core Strategy Policy H4 which was amended in 2014 in line with the National Planning Policy Framework to allow for a proportion of market housing to support affordable units on rural exception sites. The Dedham scheme is providing 9 affordable units and 8 market housing units, while the Messing scheme is providing 2 affordable units, 1 market unit, an allotment area and 27 car park and drop-off zone to serve Messing-cum-Inworth Primary School.

Housing Indicator 4	Gypsy and Traveller Issues	Indicator for Core Strategy Policy H5
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3.16 The Council worked with other districts to produce an Essex Gypsy and Traveller Accommodation Assessment (GTAA) to help provide an assessment of current provision and future need for pitches in the borough. (Published in July 2014, with September 2014 revisions). The GTAA established that Colchester had 12 local authority pitches at Severalls Lane, 15 private pitches, and one site where the use was tolerated and considered lawful due to the length of time it had occurred.

3.17 Council monitoring established that in January 2015 there were 43 caravan/mobile units, including 17 on the Local Authority Site on Severalls Lane. These figures represent the total permitted number of pitches/caravans in the Borough. The actual number of caravans present in the Borough may vary at any point in time and explain any differences between the number of caravans permitted by planning applications and the number of caravans recorded in the caravan count.

3.18 The Council amended Core Strategy Policy H5 (Gypsies and Travellers) in its Focused Review (July 2014) to clarify that it will use national policies to help determine planning applications for gypsy and traveller sites prior to the adoption of a new Local Plan. The development of new policies and allocations for gypsies, travellers and travelling show people will be guided by the 2014 Gypsy and Traveller Accommodation Assessment, which found that the Council will need to provide 15 further pitches to meet demand to 2033.

4. Key Theme: ECONOMIC GROWTH INDICATORS

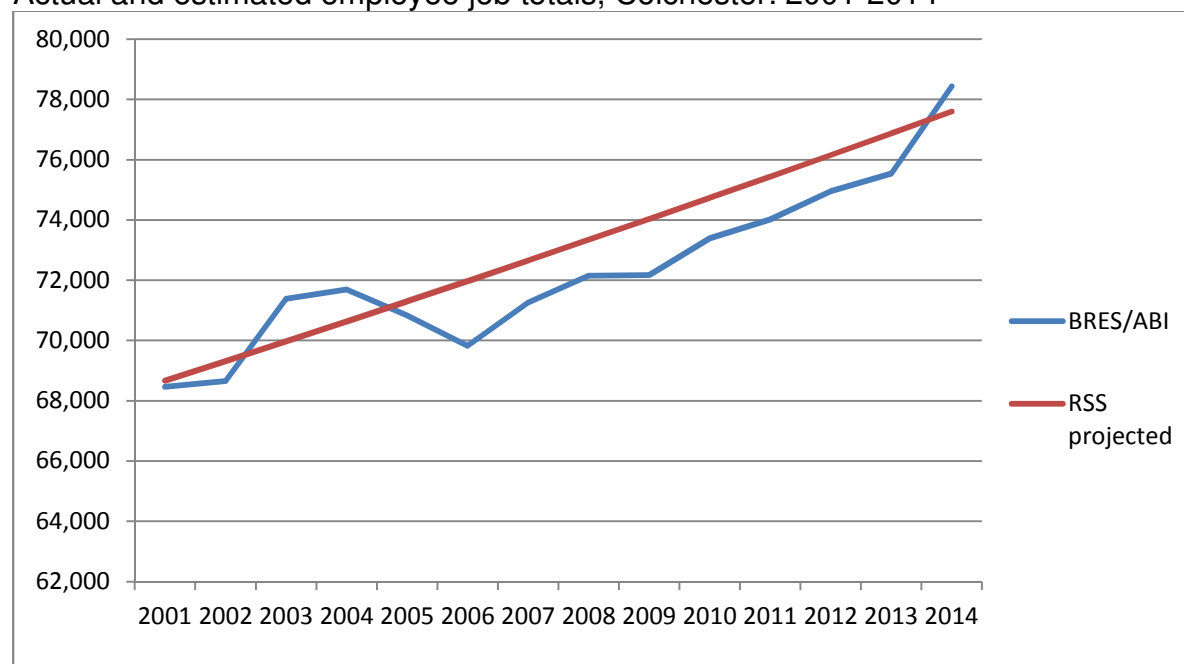
Employment in Colchester

4.1 The Council published an [Employment Land Needs Assessment](#) in January 2015 to inform the next Local Plan guiding development to 2032 and beyond. It found that Colchester has recorded reasonably strong levels of employment growth over the last 23 years with declining industrial employment being offset by growth in office jobs. Workforce job growth has historically lagged behind working-age population growth in Colchester, in contrast with the majority of local authorities within the sub-region. Key sectors include professional services, publishing and broadcasting, education and healthcare while major job losses have been recorded in the public administration, wholesale and transport sectors.

4.2 Colchester is a net exporter of labour with a self-containment rate that has reduced over the last ten years from 71.4% to 62.8%. Census data also points to a slight skills mismatch between in- and out-commuters, without-commuters more likely to be employed within higher skilled occupations than those travelling into the Borough for work.

4.3 Chart EG1 below illustrates BRES/ABI job growth to date (2014 is the most recent figure) against the projected target. While employee job increase is below projected job growth requirements since 2005/6 – and which has also been held back by the financial recession until recently, the number of jobs indicates a growing convergence towards the target over recent years, culminating in the most recent datum crossing the growth trend line.

Actual and estimated employee job totals, Colchester: 2001-2014

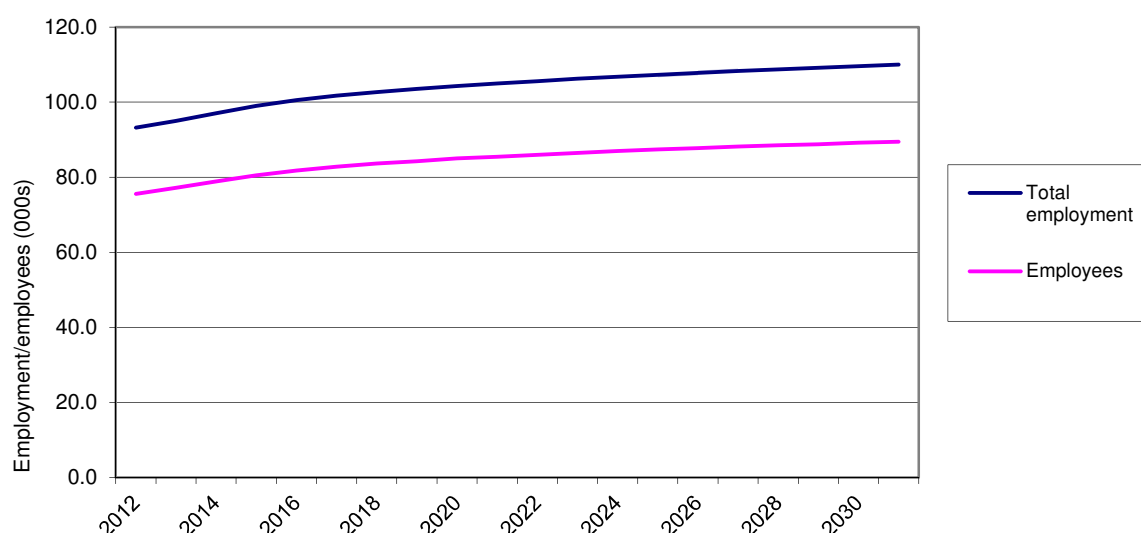


Sources: BRES/ABI, ONS; RSS (2008)

4.4 The baseline forecast from the East of England Forecasting Model suggests that Colchester's total employment (including self-employment) will increase from 93,200

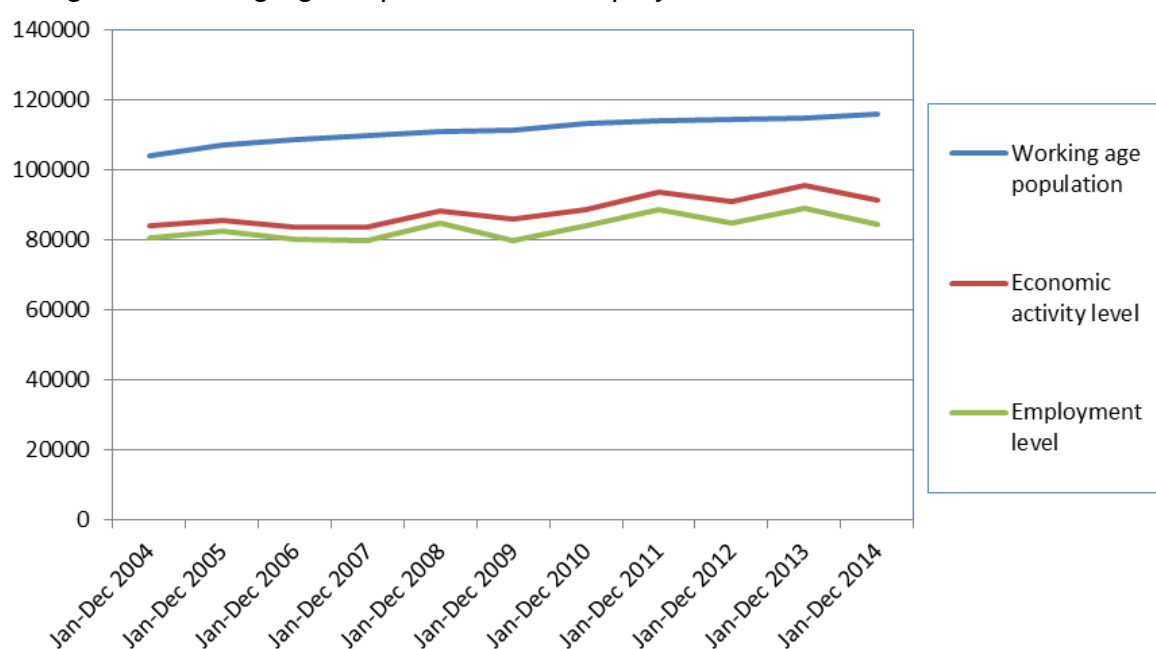
in 2012 to 110,000 in 2031, a rise of 18%. Total employment across Essex over the same period will increase by 15.2%, compared to a 13% rise across the East of England.

Forecast total employment and employee jobs, Colchester Borough: 2012-2031



As shown in the below chart, the employment level has lagged behind growth of the working-age population in the Borough, reflecting high levels of housing growth in Colchester.

Changes in working age Population and Employment Levels, Colchester 2004-2014.



Source: Nomis, ONS

GVA per capita shows the contribution that each individual makes to total output in a given geography; it is calculated by dividing the total value of output in the area (less intermediate consumption) by the total resident population of the area. (Given the absence of GVA estimates at Borough/District level (NUTS 4), the figures for Colchester are taken from the East of England Forecasting Model (baseline scenario).

Colchester's total GVA was estimated at £3.41billion for 2014 .In the same year, the figure was £26.528 billion for Essex and for the Region, £120.030.billion. Compared to surrounding authorities, Colchester's GVA was second only to that of Chelmsford:

Average GVA per worker for each Local Authority in the sub-Region, 2014.

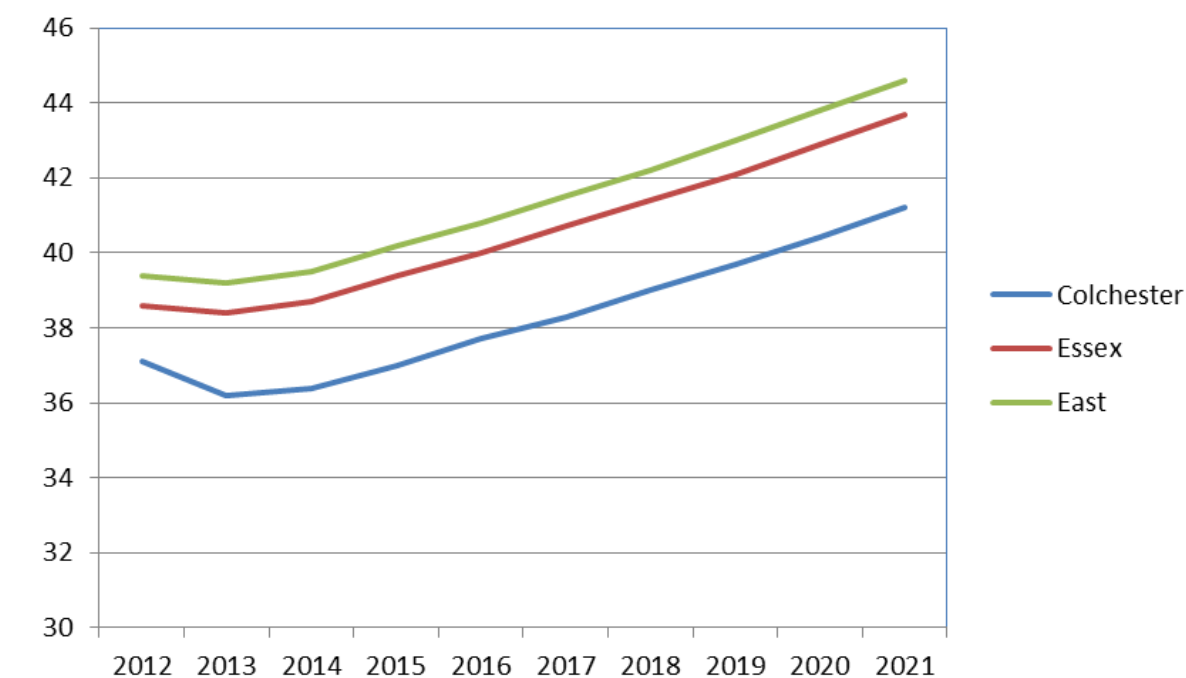
Rank	Borough	GVA per worker	Total GVA
1	Uttlesford	£43,600	£2,059 billion
2	Maldon	£42,300	£1,107 billion
3	Ipswich	£39,100	£2,953 billion
4	Braintree	£38,200	£2,416 billion
5	Chelmsford	£37,200	£3,703 billion
6	Colchester	£36,400	£3,410 billion
7	Babergh	£31,200	£1,257 billion
8	Tendring	£30,300	£1,489 billion

Source: EEFM, January 2015. Note: 2010 prices

However, GVA per worker, which gives an indication of the efficiency of labour in terms of output produced per job, stood at £36,400 per worker, which is lower than the County (£38,700), Regional (£39,500) and UK (£42,200) levels. Colchester is only ahead compared to Babergh and Tendring and, as noted in the recent *Employment Land Needs Assessment* by NLP (2015),

‘This could reflect the concentration of lower value retail, leisure and hospitality employment within Colchester and indicates the scope to enhance the Borough's productivity levels and output in the future, particularly if more of Colchester's highly skilled residents can be encouraged to work in the Borough’.

Forecast labour productivity (£000s, 2010 prices), Colchester, Essex and East: 2012-2021.



Source: EEFM, January 2015. Note: 2010 prices

Economic Growth Indicator 1	Amount of floorspace developed for employment by type (sqm).	Indicator for Core Strategy Policies CE1, CE2 and CE3
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4.6 The 2015 [Employment Land Needs Assessment](#) stated that the Borough recorded moderate amounts of new development over the last few years, mainly relating to industrial (B1c/B2/B8) uses and driven by a small number of large developments. At the same time, the Borough has been losing significant amounts of B class space, to the extent that net development rates have been negative in some recent years.

4.7 This indicator shows the amount and type of employment floorspace (gains and losses and net balance) granted permission during the last monitoring year.

	B1(a) m ²	B1(b)-B8 m ²	Total
Gains	640	1,029	1,669
Losses	-6,407	-6,200	-12,607
Net balance	-5,767	-5,171	-10,938

4.8 In line with the findings of the Employment Land Needs Assessment, the table shows there has been a net loss of 10,938 square meters of commercial floorspace across the Borough from planning permissions issued in the monitoring period. The majority of this net loss was on B1(a) office floorspace as a direct result of the 2013 national changes to permitted development rights allowing the change of use from offices to residential. 5,269 square meters of office floorspace was permitted to change to residential use following this change to regulations.

Economic Growth Indicator 2	Amount of floorspace developed for employment by type, which is on previously developed land (PDL) (sqm).	Indicator for Core Strategy Policies SD1, CE1, CE2, CE3, UR1
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4.9 The purpose of this indicator is to show the amount and type of employment floorspace (gross) granted permission on previously developed land (PDL) during the last monitoring year.

	B1a	B1-B8	Total
Gross on PDL	640	1,029	1,660
% on PDL	100%	100%	100%

4.10 The high percentage of permissions granted on PDL reflects the fact that all such permissions involved the conversion or replacement of existing commercial buildings. It is anticipated that demand for office space will eventually increase due to the amount lost through national changes to permitted development rights allowing change of use from office to residential.

Economic Growth Indicator 3	Employment land available	Indicator for Core Strategy Policies CE1, CE2 and CE3
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Floorspace data by major category: 2001-2012

4.13 The available floorspace data from the Valuation Office Agency provides the areas occupied by major categories of rateable commercial premises from 2001 - 2012.

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
203	206	206	206	208	197	202	203	210	209	216	208
406	421	418	420	422	421	421	418	420	423	426	435
663	675	691	699	693	690	672	628	618	618	634	644
83	89	92	91	95	97	104	107	106	108	106	110
1,355	1,391	1,407	1,416	1,418	1,405	1,399	1,356	1,354	1,358	1,382	1,397

4.14 The table shows that there has been a decline in overall commercial space in the Borough from 2006 and that the current total commercial floorspace stock is almost the same as that in 2007. This “standstill” position reflects changes to the office market with increasing intensity in the use of space to accommodate more staff, new methods of working such as home-working, flexi-working and the introduction of mobile communications. Retail floorspace, however, has continued to increase lightly, reflecting the Borough’s position as a major retail centre in the Region and within the top 50 locations in the UK. Industrial floorspace has declined lightly but is holding up well while Other (warehouses, including retail warehouse) has increased, reflecting new development.

Economic Growth Indicator 4	Total amount of floorspace for 'town centre uses' (sqm)	Indicator for Core Strategy Policy CE2a
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4.15 The purpose of this indicator is to show the amount of floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area which has been permitted the last monitoring year. (Please note that in previous years, the indicator related to completed floorspace, but difficulties in obtaining reliable data from external sources such as approved building surveyors means that only data collected from internal information is shown in the table below).

(i) Town Centre areas				
	A1-A2 Retail	B1a Offices	D2 Leisure	Total
Gains	205	0	0	+205
Losses	-1,565	-4,444	0	-6,009
Net balance	-1,360	-4,444	0	-5,804

(ii) Local authority area				
	A1-A2 Retail	B1a Offices	D2 Leisure	Total
Gains	2,718	640	2,126	5,484
Losses	-247	-1,963	0	-2,210
Net balance	+2,471	-1,323	+2,126	+3,274

4.16 As already mentioned the effects of the changes to permitted development rights allowing the change of use from office to residential has had an impact on the Borough's employment land. The largest impact of this change has been in the town centre where numerous schemes have been received for new residential uses including Telephone House (36 units) in the Dutch Quarter.

4.17 There has been an increase in 'town centre uses' across the Borough with new retail space at Turner Retail Park and Gosbecks Road and a new trampolining centre in the Cowdray Centre granted planning permission during the monitoring year.

Economic Growth Indicator 5	Number of jobs in rural areas	Indicator for Core Strategy Policy ENV2
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4.18 Recent data provides an update on the evolution of rural and urban jobs from 2003 until 2014.

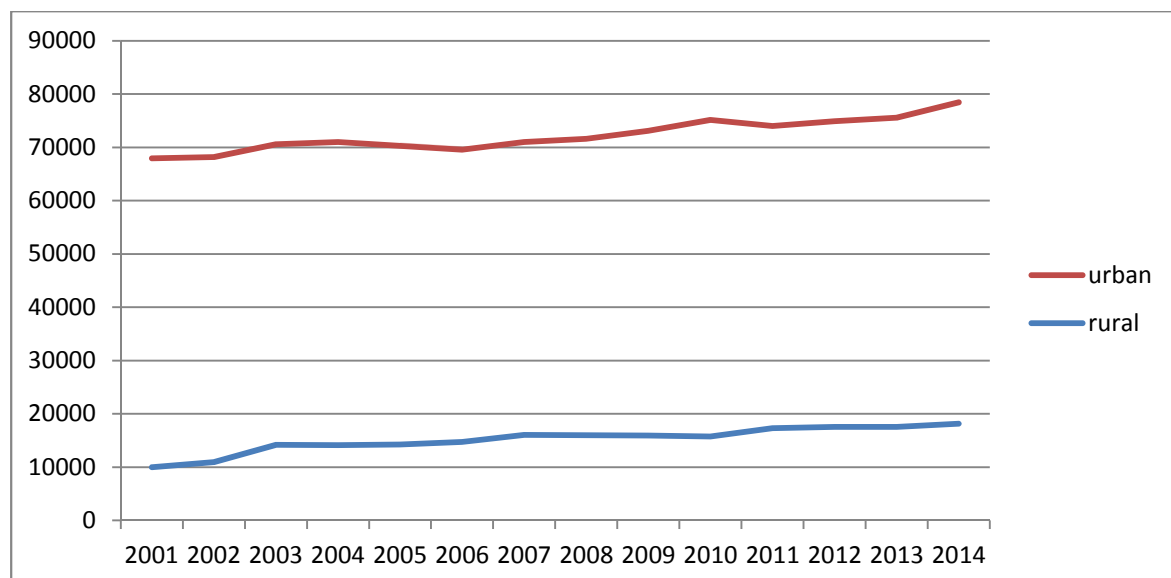
Rural and urban employee jobs, Colchester Borough: 2003-2014

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
rural	14193	14117	14257	14720	16065	15961	15924	15755	17304	17561	17560	18163
urban	56401	56902	55991	54858	54951	55636	57154	59361	56708	57354	57977	60273
total	70592	71018	70244	69578	71016	71939	73078	75116	74012	74915	75537	78436

Sources: Annual Business Inquiry, ONS; BRES, ONS.

4.19 Rural employment has increased in absolute terms as much as urban employment over the period, a significant finding. Consequently, rural jobs are increasingly significant for the rural population share which is one-third of the Borough's population. Moving from 20% of jobs in the rural area in 2003, rural employment has increased to just over 23% of all jobs in 2011. While a proportion of this employment will be home-based, the figures suggest that the Borough's rural employment planning policies have supported employment growth in the rural area while maintaining an emphasis on Town Centre and urban locations to absorb the greater part of the increase in size of the working population.

The profiles of these changes in job numbers between urban and rural can more readily be appreciated from the below chart:



5. Key Theme: TRANSPORTATION

Overview

5.1 Engaging with the community has illustrated that transportation and traffic issues are still very high up on the public's list of priorities. The Core Strategy sets out the Borough Council's approach to transport, which seeks to change travel behaviour to manage demand, especially of peak hour car traffic.

Cycling in Colchester

5.2 A number of pedestrian and cycle facilities have been provided or upgraded during 2014/15. These include:

- Rowhedge Trail – surfaced and embankments repaired;
- Highwoods Country Park – main east west route repaired and resurfaced to prevent continual cracking of the path;
- Wivenhoe Trail – repairs to the drainage culverts under the trail;
- Pedestrian and Cycle Facilities have also been provided parallel to the Northern Approach Road Phase 3.
- New secure cycle racks and doubling of parking capacity on the south side of the railway station

5.3 A number of training and promotional campaigns have also been delivered to encourage residents to take up cycling. This includes Bikeability training programmes delivered within Colchester schools. Between April 2014 and March 2015 a total of 279 children in the Colchester Borough received Bikeability Level 1 training, a total of 654 children received Bikeability Level 2 training and 58 children received Bikeability Level 3 training.

Major Infrastructure

5.4 A continuous programme of works to complete Colchester Park and Ride (P&R) and associated bus priority measures was undertaken in 2014-15. These included the construction of a 1,000 space car park and terminus building, bus priority measures along the route and new bus stops in the town centre. The P&R site was opened in April 2015. The P&R is a key component of the infrastructure identified in the Local Plan as being required to deliver the planned level of growth for Colchester.

5.5 The Northern Approach Road, Phase 3, opened in April 2015. The road connects Junction 28 of the A12 to the existing Northern Approach Road and early delivery of the road enables the release of the planned housing development on the Severalls development site in North Colchester. The scheme includes adjacent pedestrian and cycle facilities, and bus priority lanes which provide a route for the Park and Ride facility.

Travel Change Behaviour

5.6 The Colchester Travel Plan Club (TPC) has continued to assist TPC members in retaining or improving their accreditation to Essex County Council's (ECC) Business Travel Plan Accreditation and further developing their travel plans. The TPC also promoted Cycle Colchester at five events over the summer; launched Loveurcar

dedicated car share scheme in five town centre car parks; and launched the FAXI journey sharing social networking scheme amongst TPC members.

5.7 The Borough Council still works closely with the train operating company under the Station Travel Plan. Its main focus has been development and delivery of the south side cycle parking, and the development of the Fixing the Link scheme. The Borough is still a partner in the Community Rail Partnership scheme.

Transport and Accessibility Indicators

5.8 A number of the indicators below are linked to data collected for the Essex Local Transport Plan (LTP) or the Local Area Agreement. Previously, the Council had access to journey to school and bus passenger levels, and to public transport accessibility data, but as this data is no longer available at a Borough level, these indicators are no longer included in the AMR.

Transport Indicator 1	To obtain an agreed Travel Plan for all major commercial/community developments	Core Strategy Indicator for Policy TA1
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5.9 Nine establishments in Colchester were accredited through the ECC Travel Plan Accreditation Scheme during 2014/15. Travel Plans are accredited against a list of travel plan measures, employee engagement and a set of specific targets. The accreditations for 2014/15 were:

Gilberd School	Gold
Defence Support Group (now Babcock from April 2015)	Gold
University of Essex	Gold
Colchester Borough Council	Gold
Colchester Institute	Silver
Colchester Six Form College	Silver
Colchester Football Club (based on supporters only)	Bronze
Colbea	Bronze
Partnership Events	Bronze

5.10 The first block of student accommodation opened at the Maltings in September 2014 and work is ongoing with the management company on implementing their Travel Plan. They are also participating in the 2015/16 accreditation scheme. A Travel Plan has also been secured for Fenwicks (Williams & Griffin) and they will be participating in the 2015/16 accreditation scheme.

5.11 A total of 466 Residential Travel Information Packs have been provided to new residents of residential developments in Colchester in 2014/15 as follows:

Site Name	Location	Number of Packs Issued
Pavilions, Jarmin Road	Colchester	7

The Garrison	Colchester	400
Northfields	Colchester	30
Monkwick site 1	Colchester	14
Monkwick site 2	Colchester	4
Windsor Close	Colchester	8
Holborough Close	Colchester	3
		TOTAL = 466

Transport Indicator 2	Comparison of long and short stay car parking demand and duration in public car parks in the Town Centre	Core Strategy Indicator for Policy TA5
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5.12 Colchester Borough Council is still seeing a rise in the use of its car parks as residents and visitors take advantage of the range of competitive parking offers. Britannia car park is still maintaining its good performance as are both St. Mary's and St. John's. Butt Road and Napier Road car parks with their £2.50 all day parking offer have experienced an increase in usage. The majority of Sheepen Road car park will close in February 2016 for the construction of an office development although a small car park will remain alongside the Coach & Lorry Park at the rear. Priory Street car park is planned to undergo a major update during 2016 which is out for consultation.

Transport Indicator 3	Annualised indicator of Cycling Trips (increased to reflect Colchester's cycle town status).	Core Strategy Indicator for Policies TA1, TA2 and PR2
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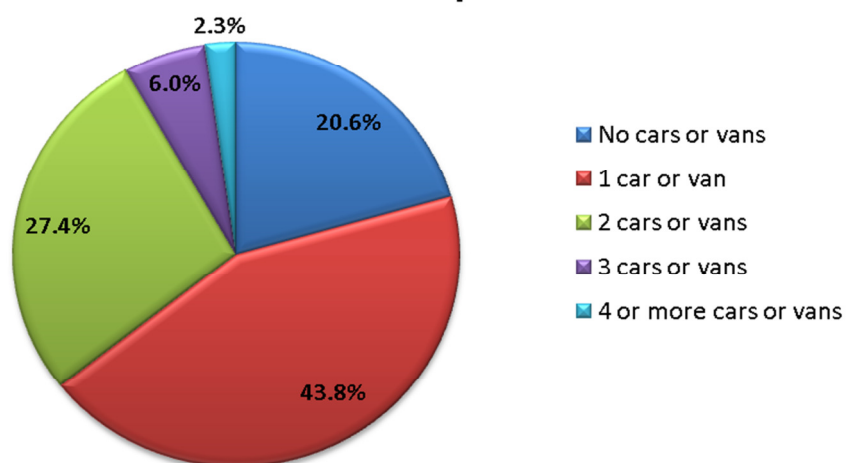
5.13 During November 2014, there were approximately 63,660 cycle trips recorded at 13 automatic sites across the town. This is a 4% increase compared to approximately 61,080 cycle trips monitored at the same sites in November 2012.

Travel to Work Data

In order to understand Colchester's commuter patterns more accurately work has been carried out within the Council on 'Travel to work' data, collated as part of the 2011 Census. An overview of the data available is provided below.

- The Borough has high levels of car ownership. In 2011, 56,893 households owned a car compared to 14,741 households who did not own a car. The pie chart below shows this breakdown in more detail.
- The car is the most popular method of transport used by residents in the Borough to travel to work. In 2011, 49,522 people used the car, as opposed to 6,655 who used the train and 4,918 that travelled to work by bus.
- There are a total of 109,043 work related trips per day within, to, or out of the Borough;
- There are 86,075 employed residents in the borough who either work within or outside of the Borough;
- 54,058 (69%) of employed residents make an internal trip (from any ward in Colchester to any ward in Colchester);
- 7,167 (8%) of employed residents have no fixed place of work;
- In addition 24,850 employed residents leave the Borough – of these 25% go to Greater London, 15% to Tendring District, 15% to Braintree District and 10% to Chelmsford City; 22,968 people came into the Borough for work – of these 38% come from Tendring District, 16% from Braintree District and 11% from Babergh District;
- In 2011, Colchester was a net exporter of 1,882 employees.

Car or Van Ownership Census 2011



6. Key Theme: ENVIRONMENT AND HERITAGE

6.1 The natural environment of the Borough has been shaped by both physical process and land management over time. These processes have created the high quality landscapes and diverse habitats and biodiversity/geodiversity found throughout the Borough. These include internationally significant areas of coastal and intertidal habitats, mudflats and salt marsh and shell banks, which constitute some of the features of interest within the Mid Essex Estuaries Special Area of Conservation (SAC). New development has the potential to fragment or lead to the loss of habitat. The Council seeks to conserve and enhance Colchester's natural environment, countryside and coastline as well as preserving its archaeological and built heritage through the protection and enhancement of sites of international, national, regional and local importance.

6.2 The Borough Council will continue to direct development away from land at risk from all types of flooding and will also seek to ensure that new development does not increase the risk of flooding either on or off site through the increased use of Sustainable Urban Drainage Systems (SuDS) where appropriate.

Environment Indicator 1	Number of planning applications approved contrary to Environment Agency advice on flood defence or water quality grounds	Core Strategy Indicator for Policy ENV1
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6.3 Between April 2014 and March 2015 no planning applications were approved contrary to the advice of the Environment Agency. A new indicator monitoring the number of Sustainable Drainage schemes (SUDS) will be developed for the new Local Plan.

Environment Indicator 2	Number and area of Local Nature Reserves (LNRs) Local Sites (LoWs) within Colchester	Core Strategy Indicator for Policy ENV1
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6.4 No new Local Nature Reserves were designated during the monitoring period. A review of the Local Sites (formerly Local Wildlife Sites) was commissioned in June 2015. Any changes in the number and area of Local Sites designated will be reported in the next Annual Monitoring Report.

Site	2014/2015
Local Sites (LoWS)	168 sites covering 1957 hectares
Local Nature Reserves (LNR)	7 LNR's covering 175.39ha (Spring Lane, Bull Lane, Lexden Park, Salary Brook, Welsh Wood, Colne and Hilly Fields.

Environment Indicator 3	Amount of development in designated areas (SSSI, AONB)	Core Strategy Indicator for Policy ENV1
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6.5 Policy EV1 seeks to protect the Borough's biodiversity within designated sites. None of the 60 applications approved with the Dedham Vale Area of Outstanding Natural Beauty or close to Local Sites resulted in direct harm or loss if the above designated sites.

Designated Area	Applications received	Applications approved
Dedham Vale AONB	72	53
Local Sites	7	7

Environment Indicator 4	Increase in areas of public open space	Core Strategy Indicator for Policy PR1
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6.6 Colchester Borough covers an area of 33,400 hectares, 2,028 hectares of which is accessible natural greenspace. The Borough is above the County average in terms of the provision of green space for all of Natural England's Accessible Natural Green Space Standards (ANGSt) categories.

6.7 The quantity standards for different open space typologies identified in the PPG17 study for Colchester are set out below. These are used to secure new open space as part of new developments.

Open Space Typology	Quantity Standard /1000 population
Parks and Gardens	1.76ha
Natural & Semi Natural open space (urban)	5.00ha
Amenity Greenspace	1.10ha
Provision for Children	0.05ha
Provision for Teenager	0.05ha
Allotments	0.2ha

6.8 Colchester Borough Council adopted a total of 1.66 ha of new open space during the monitoring period. The areas of open space provided as part of recent developments and adopted by the Council in the 2014/15 monitoring period are set out below:

Tile House Farm POS (Phase 3)	0.17 ha
Corunna Drive POS	0.14 ha
Lordswood Road POS	0.63 ha
Ypres Road POS	0.51 ha
Circus Drive POS	0.22 ha

Environment Indicator 5	Recorded loss of listed buildings Grade I and II+ (by demolition), Scheduled Monuments or nationally important archaeological sites and assets on the Colchester Local List to development	Core Strategy Indicator for Policy UR2
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6.9 In the 2014/15 monitoring period, no Listed Buildings (Grade I & II), Scheduled Ancient Monuments or buildings at risk were lost as part of development proposals. 3 new assets were added to Colchester's Local List during this period. Due to resourcing issues at Essex County Council, the Buildings at Risk register has not been updated since 2013/14.

Heritage Asset	2014/15	Comment
Recorded loss of Grade I & II Listed Buildings	2056	2056
Recorded loss of Scheduled Ancient Monuments	45	No change
Number of buildings on Buildings At Risk register	37	Not monitored since 2013
Number of assets on Colchester's Local List	745	3 assets added to Local List during monitoring period a) 17-19 Honywood, Colchester b) The Lighting Shop, 61- 65 North Station Road, Colchester c) County Hospital site
Number of Conservation Areas	22	4 new Conservation Areas proposed but not yet progressed

Environment Indicator 6	Percentage of household waste recycled and composted	Core Strategy Indicator for Policy ER1
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6.10 Waste sent for disposal is a wasted resource that results in a cost rather than a potential for income from recycling for the Council. As a result this is an important indicator to achieve. It is also an important indicator to see how much waste, when put alongside the amount being recycled, is being generated by households in the Borough. Buildings at Risk will be monitored internally by the Council and any changes reported in next year's AMR.

Activity	2014/15
Waste collected or recycled or composted	Target 410kg/household, 403kg waste collected Target 48% of waste recycled , 46.28% achieved
Increase in total tonnage waste collected for recycling	Increased by 677t a) glass, cans, plastic, and garden recycling - increase b) food waste recycling –increase by 529t due to new kerbside service to all households c) paper recycled down 1.5% reflecting increase in on line activity

7. Key Theme: ACCESSIBLE SERVICES AND COMMUNITY FACILITIES

Overview

7.1 Accessible services and facilities are vital to the development and maintenance of communities. Community facilities should be located within or near centres and other accessible locations to maximise community access and build a sense of local community identity. The Council supports the retention and enhancement of existing community facilities that can provide a range of services and facilities to the community at one accessible location. In addition, the Council will work with local partners, such as Parish Councils or Community Associations, to plan and manage community facilities.

7.2 The Borough Council will safeguard existing facilities and will work with partners including the local community to bring together funding from a variety of public and private sources to deliver new community facilities. Development proposals will be required to review community needs (e.g. Health Impact Assessment) and provide community facilities to meet the needs of the new population and mitigate impacts on existing communities.

Community Indicator 1	Recorded losses of community facilities as a result of development	Core Strategy Indicator for Policies SD1, SD2, UR1, PR1, TA3, and TA4
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7.3 No community facilities were lost as a result of new developments during the monitoring period April 2014 - March 2015.

Community Indicator 2	Key infrastructure projects delivered (SD)	Core Strategy Indicator for Policies SD1, SD2, UR1, PR1, TA3, and TA4
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7.4 Table 6d in Section 6 of the revised 2014 Colchester Core Strategy identifies a number of key infrastructure projects which have been subdivided into the categories 'necessary' and 'local and wider benefit'. Many of the projects are tied to development programmed for later in the plan period, but the following progress is noted for projects delivered during the monitoring period or scheduled for delivery in 2015:

Infrastructure projects	Completion date
Necessary	
Northern Approach Road Phase 3	Opened April 2015
North Park and Ride	Opened April 2015
Stanway Western Bypass	Opened in April 2014
Local & Wider benefit	
Green links, walking and cycling improvements:	

Sustrans repairs to drainage culverts Wivenhoe Trail	Completed September 2015
Rowhedge Trail surfaced by CBC and embankments repaired by EA	Re surfacing completed 2014 by CBC embankment work scheduled for September 2015
Main east west route repaired and resurfaced in Highwoods Country Park	Completed September 2015
Shared use cycle and walking routes parallel to the NAR3 carriageway.	Completed April 2015
Walking and cycle link to Boxted Road as part of Park and Ride	Completed April 2015

Contributions secured towards Open Space Sport & Recreation

7.5 Core Strategy Policy PR1 seeks to ensure the protection and enhancement of Open Space, Sport and Recreational Facilities and Community Facilities. All relevant developments are strictly subject to unilateral undertakings, and Section 106 agreements are prepared in accordance with adopted Supplementary Planning Documents. Contributions are being collected, monitored and allocated to local projects for the benefit of the increasing residential numbers.

7.6 The contributions secured towards the provision of open space, community facilities, travel planning and over the monitoring period are set out in the table below

Facilities	Amount
Open Space, Sport & Recreation	£887,782.50 – towards provision, enhancement equipment and maintenance.
Community Facilities	Total £82,401.18
Colne Footbridge project	£127,828.50
Travel Planning	£5102.12
Community Bus	£5102.12

8. Key Theme: Climate Change

Overview

8.1 Colchester Borough Council is committed to promoting efficient use of energy and resources and promoting the development of renewable energy generation alongside waste minimisation and recycling. The Council signed up to the Nottingham Declaration on Climate Change and the Local Authority Carbon Management (LACM) scheme and is now looking at the benefits of signing up to 'Climate Local' the successor to the Nottingham. Climate Local offers a framework that can reflect local priorities and opportunities for action. It supports councils' efforts both to reduce carbon emissions and to improve their resilience to the anticipated changes in the climate.

8.2 The Council published and adopted an Environmental Sustainability Strategy in January 2015 which supersedes the Action Plan developed under the One to One Support Programme. <http://www.colchester.gov.uk/article/15782/Environmental-Sustainability-Strategy>

8.3 The Council has also recently completed a feasibility study funded by the Department for Energy and Climate Change to explore opportunities to deliver District Heating in the Northern Gateway and in East Colchester. The scope to deliver District Heating in other growth areas could be explored in the future.

Climate Change Indicator 1	Carbon emissions and Climate Change	Supporting Indicator for Policy SD1
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8.4 During 2014/2015 Colchester Borough Council saw an increase in CO2 emissions of 6,533 tonnes compared to 6,313 tonnes in 2013/2014. This is due to an overall increase in gas consumption, increased electricity use in specific areas and changes to the carbon factors that were used to calculate emissions in 2014/15.

8.5 Despite the overall increase, data collected confirms that the Council has continued to reduce energy use in car parks, the cemetery and crematorium and sheltered housing schemes. Most of these sites have had energy efficient measures installed during the delivery of the last Local Authority Carbon Management scheme 2008-2012, which have had an on-going positive impact on reducing carbon emission levels.

8.6 The Council has also successfully reduced the impact of staff travel from 49 tonnes of CO2 in 2013/14 to 45 tonnes of CO2 in 2014/15. This could be down to the implementation of travel plans by large organisation such as University of Essex and Colchester Hospital, more car sharing and more efficient travel planning by staff.

8.7 Under the Local Authority Carbon Management scheme, a target was set to reduce carbon emissions by 40% from 2008 baseline data by 2020. Target

emissions reductions are currently 38% less than 2008 baseline levels, primarily because many of the more easy to implement initiatives have been implemented. The challenge now for Colchester is to develop a new carbon management plan that identifies more innovative and creative ways to continue to reduce carbon emissions by 2020, while factoring in the effects on emissions of predicted population growth in the Borough over the same period.

Climate Change Indicator 2	Climate Change Adaptation	Supporting Indicator for Policies SD1, ENV1 and ER1
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8.8 During 2014/15 the Council adopted a new Environmental Sustainability Strategy in January 2015. The new strategy focuses on developing existing initiatives within the Council and supporting/empowering communities to take action to reduce carbon emissions.

8.9 The Government withdrew the Code for Sustainable Homes in March 2015. Sustainable construction issues and carbon dwelling rates (the dwelling emission rate measures the maximum CO₂ emissions rate arising from energy use for heating, hot water, thermal performance and lighting for an actual dwelling) is now largely addressed through the improved Part L of the building regulations.

Climate Change Indicator 3	Renewable energy installed by type	Core Strategy Indicator for Policy ER1
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8.10 Between April 2014 and March 2015, of the 137 applications approved for renewable energy technologies, 98 were for Solar & Photo Voltaic, 8 were biomass schemes and 31 were for wind generators.

8.11 The amount of renewable energy installed in the current year has increased considerably over that in previous years, particularly for solar photovoltaics.

8.12 Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 gives permitted development rights to the installation of domestic microgeneration equipment. Planning permission is only required for a limited number of renewable energy technologies. This means that the number of renewable energy installations may be higher than that indicated by the number of planning applications. The number of renewable energy applications may decrease due to the recent government reductions in the tariff payments for energy produced from renewable sources.

Appendix A – Local Plan Policies

Core Strategy Policies

Sustainable Development Policies	
SD1	Sustainable Development Locations
SD2	Delivering Facilities & Infrastructure
SD3	Community Facilities
Centres and Employment Policies	
CE1	Centres and Employment Classification and Hierarchy
CE2	Mixed Use Centres
CE2a	Town Centre
CE2b	District Centres
CE2c	Local Centres
CE3	Employment Centres
Housing Policies	
H1	Housing Delivery
H2	Housing Density
H3	Housing Diversity
H4	Affordable Housing
H5	Gypsies, Travellers and Travelling Showpeople
H6	Rural Workers Dwellings
Urban Renaissance Policies	
U1	Regeneration Areas
U2	Built Design and Character
Public Realm Policies	
PR1	Open Space and Recreational Facilities
PR2	People Friendly Streets
Transport and Accessibility Policies	
TA1	Accessibility and Changing Travel Behaviour
TA2	Walking and Cycling
TA3	Public Transport
TA4	Roads and Traffic
TA5	Parking
Environment and Rural Communities Policies	
ENV1	Environment
ENV2	Rural Communities
Energy, Resources, Waste, Water & Recycling Policy	
ER1	Energy, Resources, Waste, Water and Recycling

Development Management Policies

DP1	Design and Amenity
DP2	Health Assessments
DP3	Planning Obligations and the Community Infrastructure Levy
DP4	Community Facilities
Centres and Employment	Centres and Employment
DP5	Appropriate Employment Uses and Protection of Employment Land and Existing Businesses
DP6	Colchester Town Centre Uses
DP7	Local Centres and Individual Shops
DP8	Agricultural Development and Diversification
DP9	Employment Uses in the Countryside
DP10	Tourism, Leisure and Culture
Housing	Housing
DP11	Flat Conversions
DP12	Dwelling Standards
DP13	Dwelling Alterations, Extensions and Replacement Dwellings
Urban Renaissance	Urban Renaissance
DP14	DP14 Historic Environment Assets
Public Realm	Public Realm
DP15	Retention of Open Space and Indoor Sports
DP16	Private Amenity Space and Open Space Provision for New Residential Development
Transport and Accessibility	
DP17	Accessibility and Access
DP18	Transport Infrastructure Proposals
DP19	Parking Standards
Environment and Rural Communities	Environment and Rural Communities
DP20	Flood Risk and Management of Surface Water Drainage
DP21	Nature Conservation and Protected Lanes
DP22	Dedham Vale Area of Outstanding Natural Beauty
DP23	Coastal Areas
Energy, Resources, Waste, Water and Recycling	
DP25 Renewable Energy	Renewable Energy

Site Allocations Policies

SA CE1	Mixed Use Sites
Housing	
SA H1	Housing Allocations
SA H2	Gypsy and Traveller Accommodation
Urban Renaissance	Urban Renaissance
Town Centre and North Station	Town Centre and North Station
SA TC1	Appropriate Uses within the Town Centre and North Station Regeneration Area
East Colchester	East Colchester
SA EC1	Residential development in East Colchester
SA EC2	Development in East Colchester
SA EC3	Area 1: Former Timber Dock
SA EC4	Area 2: King Edward Quay
SA EC5	Area 3: Magdalen Street
SA EC6	Area 4: Hawkins Road
SA EC7	University of Essex Expansion
SA EC8	Transportation in East Colchester
Garrison	Garrison
SA GAR1	Development in the Garrison Area
North Growth Area	North Growth Area
SA NGA1	Appropriate Uses within the North Growth Area
SA NGA2	Greenfield Sites in the North Growth Area
SA NGA3	Employment Uses in the North Growth Area
SA NGA4	Transport measures in North Growth Area
SA NGA5	Transport Infrastructure related to the NGAUE
Stanway Growth Area	Stanway Growth Area
SA STA1	Appropriate Uses within the Stanway Growth Area
SA STA2	Phasing of Greenfield sites in Stanway Growth Area
SA STA3	Employment and Retail Uses in Stanway Growth Area
SA STA4	Transportation in Stanway Growth Area
SA STA5	Open Space in Stanway Growth Area
Tiptree	Tiptree
SA TIP1	Residential sites in Tiptree
SA TIP2	Transport in Tiptree
SA GAR1	Development in the Garrison Area

Appendix B – Glossary

Affordable Housing – This breaks down into two subcategories: social housing where rent levels are set in line with the Government's rent-influencing regime. And intermediate housing: a mix of low cost home ownership products (e.g. shared ownership) and other reduced cost rental products primarily in the form of key worker housing.

Authority Monitoring Report (AMR) – The Authority Monitoring Report sets out how well the Council is performing in delivering the objectives of its Local Development Framework. It was previously termed the Annual Monitoring Report.

Brownfield (also known as Previously Developed Land (PDL)) – Previously developed land that is unused or may be available for development. It includes both vacant and derelict land and land currently in use with known potential for redevelopment. It excludes land that was previously developed where the remains have blended into the landscape over time.

Community Facilities – Buildings, which enable a variety of local activity to take place including, but not limited to, the following:

- Schools, Universities and other educational facilities
- Libraries and community centres
- Doctors surgeries, medical centres and hospitals
- Museums and art galleries
- Child care centres
- Sport and recreational facilities
- Youth clubs
- Playgrounds
- Places of worship
- Emergency services

Some community activities can also be provided via privately run facilities (e.g. pubs and village shops).

Community Infrastructure Levy (CIL) – The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.

Core Strategy – The Core Strategy sets out the long-term vision for the sustainable development of Colchester and the strategic policies required to deliver that vision. It provides for the enhancement of the environment, as well as defines the general locations for delivering strategic development including housing, employment, retail, leisure, community and transport, which are then given precise boundaries in the Proposals Map. The Colchester Borough Core Strategy was adopted by the Council in 2008.

Development Policies – A document that the council have produced alongside the Site Allocations document to guide future development of the Borough. The Policies contained within this Development Plan Document, along with other relevant national and Core Strategy Policies, will replace the Local Plan Policies and be used to determine planning applications.

Employment Zone – Employment Zones are designated on the Proposals Map to accommodate business developments including industry and warehousing within the B use class which are not suited to town centre Mixed Use Centres. Employment Zones include both Strategic Employment Zones at North Colchester Stanway and the University of Essex, as well as smaller Local Employment Zones which include existing and proposed concentrations of employment for rural enterprises and local employment.

Evidence Base – The evidence base for Colchester's Local Development Framework includes all the documents used to inform its policies and allocations, including studies, strategies, and national, regional and local policies. Evidence Base documents can be viewed via links on the Council's LDF website page.

Flood Risk Assessment – An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Greenfield – Land which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Growth Area – An area broadly identified for future housing and employment growth. A growth area may include both regeneration areas with potential for brownfield land redevelopment or the use of greenfield sites.

Local Development Scheme (LDS) – This is the project plan for a three year period for the production of documents including the Local Plan, Supplementary Planning Documents and Neighbourhood Plans.

Mixed-use Development – A well integrated mix of land uses (retail, employment, leisure and other service uses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes.

Natura 2000 – The European network of protected sites established under the Birds Directive and Habitats Directive (SPA, SAC).

Neighbourhood Planning - Neighbourhood planning is a new way for communities to decide the future of the places where they live and work. The government introduced this new tier of planning through the Localism Act 2011.

Planning Contributions – the principle of a developer agreeing to provide additional benefits or safeguards, often for the benefit of the community, usually in the form of related development supplied at the developer's expense.

Previously Developed Land (PDL) – See Brownfield.

Private Open Space – Open spaces usually in private ownership that can fulfil similar functions as public open spaces but which tend to have significant access restrictions to the members of the public imposed through ownership rights or a requirement to pay to use facilities.

Proposals Map – The Proposals Map shows all boundaries and designations specified in a Development Plan Document (DPD) such as the Core Strategy, Site Allocations or Development Policies. The Colchester Borough Proposals Map was adopted by the Council in 2010.

Public Open Space – includes all spaces of public value, usually in public ownership, which are generally accessible to the public and which provide important opportunities for sport, outdoor recreation as well as fulfilling an amenity function.

Public Realm – Public realm relates to all those parts of the built environment where the public has free access. It encompasses all streets, square and other rights of way, whether predominantly in residential, commercial or community/civic uses; open spaces and parks;

and the public/private spaces where public access is unrestricted (at least during daylight hours). It includes the interfaces with key internal and private spaces to which the public has normally has free access.

Ramsar Site – An area identified by an international agreement on endangered habitats.

Regeneration Areas – An area in the Borough identified on the basis of potential for brownfield land redevelopment, economic and social need and proximity to the Town Centre. The Regeneration Areas are key element in the aim of Colchester becoming a prestigious regional centre. Five Regeneration Areas have been identified across the Borough – St Botolphs, North Station, East Colchester, North Colchester and Garrison.

Town and Country Planning Regulations ('The Regulations') – The identification of a consultation stage in relation to a Regulation, i.e. Regulation 25, 27, etc. refers to the relevant section of the June 2008 amendments to the Town and Country Planning (Local Development) (England) Regulations 2004. These regulations cover the various stages in preparing and consulting on Local Development Framework documents.

Travel Plan – These provide information and incentives for new residential and employment sites to use public transport. Travel Plans typically include the issuing of travel pack to new residents and businesses which may include vouchers for 12 months free or discounted travel on public transport.

Settlement – A settlement is a general term used in planning for a permanent or temporary community in which people live which avoids being specific as to size, population or importance. A settlement can therefore range in size from a small number of dwellings grouped together to the largest of cities with surrounding urbanized areas. The term may include hamlets, villages, towns and cities.

Settlement Hierarchy – A Settlement Hierarchy provides a ranked series of communities. In Colchester, the focus of development is on the Regional Centre, which includes Colchester Town and Stanway. Tiptree, West Mersea and Wivenhoe are included within the next layer of District Settlements and other villages in the Borough fall within the Rural Communities category which is to receive very limited development.

Site Allocations – The Site Allocations document sets out the criteria for the boundaries shown on the Proposals Map and provides area and use specific allocations.

Site of Special Scientific Interest (SSSI) – A SSSI is an area that has been notified as being of special interest under the Wildlife and Countryside Act 1981. They include the best examples of the Country's wildlife habitats, geological features and landforms.

Spatial Planning – "Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means." (PPS 1 ODP, 2004, pp3).

Special Area of Conservation (SAC) – A site of European Community importance designated by the member states, where necessary conservation measures are applied for the maintenance or restoration, at favourable conservation status, of the habitats and/or species for which the site is designated.

Special Protection Area (SPA) – A site designated under the Birds Directive by the member states where appropriate steps are taken to protect the bird species for which the site is designated.

Statement of Community Involvement (SCI) – This will set out the standards that the council intend to achieve in relation to involving the community and all stakeholders in the preparation, alteration and continuing review of all Local Development Plan Documents and in significant planning applications, and also how the local planning authority intends to achieve those standards. The Statement of Community Involvement will not be a Development Plan Document (see above) but will be subject to independent examination. A consultation statement showing how the council has complied with its Statement of Community Involvement should accompany all Local Development Documents.

Strategic Housing Market Assessment (SHMA) – The SHMA is a study carried out every few years to appraise the local housing market area and identify the need and demand for different housing types and tenures within that area.

Strategic Land Availability Assessment (SLAA) – The SLAA is a collective term for housing and employment land availability assessments. This is a process carried out every few years to identify new sites for housing and employment uses, required by national policy.

Supplementary Planning Document (SPD) – A document produced by the Council to add further detailed guidance and information on a particular subject. An SPD is subject to a formal consultation period and then is used as a material consideration when determining planning applications.

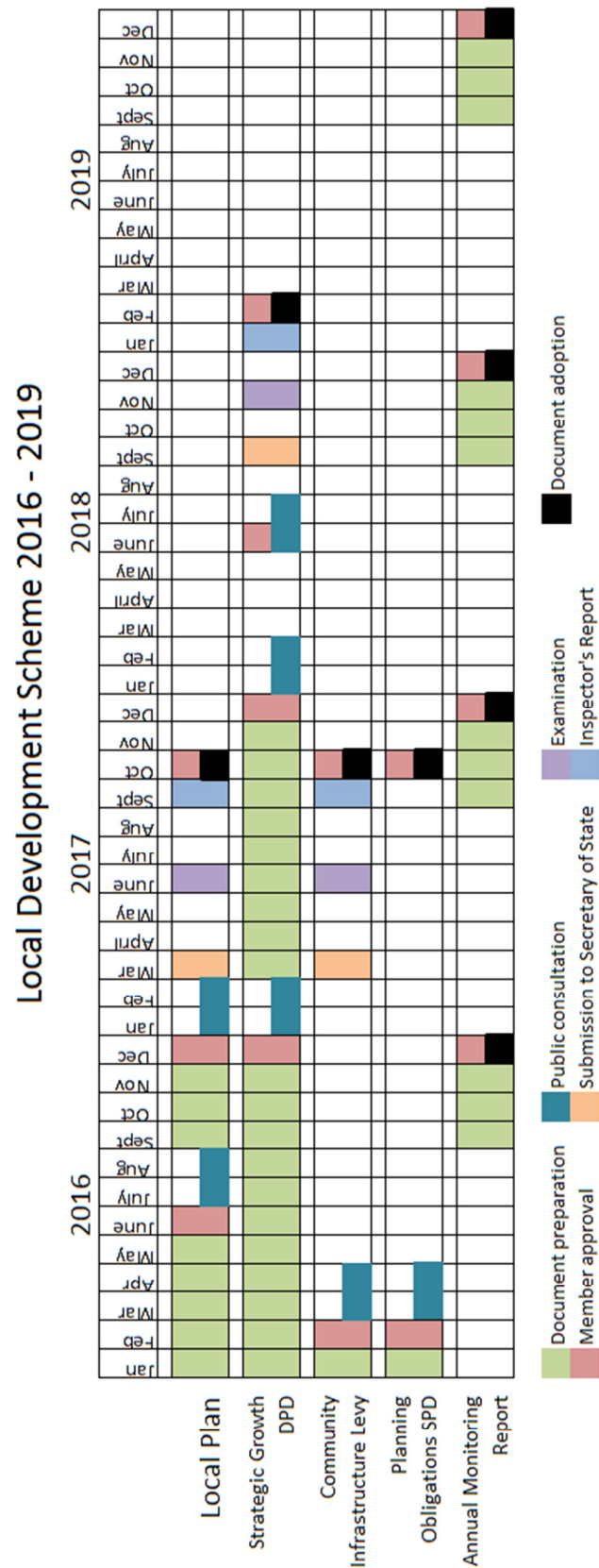
Sustainable Drainage Systems (SuDS) – A range of techniques for managing the runoff of water from a site. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.

Sustainability Appraisal (SA) – An appraisal of the economic, social and environmental effects of a plan from the outset of the preparation process, so that decisions can be made that accord with sustainable development.

Sustainable Development – Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Town Centre – The Town Centre is the cultural and commercial heart of the Borough. Colchester's Town Centre includes the historic core of Colchester, as well as the surrounding fringe areas that are characterised by a mix of retail, residential, office, community facilities and other uses often found in other Centres. North Station and Hythe Station will be major gateways to Colchester and are therefore considered to be another important element of the Town Centre.

Appendix C – Local Development Scheme 2016-2019 Project Chart



14 December 2015

Report of	Head of Commercial Services	Author	Sandra Scott 01206 282975
Title	Consultation Responses to the Draft Strategic Land Availability Assessment and Sustainability Appraisal / Garden Settlements Frameworks		
Wards affected	All		

The Local Plan Committee is asked to note the responses to the consultation and agree amendments to the frameworks.

1. Decision(s) Required

- 1.1 To note the summary of the consultation responses and agree the amendments to the SLAA and Sustainability Assessment Frameworks.

2. Reasons for Decision

- 2.1 The Sustainability Appraisal (SA) and Strategic Land Availability Assessment (SLAA) are both statutory requirements and procedures must comply with guidance and legislation set out nationally, which includes the need to carry out consultation. Amendments have been necessary to ensure appropriate criteria is in place against which proposals for Garden Settlements can be assessed.

3. Alternative Options

- 3.1 The feedback may not be reported which could reduce understanding and clarity in respect of framework for the SLAA and SA Assessment Frameworks.

4. Supporting Information

- 4.1 The National Planning Policy Framework (NPPF) came into effect on 27th March 2012 and is a material consideration in planning decisions. It sets out the requirements for the preparation of Local Plans.
- 4.2 The Strategic Land Availability Assessment will be carried out in accordance with the National Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>)
- 4.3 As part of the process of developing the evidence to support the production of the Local Plan, the Council must carry out a Strategic Land Availability Assessment and a Sustainability Appraisal. In order to ensure a fair and comprehensive approach and to be clear in the process of developing the Plan, Colchester Borough Council carried out a consultation on draft frameworks for these two processes, to be used in the assessment of sites being considered for allocation.

A six week consultation period for both consultations ran from Monday 27 July to 5pm on Monday 7 September.

- 4.4 The Committee considered a Report providing an overall summary of the consultation responses on 5th October 2015. This report provides a table detailing the comments, together with an officer response, highlighting any amendments proposed to the assessment frameworks as a result of the consultation responses.

Summary of responses

- 4.5 A small number of responses to the consultation were received on both these documents which is unsurprising given the technical nature of the Sustainability Appraisal and Strategic Land Availability Assessment (SLAA). A total of 6 responses were made to the Sustainability Appraisal assessment framework which included the draft Garden Settlement assessment framework. 5 responses were made on the SLAA criteria. Of these responses there was significant overlap, with most respondents replying to both consultations. Since the Committee in October a further response has been received from Historic England commenting on the SLAA and SA frameworks.
- 4.6 A full summary of the comments received and the relevant response is provided in tables 1 and 2 in Appendix 1. General support for the criteria was expressed in some cases with points relating to matters of detail. Most of the responses raise relevant issues which are appropriate for inclusion as assessment criteria. On the whole the detailed points made refer to issues of detail which are already covered either directly or indirectly by existing criteria and the relevant evidence which will be required to assess specific proposals. The updated version of the SLAA site assessment framework is shown in Appendix 2; the framework incorporates changes made for operational reasons, as well as changes made as a result of the consultation responses received – changes resulting from the consultation are shown in underlined and strike-through text. The updated version of the Sustainability Appraisal and Garden Settlement Framework is shown in Appendix 3, with changes resulting from the consultation responses shown in underlined and strike-through text.

5.0 Proposals

- 5.1 A number of issues raised are considered to merit further consideration and could refine and improve the criteria. These minor amendments are summarised below and the tables in appendix 1 sets out the comments and response in more detail:
- Additional criteria to assess deliverability eg can this development deliver what the town needs? Is there an appropriate delivery vehicle in place?
 - Clarification in respect of reference to “publicly accessible open space” and the relevance of open space without public access;
 - Confirmation in respect of suggested additional sources of information.
 - Additional criteria related to an increase in community facilities, visual impact on the settlement and surrounding countryside and impacts on the distinctive setting of the settlement.
 - Amendment to wording in relation impacts and assessment criteria on heritage assets to provide clarity avoid ambiguity
- 5.2 The changes to the assessment criteria will be made to the SLAA assessment framework and all relevant Sustainability Appraisal Frameworks and the updated wording will be reflected in all assessments including those already subject to initial work. The

implications of the changes are limited since they primarily add clarity to exiting wording rather than raise new elements and reflect the iterative process of the SLAA assessment and Sustainability Appraisal Methodology.

6. Strategic Plan References

- 6.1 The Sustainability Appraisal is a robust assessment process to balance the social, environmental and economic considerations in planning for the future of the area. The assessment criteria for the SLAA also follows these themes against which to assess the suitability of sites for future development. As such the assessment frameworks cross over the four key themes of the Strategic Plan in promoting Colchester as Vibrant, Prosperous, Welcoming and Thriving with the intention of ensuring that the emerging Local Plan helps to achieve the objectives of the Plan.

7. Consultation

- 7.1 There is no requirement to further consult on the responses to the consultation on the SLAA / SA Frameworks.

8.0 Publicity Considerations

- 8.1 It is considered unlikely that the consultation on the SLAA / SA Frameworks will attract publicity.

9. Financial Implications

- 9.1 There are no identified financial implications to the Council.

10. Equality, Diversity and Human Rights implications

- 10.1 An Equality Impact Assessment has been prepared for the Local Plan and is available to view on the Colchester Borough Council website by following this pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Commercial Services > Local Development Framework.
- 10.2 There are no identified Human Rights implications.

11. Community Safety and Health and Safety Implications

- 11.1 None.

12. Risk Management Implications

- 12.1 Ensuring members are fully briefed on planning decisions and relevant policies in the Local Plan will help reduce the risk of inappropriate development being permitted.

13. Disclaimer

- 13.1 The information in this report was, as far as is known, correct at the date of publication. Colchester Borough Council cannot accept responsibility for any error or omissions.

Appendix 1

Response to consultation on the assessment frameworks for SLAA and Sustainability Appraisal and Garden Settlements

Summary of Responses to the consultation on the Site Assessment Framework for Strategic Land Availability Assessment (SLAA)

As part of the process of developing the evidence to support the production of the Local Plan, the Council must carry out a Strategic Land Availability Assessment. In order to ensure a fair and comprehensive approach and to be clear in the process of developing the Plan, Colchester Borough Council consulted on the draft framework to be used in the assessment of sites being considered for allocation. The responses received and CBC comments / response are summarised in the table below;

Table 1

	Summary of comments	CBC Response
Gladman Developments	<p>Comments on the initial sieve;</p> <ul style="list-style-type: none">• It is important when considering the issues relating to Flood Zone 3(b) that the potential for mitigation be considered when assessing sites this criteria should allow for mitigation to be provided, if necessary and practicable, to allow any site to proceed forward.• with regard to the criteria regarding development boundaries we believe that this needs to be carefully assessed given the current proposals for potential new settlements, in as yet only very broad geographical locations <p>Comments on stage 2- Suitability and Sustainability</p> <ul style="list-style-type: none">• Difficulty in considering how some criteria will be assessed including; coalescence, AQMA.	<p>Flood zone 3b is functional floodplain and should be allowed to function as such. Development of these areas would be unsustainable. Unless a severe shortage of development land is identified, sites in flood zone 3b will automatically be discounted from consideration.</p> <p>The criterion is considered to be appropriate. It allows for the potential of garden settlements. It would be inappropriate and unsustainable for ad hoc development in the countryside to progress further through the assessment process.</p> <p>The assessment process involves using professional judgement. It should be evident where there is likely to be</p>

	<ul style="list-style-type: none"> Consider the punitive weighting given to brownfield over greenfield sites. Weighting attributed to agricultural land classification should be carefully considered against the NPPF. Gladman consider this criteria is of limited value in assessing sites With regard to Neighbourhood Plans Gladman strongly believe that this criteria should be removed entirely from the assessment process. seek clarification and the broadening out of criteria on a number of points, including; distance to town / local centre to include small clusters of retail in smaller rural locations; clarification of what is meant by “supermarket”; and broaden sources of employment especially in rural areas. With all the criteria in this stage, there should be the opportunity to consider mitigation options. 	<p>an impact and the comments box provides the option to highlight issues or potential concerns to explain more complex or less clear-cut scenarios.</p> <p>The NPPF encourages the use of brownfield sites. This is factual information that is important to know, it is not the key determining factor to a site’s outcome in the process.</p> <p>The assessment criteria are not weighted. It is factual information that is useful to have in considering sites. It in itself is not likely to be the determining factor in the outcome of the site assessment.</p> <p>This criteria does not inform the overall rating of a site – so it is agreed that it may be better to put the information in the planning history / background information box at the beginning of the assessment. A change to the framework is, therefore, proposed.</p> <p>The criterion relating to supermarkets has been deleted as there is a limited number, so it would be unlikely to give much to the consideration of sites. The comments box provides the opportunity to make reference to other circumstances, including the proximity of smaller employment areas or convenience stores. The measurement to larger facilities helps provide consistency.</p> <p>The assessment form already provides the opportunity to make reference to mitigation. A site is unlikely to be ruled out on an issue that could be mitigated. The assessment</p>
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	<p>Stage 6- Outcome of Assessment</p> <ul style="list-style-type: none"> With regard to the overall assessment it is not clear from the proforma how the overall assessment will be arrived at. We would therefore consider that the proforma should be accompanied by a sheet explaining the Councils approach and the particular importance it puts on each particular criteria 	<p>just means that the facts relating to each site can be considered in determining its suitability/availability/achievability for development.</p> <p>The conclusions are reached through a professional judgement reached by considering all of the information available in the form. The assessment is quite crude in this sense, as sites are RAG rated; they are not given a specific score. Where the circumstances are largely favourable, a site will be attributed an overall green rating, where a site has potential but with some less favourable circumstances, or issues to be addressed, it will be attributed an amber rating, and where a site has clear and significant issues that are likely to prevent its development within the plan period, it will be attributed a red rating.</p>
Irvine Road Residents Association	<ul style="list-style-type: none"> The planning history should summarise the relevant current policies affecting that site. At no point is there any reference to representations made in relation to the site as part of the other Local Plan consultation processes. Surely these are material to the assessment in understanding the views of constituents? This applies to Irvine Road Orchard and representations regarding alternative uses for a community orchard suggesting designation as a Local Green Space Would suggest a site visit is required for the assessment of the Irvine Road site 	<p>It is not considered necessary or appropriate to do this. The thrust of national and local policy is captured within the criteria which the sites are assessed against.</p> <p>Local views are an important but separate consideration. The SLAAssessment is not the appropriate vehicle through which representations on sites should be considered.</p> <p>Site visits will be carried out to gather information on the physical attributes of the site and its surroundings where appropriate. It is not an opportunity for landowners or others to provide their views on a site's appropriateness, or otherwise, for development.</p>

Mersea Homes	Stage 2 Suitability and Sustainability <ul style="list-style-type: none"> • There is too much focus on large self-contained or urban extension schemes. Villages will unavoidably score low on many of the criteria due to 'proximity' issues. This is obviously not helpful as the I&O included villages in half of the options. • What the SLAA tests do not deal with are all the reasons why there can be positive outcomes for village development which counterbalance the normal sustainability assessment criteria. For example addressing the ageing demographic, housing for young people so they can stay close to family, thresholds for community facilities, bolstering falling school roles etc. • There need to be assessment criteria which take these matters into account i.e. what positives could come from the proposed development. • The SHLAA assessment does refer village proposals back to a SA, in which case our points made on that consultation are also relevant i.e. comparing sites which are in close proximity and could all score the same on the 1-10 criteria. 	<p>The SLAA process does not rank sites. The location of a site outside of a garden settlement has no bearing on its assessment outcome. The form allows for the consideration of all sites, including those in or around villages.</p> <p>The Sustainability Appraisal is the appropriate vehicle for considering the benefits or otherwise of a site's potential development. The SLAA process simply gathers the facts relating to the site. Both processes will be used in the process of proposing site allocations through the Plan making process.</p> <p>As above, the Sustainability Appraisal is considered to be the appropriate process for taking into account the potential impacts/outcomes of a site's development.</p> <p>See responses to the SA frameworks consultation, below.</p>
Office of Road and Rail	No Comment	N/A
Shaun Thomas	<ul style="list-style-type: none"> • The section containing the planning history should summarise the relevant current policies that affect that site. This would seem to be critical in ensuring the site assessment is made within the wider planning context. • At no point is there any reference made to representations made in relation to the site as part of 	<p>It is not considered necessary or appropriate to do this. The thrust of national and local policy is captured within the criteria which the sites are assessed against.</p> <p>Local views are an important but separate consideration. The Strategic Land Availability Assessment is not the</p>

	<p>the other Local Plan consultation processes. Surely these are material to the assessment in understanding the views of constituents. in the case of the case of Irvine Road Orchard, I am aware that a number of responses were made to the call for sites, identifying potential alternative uses such as a community orchard and indeed suggesting designation as Local Green Space.</p> <ul style="list-style-type: none"> • Would suggest a site visit is required for the assessment of the Irvine Road site 	<p>appropriate vehicle through which representations on sites should be considered.</p> <p>Site visits will be carried out to gather information on the physical attributes of the site and its surroundings. It is not an opportunity for landowners or others to provide their views on a sites appropriateness, or otherwise, for development.</p>
Historic England	<ul style="list-style-type: none"> • Reference to heritage assets in the initial sieve at Stage 1 is welcomed as we assume that a red rating relating to a heritage asset would result in the site being considered unsuitable for development. • However, it is not clear what is meant by 'significant negative effect' and this may need defining. • Furthermore, reference to 'a site nationally or internationally designated' excludes conservation areas, which are locally designated but recognised by national policy as designated heritage assets. • Reference to heritage assets at the suitability test in Stage 2 is also welcomed. Identifying harm will need to be done on a case by case basis as the form suggests. 	<p>Noted</p> <p>This will largely involve professional judgement. It is difficult to provide precise details as it depends on the asset, its surroundings and the nature of the site being assessed, together with its accompanying proposals.</p> <p>It is felt that it is more appropriate to deal with impacts on locally designated assets, including conservation areas, in stage 2 of the assessment. It is felt that it is likely in many cases that development could be designed to take account of a conservation area and its characteristics and that it would be inappropriate and unlikely for a site to be sieved out at stage one on this basis.</p> <p>Noted</p>

Sustainability Appraisal Framework Garden Settlements- Consultation Responses

The consultation invited comments on the Sustainability Appraisal Site Assessment Pro-forma and the approach for the assessment of Garden Settlements. These were an addendum to the original Scoping Report. Consultees were invited to consider the following in their responses:

1. Is the range of site assessment criteria appropriate?
2. Are the sources of information used adequate to address all relevant sustainability issues?
3. Are there any additional criteria that would be appropriate to add, or that could or should replace any of the existing site assessment criteria?
4. Does the framework for the assessment of the Garden Settlements, with the inclusion of an additional sustainability objective, represent an appropriate way of assessing Garden Settlement sites?

Table 2

Respondent	Summary of comments	Response
CAUSE	<p><i>Is the range of site assessment criteria appropriate?</i></p> <ul style="list-style-type: none"> The criteria in the assessment is too detailed for this stage of the plan preparation; The analysis will be fragmented rather than looking as potential area as a whole; High level questions need to be asked first in relation to how best to make North Colchester a good place to live and deliver the right types of houses and jobs with delivery of appropriate infrastructure. <p><i>Are the sources of information used adequate to address all relevant sustainability issues?</i></p> <ul style="list-style-type: none"> Agree with the addition of 3 further documents; The Campaign for Better Transport's 2014 Car Dependency Scorecard 	<p>Noted.</p> <p>The level of detail is adequate for the stage in the process of plan preparation.</p> <p>As well as the assessment of specific sites, the sustainability appraisal will also be applied at a strategic level and consider the principles of the area as a whole</p> <p>The points made are understood, no change is necessary as the issues will be covered by the assessment of higher level elements of the emerging plan in particular the Spatial Strategy</p> <p>These documents will be scoped and added if appropriate.</p>

	<ul style="list-style-type: none"> • Freiburg: City of Vision • The Town and Country Planning Association's "Re-imagining garden cities for the 21st century: benefits and lessons in bringing forward comprehensively planned communities", <p><i>Are there any additional criteria that would be appropriate to add, or that could or should replace any of the existing site assessment criteria?</i></p> <ul style="list-style-type: none"> • Overall view is that too detailed at this stage but suggest some revisions as follows; Increase emphasis on regeneration and use of brownfield land and evidence that this has been exhausted; • Does the development meet local housing need? • does the development allow links with other employment areas or will it stand alone? • Will it provide high skilled jobs • Additional criteria suggested to assess deliverability to cover- can this development deliver what the town needs? and is there an appropriate delivery vehicle in place? • The definition of affordable housing should also include market housing to meet all needs to ensure needs are met in the right place with the right type of homes; • Transport criteria to be refined to place greater emphasis on connections from development to Colchester; • Reverse questions for criteria 11 and add further point – 	<p>Covered sufficiently by criteria (2) and assessment will respond to the current evidence.</p> <p>Covered sufficiently by criteria (1)</p> <p>Will be drawn out in the assessment and commentary</p> <p>Covered by existing criteria (3)</p> <p>Agreed- amendment to objective 2 and criteria shown as <u>underlined text</u> in appendix 3</p> <p>The Definition of affordable housing is nationally defined. The reference to market housing here will be covered under existing criteria (1) and assessment will be related to the OAN and SHMA</p> <p>Covered by existing criteria (4)</p> <p>Have interpreted "reverse the question" as suggest the</p>
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	<p>will this development support Colchester and its growth</p> <p><i>Does the framework for the assessment of the Garden Settlements, with the inclusion of an additional sustainability objective, represent an appropriate way of assessing Garden Settlement sites?</i></p> <p>Too detailed for assessment at this stage of the process</p>	<p>question to be worded positively in line with other questions to make the assessment scoring consistent. Point re supporting Colchester. Agreed and amendment to criteria for objective 11 shown as <u>underlined text</u> in appendix 3.</p> <p>The assessment is appropriate for the stage of plan preparation process and compliant with legislative requirements for the SA</p>
Wivenhoe Society	<p>The Wivenhoe Society is concerned that the assessment criteria do not specifically consider the impacts on the existing road networks and that a criterion should be included to take account of the likely effects on road congestion of large scale developments of the garden settlement type. To assess such effects the Borough needs an adequate data base detailing existing traffic flows and destinations and data on the potential for improvements to the road network and traffic management.</p>	<p>The evidence base required to adequately consider the traffic impacts and mitigation requirements of any proposed development is being prepared and will be used as appropriate in the SA assessment. Comments noted.</p>
Mersea Homes	<p>Concerns expressed as follows;</p> <p>In most instances the sites will be very close to each other and scheduled for the same amount of development, the Site Assessment Framework's objectives do not separate out the choices. If you actually try to apply the 10 objectives to sites in many cases the scoring will come out too similar to give useful results.</p> <p>Consider that a much finer grain of assessment is needed and we would think relevant objectives and assessment criteria should also include:</p> <p>a. Visual impact on settlement and or surrounding countryside</p>	<p>The concern is noted. The Site Assessment Framework is considered suitable to explore the significant effects of sites promoted within or as extensions to key villages and small towns in the Borough. The Sustainability Appraisal is a strategic undertaking, and should focus on the environmental, economic and social impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan.</p> <p>This is in part captured by Objective 8) with information taken from the Landscape Character Assessment. An additional criterion regarding the visual prominence and inter-visibility of more detailed areas is proposed for inclusion in the appraisal framework (see below in</p>

	<p>b. Ability to fit within existing settlement pattern context</p> <p>c. Location in relation to delivery of community facilities [for urban sites / larger villages].</p> <p>d. Offers safe access to existing community centre / facilities</p> <p>e. Scale of visual impact when compared with existing settlement.</p> <p>f. On balance which option would generate the least harm and deliver the greatest benefits.</p> <p>In contrast our general thoughts on the outcome for the 10 questions in the proposed document would be:</p> <ol style="list-style-type: none"> 1. Not helpful to distinguish which option for each settlement is the most appropriate choice. 2. In most cases option sites would all score the same 3. Ditto 4. Ditto 5. Ditto with exception of delivering open space 6. Ditto 7. Depends on appropriate design, so would be the same for all options 8. Important judgement criteria 9. Relevant 10. In most cases option sites would all score the same 	<p>appendix 3 proposed amendment <u>underlined</u>).</p> <p>This criterion has been added to the framework (see below in appendix 3 proposed amendment <u>underlined text</u>).</p> <p>This criterion has been added to the framework (see below in appendix 3 proposed amendment <u>underlined text</u>).</p> <p>This requested criterion is currently covered by a range of existing criteria within the framework.</p> <p>Addressed in response to a).</p> <p>This will be summarised once site appraisal work has been undertaken in the forthcoming Environmental Report for consultation.</p> <p>Noted. In response, the narrative element of appraisals will focus on addressing these concerns in turn for site options relevant to their place in the settlement hierarchy. In addition, proposals will have to also have to adhere to the planning policy elements of the Local Plan. The sustainability appraisal of these and their alternatives will focus on specific sustainability concerns relevant to each policy theme</p>
Office of		Noted

Road and Rail	No Comments	
Shaun Thomas	<p>Supports the Sustainability appraisal framework with the following exception;</p> <p>The assessment criteria in respect of open space are quite clear - "Will existing open spaces be protected & new open spaces be created?" and "Would the site see a loss of open space?". These tests are consistent with ensuring the Plan is compliant with the National Planning Policy Framework, para 74</p> <p>However, the Sustainability Framework then introduces the concept of "publically" accessible open space that has no significance nor reference in either National or Local Planning Policy. I strongly suggest that the Framework is revised to use those terms that are consistent with Planning Policy ie simply "open space" or "private and public open space."</p>	<p>Noted.</p> <p>The impact of the loss of open space without public access is uncertain and will very much depend upon the site itself, the extent to which it serves and amenity value/ Green Infrastructure / biodiversity function which will vary site by site.. To provide clarity on this point reference to the need for further investigation in such cases is proposed <u>underlined text</u> in appendix 3 (criteria 5).</p>
Irvine Road Residents Association	<p>Supports the main criteria to be used, but we are concerned to know why the completely irrelevant category of 'Publicly Accessible Open Space' has been added to The Sustainability Framework.</p> <p>This concept is not valid in Local or National Planning policy and should be removed.</p>	<p>The impact of the loss of open space without public access is uncertain and will very much depend upon the site itself, the extent to which it serves and amenity value/ Green Infrastructure / biodiversity function which will vary site by site.. To provide clarity on this point reference to the need for further investigation in such cases is proposed <u>underlined text</u> in appendix 3(criteria 5).</p>
Historic England	<p>Sustainability Appraisal Scoping Report Addendum: Site Assessment Framework</p> <p>We welcome the first criterion (against objective 7) in terms of assessing designated heritage assets on site and within the vicinity and the consideration of assets 'at risk', although it should be noted that registered parks & gardens and conservation areas can be at risk too (there are three conservation areas at risk within the borough).</p> <p>We also welcome the other two criteria relating to archaeology and locally listed heritage assets.</p>	<p>Noted.</p> <p>Noted. Changes have been made to all relevant SA Frameworks. Appendix 3</p>

	<p>We have some concerns with the 'type of impact' associated with the first criterion.</p> <ul style="list-style-type: none"> • Conservation areas are missing from the list of designated heritage assets and should be included. • A 'significant positive impact' is not one where there are no designated heritage assets and no impact (this should belong under the 'no impact' column), but where a proposal results in the enhancement of a heritage asset and, where applicable, its positive removal from being 'at risk' • Reference to enabling development under a 'positive impact' should be deleted, as it is not advisable to consider specific enabling development proposals through the Local Plan. Enabling development is defined in paragraph 140 of the NPPF as 'development which would otherwise conflict with planning policies'. It has to be assessed at a planning application stage based on current economic conditions, rather than allocated in a plan that could cover different economic cycles and would no longer conflict with planning policy. • There should be text under the 'negative impact' column, using 	<p>Noted. Changes have been made to all relevant SA Frameworks. Appendix 3</p> <p>For the purposes of being able to broadly compare a large amount of site options against known constraints, particularly at the early stages of the plan-making process, assessing the presence of designated heritage assets on site is considered a suitable first step. It should be noted that it would not be known, based on the level of information available for each site at this stage, whether any would enhance a heritage asset to the extent of its removal from being 'at risk'. Recording significant positive impacts at this stage allows a greater degree of comparison between sites, and is consistent with the approach for other criteria that sees less constrained sites 'scored' more positively than those that are not. The response is noted however, and any forthcoming proposal's potential to remove a designated heritage asset's 'at risk' status will be incorporated into relevant site and/or other policies against which planning applications will be determined</p> <p>Noted. Reference to enabling development has been removed. Appendix 3</p> <p>Noted. The amendment has been made. Appendix 3</p>
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	<p>the wording from the 'significant negative' column (albeit with replacing 'or' with 'an' after the word 'applicable')</p> <ul style="list-style-type: none"> • In terms of text for the 'significant negative impact' column, this could refer to an assessed significant negative impact. <p>We also have some concerns with the 'types of impact' associated with the second criterion:</p> <ul style="list-style-type: none"> • A 'significant positive impact' is not necessary previously developed land (PDL) or previously investigated deposits. PDL may retain archaeological interest where new development may negatively impact on that interest. Similarly, previously investigated deposits could be very important and best preserved in-situ. Again, development may negative impact on such deposits. • 'No known deposits on site' is not necessarily a 'positive impact', but rather an uncertain impact. Sites where it can be demonstrated there is little or no archaeological deposits could score positively. <p>Finally, we have some concerns with the 'types of impact' associated with the third criterion:</p> <ul style="list-style-type: none"> • A 'significant positive impact' could be an enhancement of a locally listed heritage asset • A 'positive impact' could be proposals that will not see harm to any locally listed heritage assets, as well as no loss. • A 'negative impact' could be proposals that cause harm, while a 'significant negative impact' could be proposals that result in loss. <p>We note the strategic selection criteria that could be applied to garden settlements including cross-boundary options. We assume that the overall SA site assessment framework will be applied to garden settlement sites before the strategic selection</p>	<p>Noted. The amendment has been made. Appendix 3</p> <p>.</p> <p>Noted. Significant positive impacts will be for sites with no archaeological deposits. Positive impacts will be recorded for sites with little / small archaeological deposits.</p> <p>Noted. The amendment has been made. Appendix 3</p> <p>Noted. The amendment has been made. Appendix 3</p> <p>Noted. The amendment has been made. Appendix 3</p> <p>Noted this will all be part of the iterative process</p>
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	<p>criteria are applied, as this would ensure consistency of assessment.</p> <p>Criterion 2 relating to impacts refers to acceptable impacts on various topics including heritage assets. While this is helpful, it is not clear what is meant by 'acceptable impacts' and this may need defining. Furthermore, there are a broad range of topics covered by Criterion 2, which may make it difficult to score accurately (for example, if the only unacceptable impact related to heritage assets, but everything else was acceptable, would the overall score be acceptable?). Table 2 suggests that topics will be separated out into individual SA objectives, including one relating to the historic environment, and we assume that there will be detailed assessment based on the overall SA framework.</p>	<p>There will be a consistent approach followed in respect of the assessment of impacts and the detailed consideration of the range of topics in order to complete the assessment based on the overall SA framework</p>
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Appendix 2

Draft Strategic Land Availability Assessment Framework - Housing July 2015

Site name	
Reference number	
Settlement	
Size Site area available here	ha (developable area -ha)
Proposed use/s	

Planning history / context
This section provides a brief overview of any significant planning history on the site (including <u>the</u> relationship to <u>and information relating to a neighbourhood plan</u> , where applicable) to identify any factors that may require particular focus in the assessment of the site. C-Maps

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

Assessment criterion	RAG Rating	Comments (Information from desk-top survey and site visit)
Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Source – Call for Sites pro-forma & EA Mapping	G	
Is the site for fewer than 5 dwellings or less than 0.25ha? Source – Call for Sites pro-forma & GIS	A	
Is the site physically separate from an existing development boundary and is it outside of the vicinity of potential areas for growth, as identified in the Local Plan Issues and Options Consultation Paper? Source – Call for Sites pro-forma & Proposals Map	R	
Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance? Source – GIS, Proposals Map & Call for Sites pro-forma		
Can the site be accessed by vehicle from the public highway? Source - mapping		

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

Assessment criterion	Yes / No	Comments (Information from desk-top survey and site visit)
Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?		
Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?		
Is there another reason why it is clear that full assessment of this site would not be necessary?		

Stage 2: Suitability and sustainability

Assessment criterion	RAG rating	Comments (Information from desk-top survey and site visit)	Mitigation measures
Physical constraints			
Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)? Source – Proposals Map and Issues and Options Paper			
Would development of the site lead to coalescence between settlements? Source – Proposals Map & site visit			
What is the main access point/s to the site? Are there any highway constraints? Source – Mapping, Transport Planners & ECC			
Utilities – is there any evidence that it would not be possible to deliver the necessary utilities? Source – Call for Sites pro-forma & information from discussions with infrastructure providers			

<p>Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?</p> <p>Source – Call for Sites pro-forma, GIS & site visit</p>			
<p>Nature of the site – is it brownfield or greenfield?</p> <p>G – brownfield (approx. 75% plus)</p> <p>A – part brownfield, part greenfield</p> <p>R – greenfield (approx. 75% plus)</p> <p>Source – Call for Sites pro-forma, mapping & site visit</p>			
<p>What is the agricultural land classification?</p> <p>G – Grades 4-5 (50% or more)</p> <p>A – Grades 3a or 3b (50% or more, or a mix of categories)</p> <p>R – Grades 1-2 (50% or more)</p> <p>Source – C-Maps</p>			
<p>Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?</p> <p>Source – Call for Sites pro-forma, mapping & site visit</p>			
<p>Is the site within or close to an AQMA?</p> <p>Source – GIS & AQMA Map</p>			

<p>Is the site within a neighbourhood plan area?</p> <p>G— No</p> <p>A— Is within a NP area, but the NP is not seeking to allocate sites, or there is a likelihood that the Parish Council will seek to become a Neighbourhood Plan Area in the near future.</p> <p>R— Yes and the NP is looking at making allocations</p> <p>Source— NP designations and info from relevant planning officer</p>			
Environmental constraints			
<p>Landscape impact – would development harm landscape character or setting, particularly relevant to the AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?</p> <p>Source – Call for Sites pro-forma, GIS, Open Countryside report, Landscape Character Assessment, Urban Fringe Report, Proposals Map & site visit</p>			
<p>Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Source – Call for Sites pro-forma, GIS, Proposals Map & site visit</p>			

<p>Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting? Source – Call for Sites pro-forma, GIS, Proposals Map & Historic Environment Characterisation Report</p>			
<p>Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PROW, or a bridleway? Source – Call for Site pro-forma, Proposals Map, Urban Fringe Report & C-Maps (turn on PROW on key & turn off other info)</p>			
<p>Flood risk – is the site within, or partially within, an area of flood risk (including Critical Drainage Areas)? Source – Call for Sites pro-forma, EA flood mapping (change drop-down box to get surface water flooding), Surface Water Management Plan & Proposals Map</p>			
<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere? Source – Information provided by Anglian Water, Call for Sites pro-forma, EA, GIS & SFRA</p>			

Views – are there any key views to or from the site? Source – Call for Sites pro-forma & site visit			
Access to services			
Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m Source – Mapping, GIS & bus timetables			
Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m Source – mapping & station timetables			
Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m Source – Mapping , GIS			

<p>Distance to secondary school (or could a new school be provided as part of new development)</p> <p>G – up to 1,200m</p> <p>A – 1,201m – 2,000m</p> <p>R – over 2,000m</p> <p>Source – Mapping, GIS</p>			
<p>Distance to health services (or could new health services be provided as part of development of the site?)</p> <p>G – up to 400m</p> <p>A – 401m – 800m</p> <p>R – over 800m</p> <p>Source – Map provided by the health service, GIS</p>			
<p>Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?)</p> <p>G – up to 800m</p> <p>A – 801m – 1,200m</p> <p>R – over 1,200m</p> <p>Source – mapping, GIS</p>			

<p>Distance to Strategic Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?)</p> <p>G – up to 800m A – 801m – 1,200m R – over 1,200m</p> <p>Source - GIS</p>			
<p>Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?)</p> <p>G – up to 400m A – 401m – 800m R – over 800m</p> <p>Source – GIS</p>			
<p>Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?)</p> <p>G – up to 800m A – 801m – 1,200m R – over 1,200m</p> <p>Source - GIS</p>			

Summary and conclusion in relation to the site's suitability and sustainability

Stage 3: Availability

Assessment criterion	Rag rating	Comment (Information from desk-top survey and site visit)	Mitigation measures
<p>Has the site been promoted for development?</p> <p>G – Yes it's been promoted</p> <p>A – No, but it was submitted by the site owner through the call for sites process</p> <p>R – Site has not been put forward for allocation by the landowner, or promoted for development</p> <p>Source – Call for Sites pro-forma</p>			
<p>Site ownership</p> <p>G – Single or joint (max 2) known ownership</p> <p>A – site owned by 3 or more different parties or intensions of a part owner not known</p> <p>R – ownership not known / multiple ownership (more than 3)</p> <p>Source – Call for Sites pro-forma / any land ownership information the Council has obtained from the Land Registry</p>			

<p>Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward?</p> <p>Source – Call for Sites pro-forma & site visit</p>			
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Summary and conclusion in relation to the site's availability

Stage 4: Achievability

Assessment criterion	Rag rating	Comment (Information from desk-top survey and site visit)	Mitigation measures
<p>Viability – is development of the site economically viable? Are there any factors which could limit its viability?</p> <p>Source – Call for Sites pro-forma and additional information from site promoter / land owner</p>			

<p>Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?</p> <p>Source – Call for Sites pro-forma & mapping</p>			
<p>Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))?</p> <p>Source – Proposals Map/GIS</p>			
<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Source – Local Plan evidence base, e.g. Employment Land Needs Assessment</p>			
<p>Contamination – is the site contaminated or partially contaminated?</p> <p>Source - Call for Sites pro-forma & Contamination Register</p>			
<p>Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?</p> <p>Source – Call for Sites pro-forma & Local Plan evidence base</p>			

<p>Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Source – Information supplied by NHS England – Capacity info</p>			
<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Source – Commissioning School Places in Essex 2014-19 (type in name of school or see list on p51)</p>			
<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Source – Commissioning School Places in Essex 2014-19 & any information received from head teachers</p>			

<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions</p> <p>A – one (maybe two) recent lapsed permissions</p> <p>R – a history of unimplemented permissions</p> <p>Source – Call for Sites pro-forma & C-Maps (turn on info for all years)</p>			
<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>			

Summary and conclusion in relation to the site's achievability

Stage 5: Site visit

Notes and observations from site visit

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Outcome	
G – suitable/achievable/available A – could be suitable/achievable/available, but with some uncertainty R – the site is not suitable/achievable/available, or is highly unlikely to be so	

Site capacity	
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Estimated timescale for delivery				
Immediately	Up to 5 years	5-10 years	10-15 years	15 years +

Appendix 3

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Will it deliver the number of houses needed to support the existing and growing population?	Is the site proposed for residential development?	N/A	Yes and in conformity with the Spatial Strategy and what can be considered suitable and proportionate growth for the area / settlement.	Yes, however not in conformity with the Spatial Strategy and what can be considered suitable and proportionate growth for the area / settlement.	N/A	Proposals for other uses (inc. those for RSL sites, care homes and Gypsy and Traveller accommodation)	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
	Will it provide more affordable homes across the Borough?	Assume 20% from Core Strategy Policy H4 Potential yield for site – from developable site area (call-for-sites) and SHLAA (see below)	Proposal is solely for affordable housing.	Potential yield is for more than 10 dwellings in Colchester, Stanway, Tiptree, Wivenhoe, Marks Tey, West Bergholt and West Mersea, OR Potential yield is for more than 5 dwellings in the other villages OR Site is for rural exception housing	Potential yield is for more than 10 dwellings in Colchester Stanway, Tiptree, Wivenhoe, Marks Tey, West Bergholt and West Mersea, OR Potential yield is for more than 5 dwellings in the other villages	N/A	Proposals for other uses	Where applicable
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	Accommodation type if known	Site is for a care home, Gypsy and Traveller site	N/A	N/A	N/A	All other proposals	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
2. To ensure that development is located sustainably and makes efficient use of land	Will it promote regeneration?	Is the site is located within or adjacent to an area that could benefit from regeneration?	N/A	The site is located within or adjacent to an area that could benefit from regeneration.	N/A	N/A	Sites not located within or adjacent that could benefit from regeneration. (Gypsy and Traveller proposals)	Where applicable
	Will it reduce the need for development on greenfield land?	Is the site PDL or Greenfield? (As per SLAA).	100% brownfield	Brownfield (approx. 75% plus)	Greenfield (approx. 75% plus)	100% Greenfield	N/A	Approximately 50% brownfield / greenfield Where applicable
	Will it provide good accessibility by a range of modes of transport?	Distances to town / local centres with a range of existing facilities.	Within Town / Local Centre boundary	Up to 400m from boundary	Over 800m from boundary	N/A	N/A	401m-800m from boundary Where applicable (Gypsy and Traveller sites over 401m from boundary)
	Will densities make efficient use of land?	Likely density, to be determined by site location	N/A	Conforms to density requirements for specific area (as per Policy H2)	Does not conform to density requirements for specific area (as per Policy H2)	N/A	Non-residential proposal	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
	Will a mix of uses be provided?	Proposal by / discussions with landowner (if known)	N/A	Proposal is for mixed-use	N/A	N/A	Proposal is not for mixed-use	Where applicable
	Will it see a loss of the best and most versatile agricultural land?	ALC Map	Urban or non-agricultural use	Grades 4 or 5	Grades 2	Grade1	N/A	Where applicable OR Grade3
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Will it improve the delivery of a range of employment opportunities to support the growing population?	Is the site for employment use?	Proposal is for employment use	Proposal is for mixed-use incorporating employment opportunities	Proposal sees a loss of previously employment land	Proposal is on land protected for employment use	Non-employment proposals	Where applicable
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	Proposal in context of town / local centres hierarchy	Proposal is for retail/town centre uses and is located within Colchester Town Centre	OR Proposal is for, or includes, retail, office or leisure within defined centres	Proposal is for, or includes, retail, office or leisure outside defined centres	N/A	Residential proposals	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
	Will it help sustain the rural economy?	<p>Employment proposal - location within village (development) boundaries and conformity to Core Strategy Policy?</p> <p>Rural - not including Rural District Centres.</p> <p>Core Strategy Policy ENV2 – Rural Communities (revised July 2014): Outside village boundaries, the Council will favourably consider sustainable rural business, leisure and tourism schemes that are of an appropriate scale and which help meet local employment needs, minimise negative environmental impacts, and harmonise with the local character and surrounding natural environment. Development outside but contiguous to village settlement boundaries may be supported, primarily where it constitutes an exception to meet identified local affordable housing needs.</p>	Employment proposals (business, leisure, tourism) in rural areas (as defined) within or adjacent to existing development boundaries	Employment proposals (business, leisure, tourism) in rural areas (as defined) physically separated from existing development boundaries	N/A	N/A	Non-employment proposals	Where applicable
4. To achieve more sustainable travel behaviour, reduce the need	Will it reduce the need to travel?	Is site well located in relation to town centre / facilities and services and public transport?	SLAA – Green rating	N/A	N/A	SLAA – Red rating	N/A	Where applicable SHLAA – Amber rating

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
to travel and reduce congestion	Will the levels of sustainable travel increase?	(Walking) distance to a public transport mode - adapted from SLAA	< or = to 400m to a bus stop or train station	> 400-800m to a bus stop or train station	>1km from train station or bus stop	>1.2km from train station and bus stop	N/A	Where applicable > 800-1km to a bus stop or train station
	Will it improve sustainable transport infrastructure and linkages?	Scale based	Likely to improve sustainable transport infrastructure and linkages	Potential to improve sustainable transport infrastructure and linkages	Could impede the delivery of future transport related infrastructure projects (SLAA rating: AMBER)	Would impede the delivery of future transport related infrastructure projects (SLAA rating: RED)	N/A	Where applicable Uncertain at this point.
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Will it provide equitable access to education, recreation and community facilities?	Distances to primary school – adapted from SLAA	< or = to 400m	> 400-800m	>1km	>1.2km	N/A	Where applicable > 800-1km
		Distances to secondary school – adapted from SLAA	< or = to 400m	> 400-800m	>1km	>1.2km	N/A	Where applicable > 800-1km

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
	Will it place pressure on school places, including early years?	<p>School Organisation Plan – capacities and forecast pupil numbers for each school.</p> <p>Primary threshold - 0.3 additional pupils per new house and 0.15 additional pupils per new flat (1-bed exempt)</p> <p>Secondary threshold - 0.2 additional pupils per new house and 0.1 additional pupils per new flat (1-bed exempt).</p> <p>Sixth Form – 0.04 additional pupils per new house and 0.02 additional pupils per new flat (1-bed exempt).</p> <p>New Early Years threshold – FOR INFO ONLY (no set criteria) Development of over than 250 dwellings or generating more than 500 jobs could support a bespoke facility.</p> <p>NOTE: impacts are for single site assessments only. Cumulative impacts in an area are likely to be more reflective of capacity issues.</p>	Potential dwelling yield of site can be accommodated by nearest primary (or those in catchment) and secondary school.	Potential yield of site can be accommodated by nearest primary school (or those in catchment)	Potential yield of site can not be accommodated by either one of nearest primary school (or those in catchment) or secondary school.	Potential yield of site can not be accommodated by both the nearest primary school (or those in catchment) and secondary school.	Site is not proposed for housing, or is an exemption as defined in the ECC Developer's Guide to Infrastructure Contributions .	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
	Will existing open spaces be protected & new open spaces be created?	Would the site see a loss of open space?	N/A	No loss of publically accessible open space (as designated in LP)	Loss of publically accessible open space (as designated in LP)	N/A	N/A	Where applicable Loss of open space that is not publically accessible (as designated in LP) (<u>sites in this category may require further investigation to confirm + / - impact</u>))
	Will it improve the skills of the Borough's population?	Access to further education	Walking distance from further or higher education, and /or training opportunities.	Good transport links to further or higher education, and /or training opportunities	Car only accessibility to further or higher education, and /or training opportunities	N/A	N/A	Where applicable
	<u>Will there be an increase in community facilities?</u>	<u>Will the proposal see an increase in community facilities?</u>	<u>N/A</u>	<u>Proposal is for or includes the provision of a community facility(s)</u>	<u>Proposal would see a loss of community facility(s)</u>	<u>N/A</u>	<u>Proposal is for a different use.</u>	<u>Where applicable</u>
6. To improve and reduce inequalities in health and wellbeing and	Will it provide equitable access to employment opportunities?	Distance to Strategic Employment Zone or Colchester Town Centre (whichever is closest) adapted from SLAA	< or = to 400m	> 400-800m	>1km	>1.2km	N/A	Where applicable > 800-1km

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
tackle crime issues by keeping our communities safe and promoting community cohesion	Will it encourage healthy lifestyles?	<p>Does the site conform to Natural England ANGSt (numerous criteria, all or some applicable)?</p> <p>ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace:</p> <ul style="list-style-type: none"> - of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home; - at least one accessible 20 hectare site within two kilometres of home; - one accessible 100 hectare site within five kilometres of home; and - one accessible 500 hectare site within ten kilometres of home; 	Site conforms to 4/4 of the ANGSt criteria	Site conforms to 3/4 of the ANGSt criteria	Site conforms to 1/4 of the ANGSt criteria	Site conforms to none of the ANGSt criteria	Non-residential allocations	<p>Where applicable</p> <p>Site conforms to 2/4 of the ANGSt criteria</p>

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Will it protect and enhance the heritage and cultural assets of the Borough?	Are there any of the following (including their settings) on site (?) and will there be any impacts within the vicinity (in-house assessment)?: - Listed buildings (and at risk) - Scheduled Monuments (and at risk) - Registered Parks and Gardens - Conservation Areas <u>(and at risk)</u>	The proposal has no listed buildings, scheduled monuments, <u>conservation areas</u> , registered parks and gardens on site (or is within their settings where applicable) and will have no assessed impact.	The proposal has a listed building, scheduled <u>conservation areas</u> , monument or registered park or garden on site (or is within their setting where applicable) <u>But will have no assessed impact but is required as part of enabling development to secure the future of the asset, and there will be no additional impact.</u>	The proposal has a listed building, scheduled monument, <u>conservation areas</u> , registered park or garden on site or is within their setting where applicable will have an assessed negative impact.	The proposal has a listed building, scheduled monument, <u>conservation areas</u> , registered park or garden on site or is within their setting where applicable or will have an assessed <u>significant</u> negative impact.	N/A	Where applicable
		Are there any known archaeological deposits on the site? (In-house archaeological assessment)	PDL or deposits previously investigated	<u>No assessed impacts on any known deposits</u>	Known deposits on site	Significant known deposits on site	N/A	Potential deposits on site (significance unknown)

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
		Are there any locally listed heritage assets (and at risk) on the site?	N/A or <u>could be an enhancement of a locally listed heritage asset</u>	The proposal will not see the loss of any locally listed buildings. <u>or proposals that will not see harm to any locally listed heritage assets</u>	The proposal <u>will cause harm</u> to one or more locally listed buildings.	<u>The proposal will see the loss of one or more locally listed buildings.</u>	N/A	Where applicable
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Will it maintain and enhance the landscape character of the borough?	Is it in the AONB? Is it in an area of high sensitivity to change from the Landscape Character Assessment? Can be done as a desktop exercise, or involve the input from Borough Landscape and Arboriculture advisors/planners	Site is in an area of low sensitivity to change	Site is in an area of low to moderate sensitivity to change	Site is within an area of high or moderate to high sensitivity to change from LCA	Site is within the AONB.	N/A	Where applicable Site is in an area of moderate sensitivity to change

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
	<u>Will there be a visual impact on the settlement / surrounding countryside?</u>	<u>The visual prominence and intervisibility of relevant Landscape Character Areas? (Townscape Character Assessment of Colchester, Tiptree, West Mersea and Wivenhoe, 2006)</u>	<u>Site is in an area of LOW visual prominence and LOW intervisibility</u>	<u>Site is in an area of LOW visual prominence and MODERTAE intervisibility or vice versa.</u>	<u>Site is in an area with either HIGH visual prominence and MODERATE intervisibility or vice versa</u>	<u>Site is in an area of HIGH visual prominence and HIGH intervisibility</u>	<u>Brownfield development.</u>	<u>Site is in an area of MODERATE visual prominence and MODERATE intervisibility.</u> <u>OR</u> <u>Area not covered by the Townscape Character Assessment.</u>
	<u>Will there be any adverse impacts on the distinctive setting of the settlement?</u>	<u>The contribution to distinctive settlement setting of relevant Landscape Character Areas? (Townscape Character Assessment of Colchester, Tiptree, West Mersea and Wivenhoe, 2006)</u>	<u>N/A</u>	<u>Site is in an area that makes a 'very limited' contribution to the distinctive setting of the settlement.</u>	<u>Site is in an area that makes a 'very important' contribution to the distinctive setting of the settlement.</u>	<u>N/A</u>	<u>N/A</u>	<u>Site is in area that makes a 'partial' contribution to the distinctive setting of the settlement.</u>
	<u>Will it protect and enhance designated areas of the countryside and coastal environment?</u>	<u>Is the site within an SSSI Impact Risk Zone?</u>	<u>Site is not within a SSSI IRZ</u>	<u>Site is within a SSSI IRZ but is for a use that would not require consultation with Natural England</u>	<u>Site is adjacent to a SSSI.</u>	<u>Site is within a SSSI.</u>	<u>N/A</u>	<u>Where applicable</u> <u>Site is within a SSSI IRZ and would require consultation with Natural England</u>

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
		Is the site within the Coastal Protection Belt?	N/A	Site is not within the CPB.	Site is within the CPB.	N/A	N/A	Where applicable Site is partly within the CPB
	Will it protect and improve biodiversity?	Is the site within / on / adjacent to: - NNR - LNR - LoWS - SINC sites (inc. cSINC sites) Findings of HRA in regards to proximity of sites (and likelihood of significant effects) to: - SPAs - SACs - Ramsars	N/A	Site will not affect a SPA, SAC, Ramsar, NNR, LNR, LoWS, SINC, cSINC	Site is within or partly within, or adjacent to a NNR, LNR, LoWS, SINC, cSINC	Site is within or partly within, or adjacent to a SPA, SAC, Ramsar,	N/A	Where applicable
		Is the site within / on / adjacent to: • Ancient Woodland • TPO(s)	N/A	Site will not affect Ancient Woodland, a Protected Lane / Special Verge, TPO.	Site is within or adjacent to Ancient Woodland. OR Site access is via a Protected Lane / Special Verge OR Site would see the loss of a TPO, or group.	N/A	N/A	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
	Will it improve environmental quality in terms of water, air and soil quality?	Is the site in a groundwater source protection zone (zone 1, 2, 3 etc)?	N/A	Not in GPZ	Within outer zone (Zone 2, Zone 2c)	Within inner zone (Zone 1, Zone 1c)	N/A	Where applicable Within total catchment (Zone 3)
		Proximity to AQMA(s)	N/A	Site is >200m from an AQMA	Site is < or = to 200m of an AQMA	N/A	N/A	Where applicable
		Is the site contaminated land?	N/A	N/A	N/A	N/A (For Gypsy and Traveller Site Provision – site is on contaminated land)	Site is not on contaminated land	Site is on contaminated land / suspected contaminated (for information only)
9. To make efficient use of energy and reduce, reuse or recycle waste	Will it reduce pollution and greenhouse gas emissions?	Is the use adjacent to sensitive receptors (a hospital / school)?	N/A	Use not adjacent to sensitive receptor	Use adjacent to sensitive receptor	N/A	N/A	Where applicable
	Will it help to reduce, reuse and recycle resources and minimise waste	Information on build materials, and waste reuse and recycling measures, if known.	Detailed information on process for significant waste reduction	Information showing details of measures to ensure waste reduction	Information to suggest development would generate a level of waste over and above what would typically be expected from a development of this kind	N/A	N/A	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
10. To reduce climate change impacts, support mitigation, encourage adaptation and protect water quality	Will it reduce the risk of flooding?	Would development on the site be located within Flood Zones 2, 3(a&b)?	FZ1 (For Gypsy and Traveller pitches – FZ1)	<50% FZ2 (For Gypsy and Traveller pitches – <50% FZ2)	<50% FZ3 (For Gypsy and Traveller pitches – 1-14% FZ3)	50% or over FZ3 (For Gypsy and Traveller pitches –15-20% FZ3 and/or site is in a Critical Drainage Area)	N/A	Where applicable 50% or over FZ2 (For Gypsy and Traveller pitches – 50% or over FZ2)
		Would the site be located in an area of high / medium / low / very low risk of flooding from surface water? (EA Maps)	Very low	Low	High (For Gypsy and Traveller pitches – site is in an area of Medium risk)	N/A (For Gypsy and Traveller pitches – site is in an area of High risk)	N/A	Where applicable Medium (does not apply to Gypsy and Traveller pitches [see negative impacts])
	Will it affect the amount of water available for extraction?	Infrastructure concerns as evidenced by consultation with Anglian Water.	N/A	No capacity issues as identified in Water Cycle Study	Capacity issues as identified in Water Cycle Study	N/A	N/A	Where applicable
	Will it improve water quality?	Are there water bodies on or adjacent to the site? As requested by the EA in I&O Consultation of the SA Scoping Report	N/A	No water bodies on or adjacent to the site.	Site is adjacent to water bodies.	Water bodies are on site.	N/A	Where applicable

Sustainability Appraisal Framework for Garden Settlement Site options

Objectives	Assessment Criteria	Preferred Option	Preferred Option	Alternative 1	Alternative 2	Commentary regarding compatibility with Garden City Principles and the Proposed Strategic Selection Criteria	Advisory comments/ mitigation
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Will it deliver the number of houses needed to support the existing and growing population?						
	Will it provide more affordable homes across the Borough?						
	Will it deliver a range of housing types to meet the diverse needs of the Borough?						
	Will it deliver well designed and sustainable housing?						
2. To ensure that development is located sustainably and makes efficient use of land and <u>able to deliver a sustainable community</u>	Will it promote regeneration?						
	Will it reduce the need for development on greenfield land?						
	Will it provide good accessibility by a range of modes of transport?						
	Will densities make efficient use of land?						
	Will a mix of uses be provided?						
	<u>Will it be able to deliver the development and infrastructure required ?</u>						
	<u>Is there a delivery vehicle in place?</u>						
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of	Will it improve the delivery of a range of employment opportunities to support the growing population?						
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?						

Objectives	Assessment Criteria	Preferred Option	Preferred Option	Alternative 1	Alternative 2	Commentary regarding compatibility with Garden City Principles and the Proposed Strategic Selection Criteria	Advisory comments/ mitigation
centres	Will it support business innovation, diversification, entrepreneurship and changing economies?						
	Will it support tourism, heritage and the arts?						
	Will it help sustain the rural economy?						
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Will it reduce the need to travel?						
	Will the levels of sustainable travel increase?						
	Will it improve sustainable transport infrastructure and linkages?						
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Will it provide equitable access to education, recreation and community facilities?						
	Will it place pressure on school places, including early years?						
	Will existing open spaces be protected & new open spaces be created?						
	Will it improve the skills of the Borough's population?						
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Will it reduce actual crime and fear of crime?						
	Will it provide equitable access to employment opportunities?						
	Will it encourage healthy lifestyles?						
7. To conserve and enhance the townscape character, and the heritage and cultural assets of	Will it protect and enhance the heritage and cultural assets of the Borough?						
	Will it create a high quality and coherent public realm linking the town's assets						

Objectives	Assessment Criteria	Preferred Option	Preferred Option	Alternative 1	Alternative 2	Commentary regarding compatibility with Garden City Principles and the Proposed Strategic Selection Criteria	Advisory comments/ mitigation
the Borough	and spaces; connecting the heritage and contemporary?						
	Will it protect and enhance the historic character of the Town Centre?						
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Will it maintain and enhance the landscape character of the borough?						
	Will it protect and enhance designated areas of the countryside and coastal environment?						
	Will it protect and improve biodiversity?						
	Will it improve environmental quality in terms of water, air and soil quality?						
9. To make efficient use of energy and reduce, reuse or recycle waste	Will it reduce pollution and greenhouse gas emissions?						
	Will it support the delivery of renewable energy schemes?						
	Will it help to reduce, reuse and recycle resources and minimise waste?						
10. To reduce climate change impacts, support mitigation and encourage adaptation	Will it reduce the risk of flooding?						
	Will it deliver effective SUDS and improve drainage?						
	Will it affect the amount of water available for extraction?						
	Will it promote water efficiency and reduce water usage levels per household?						
	Will it improve water quality?						

Objectives	Assessment Criteria	Preferred Option	Preferred Option	Alternative 1	Alternative 2	Commentary regarding compatibility with Garden City Principles and the Proposed Strategic Selection Criteria	Advisory comments/ mitigation
11. To minimise environmental and amenity impacts on neighbouring properties and areas (SPECIFIC NEW OBJECTIVE FOR ASSESSING GARDEN SETTLEMENT OPTIONS)	Will it have an unacceptable safeguard the relationship with and impact on occupants of existing neighbouring areas / towns and not have any unacceptable impacts on them?						
	Is adequate separation maintained between the proposed and existing neighbouring properties?						
	Is adequate separation maintained between the proposed and existing neighbouring areas / towns?						

