

Local Plan Committee Meeting

**Grand Jury Room, Town Hall, High Street,
Colchester, CO1 1PJ**

Monday, 19 December 2016 at 18:00

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

Information for Members of the Public

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COLCHESTER BOROUGH COUNCIL
Local Plan Committee
Monday, 19 December 2016 at 18:00

Member:

Councillor Martin Goss
Councillor Nick Barlow
Councillor Nigel Chapman
Councillor Nick Cope
Councillor Andrew Ellis
Councillor Adam Fox
Councillor John Jowers
Councillor Sue Lissimore
Councillor Gerard Oxford
Councillor Martyn Warnes

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

To confirm as a correct record the minutes of the meeting held on 7 November 2016 (to follow).

7 Local Plan Preferred Options - Consultation Report with Responses

7 - 76

See report by the Head of Commercial Services

8 Authority Monitoring Report

77 - 126

See report by the Head of Commercial Services

9 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

19th December 2016

Item
7

| | | | |
|----------------|---|--------|------------------------------|
| Report of | Head of Commercial Services | Author | Karen Syrett 01206 282476 |
| Title | Local Plan Preferred Options – Consultation Report with Responses | | |
| Wards affected | All | | |

The Local Plan Committee is asked to consider officers draft responses to the Local Plan preferred options consultation.

1. Decision(s) Required

- 1.1 To consider officers initial responses to the representations received following public consultation on the Colchester Local Plan Preferred Options.

2. Reasons for Decision(s)

- 2.1 To make members aware of the representations received and to inform the submission draft of the Local Plan.
- 2.2 Section 33A of the Planning and Compulsory Purchase Act 2004, as amended, places a legal duty upon local authorities and other public bodies to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plan preparation, this is known as the 'Duty to Cooperate' on strategic matters of cross-boundary significance, which includes housing supply. Before a Planning Inspector can begin the process of examining a Local Plan, they need to be satisfied, with the Council's evidence, that the local authority has demonstrated it has done everything it can to ensure effective cooperation with neighbouring authorities and other partner organisations and has sought to resolve, as far as is possible, any cross-boundary planning issues.
- 2.3 Part 1 and Part 2 of the Local Plan have been published for consultation pursuant to Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan is subject to a statutory six week public consultation period and the Sustainability Appraisals five weeks; however, the consultations were extended to accommodate additional time for anyone taking summer holidays.

3. Alternative Options

- 3.1 Members could seek further information or could choose to proceed in a different way in relation to specific policies. The alternative of not proceeding with a new Local Plan would leave the Council in a vulnerable

position going forward with no clear steer for the future growth and development of the Borough. It would result in existing policy becoming outdated and not in accordance with national policy requirements. There could also be issues under the Duty to Co-operate requirement.

4. Supporting Information

- 4.1 Work on the Council's new Local Plan began in 2014 and involved consultation on an initial Issues and Options consultation in January/February 2015. Since then, the Committee has received reports in June and August 2015 noting the results of the Issues and Options consultation and providing progress on the development of the plan and its supporting evidence base. During this period, the Council also invited landowners and developers to put forward potential sites for development which the Council has then assessed for suitability.
- 4.2 The December 2015 Committee approved an updated Local Development Scheme which set forth the timetable for Local Plan development. This was subsequently amended at the last meeting in August. The April 2016 Committee considered selected draft development management policies which were incorporated into the full version of a Preferred Options plan, containing both allocations and policies.
- 4.3 In July this year the committee considered the full Preferred Options Local Plan and agreed public consultation over an extended ten week period.
- 4.4 Consultation on the Preferred Options document was carried out from 9 July to 16 September 2016. The consultation process involved publishing the document and supporting information on the website; notification of the consultation to the Council's extensive list of interested organisations and individuals; and a series of public drop-in sessions which were advertised through social media, press coverage, and posters circulated to parish councils.
- 4.5 At the drop-in sessions, attendees were provided with background information on the Local Plan process; copies of the consultation document; opportunities to ask questions of the officers in attendance; and information on how to respond more formally to the consultation, including advice on using the consultation portal.
- 4.6 The consultation attracted an all-time high number of responses totalling 3102 representations from 1539 respondents. This compares to a total of 649 responses from individuals and organisations at the Issues and Options stage in 2015.
- 4.7 Of the total numbers, approximately 62.2% were received by people using the on-line consultation portal. This is a vast improvement on previous years where the percentage of people using the online surveys was as low as 10%. It did still mean that of the remaining 37.8%; 27.5%

emailed and 10.2% wrote in, which meant they had to be put in manually. This was a very resource intensive process.

- 4.8 At the last meeting in November, Members were asked to note the representations received but at that time it was not possible to provide a comprehensive draft response. The representations have now been analysed by officers within the Spatial Policy Team and other departments in the Council. External organisations such as Essex County Council and Essex Wildlife Trust have also been contacted where there are specific issues. Because Part 1 of the Plan is a joint plan and includes cross boundary sites, the responses on this part are currently confined to comments on the two Garden Communities entailing allocations within Colchester. Further comments which await joint finalisation with Tendring and Braintree will be tabled at the meeting in the form of the 3 Councils' response to the Campaign Against Urban Sprawl in Essex (CAUSE) comments on Part 1.
- 4.9 While the analysis was being undertaken the evidence base was also being developed and has helped inform some of the changes proposed to the Plan. The tables in Appendix 1 provides a summary of the number of responses received on each part of the plan along with a summary of the key issues raised. Due to the number of responses received it is not possible to include every one verbatim or in detail but Members can view each one in full using the Local Plan software and following the link below;
<http://colchester.jdi-consult.net/localplan/readdoc.php?docid=3>
- 4.10 Any proposed changes to the Preferred Options Local Plan to create the Submission version of the Local Plan will be presented to the next meeting of this Committee on February 7th 2017.

5. Proposals

- 5.1 The Local Plan Committee is asked to review the representations submitted and the proposed officer response on each to help inform the Full Submission version of the Draft Local Plan which will be presented to Members at the February meeting.

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 and Publicity

- 7.1 Consultation was undertaken as detailed above.

8. Financial Implications

- 8.1 N/A.

9. Equality, Diversity and Human Rights Implications

- 9.1 An Equality Impact Assessment has been prepared for the Local Plan 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.

- 9.2 There are no particular Human Rights implications.

10. Community Safety Implications

- 10.1 None

11. Health and Safety Implications

- 11.1 None

12. Risk Management Implications

- 12.1 N/A.

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 omission.

Appendix 1a Summary of representations to non-site specific policies

| POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|---|
| Sustainable Settlements | | |
| Local Characteristics | 8 | <ul style="list-style-type: none"> • Support for sustainable land use patterns, delivery of economic growth, supporting town centre & improving accessibility • Support approach regarding climate change and focusing development at sustainable locations • Braintree DC supports aims & objectives • Essex County Council suggest minor changes to text • Homes should be built to lifetime homes standards • Larger employers should be encouraged to locate in Colchester • Transportation links on the A12/ A120 are problematic |
| Vision | 21 | <ul style="list-style-type: none"> • Support vision to maintain a good housing delivery rate • A Transport Plan is required • There is no analysis as to the sectors within which continuing and important job growth are likely to be focused within • There is no specific mention of working with the health sectors & health and wellbeing of residents • Welcome identification of protecting environment, good design & streetscapes • Need a clear vision for the town centre • Green infrastructure is needed for all users • University welcomes recognition in the plan. Land for expansion is needed |
| Objectives | 12 | <ul style="list-style-type: none"> • Support for environmental objectives • Actions need to live up to sentiments expressed • No specific mention of working with stakeholders such as health • High quality and accessible leisure facilities should be listed • Green infrastructure is needed for all users |
| CBC response: Comments are generally supportive and noted. Some detailed changes will be made to wording to reflect points made. | | |

| POLICY | Total Reps | Key Issues raised in Representations |
|------------------------------------|-----------------------|---|
| The Spatial Strategy | 6 | <ul style="list-style-type: none"> • Highly sustainable needs better definition • Uncertainty on number and location of Stanway dwellings • Spatial strategy must be informed by flood risk sequential test and exceptions tests • Proposals maps and key diagram should be better labelled |
| Spatial Strategy Policy | 3 | <ul style="list-style-type: none"> • Pleased to see flood risk was assessed • Land should be allocated for housing in Tiptree • Sites within the town centre should be developed as a priority |
| Sustainable Settlements | 4 | <ul style="list-style-type: none"> • Strict criteria in paragraph 4.20 penalises the assessment of rural communities • The Local Plan does not support sustainable development – comments about West Tey |
| SG1: Colchester's Spatial Strategy | 32 | <ul style="list-style-type: none"> • Support for the allocation of numerous towns/ villages as district centres/ sustainable settlements • New development can maintain and improve the sustainability of existing settlements • West Tey is highly accessible but unsustainable in the long term • Spatial strategy will reduce the need to travel • Middlewick Ranges site is immediately available adjacent to the built up area of Colchester • Sites within 250m of safeguarded operational or permitted minerals and/or waste developments need reference to specific requirements • Colchester road network is largely at capacity particularly at peak periods • The spatial strategy is based on the premise that it is necessary to categorise rural settlements as unsustainable |
| Table SG1 | 10 | <ul style="list-style-type: none"> • Agricultural and public land is precious • Table fails to differentiate between district centres and sustainable settlements • Great Tey does not fulfil the criteria set in 4.20 |
| 4.25 Alternative Spatial Strategy | 3 | <ul style="list-style-type: none"> • Possibilities for Middlewick Ranges should be explored as an alternative to garden communities |

| POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|---|
| | | <ul style="list-style-type: none"> Council should have an open debate about an alternative spatial strategy |
| CBC Response: Comments are noted. The comments are varied and many also relate to issues which appear in other sections of the plan. There will be some consequential changes to the Spatial Strategy and relevant sections of the Plan to reflect other changes made elsewhere in the Plan. | | |
| SG2: Housing Delivery | 33 | <ul style="list-style-type: none"> Support proposal to deliver 920 dwellings per annum Plan must have a larger buffer than 240 units, this amounts to 2%. Buffer should be closer to 20% Greater emphasis should be given to satellite villages surrounding Colchester Uncertainty on number and location of Stanway dwellings Smaller greenfield sites can make an important contribution to strategic housing numbers Strategy should not be overly reliant on large strategic sites Council should consider increasing the allocations in its sustainable settlements as a contingency Council should not hold back development of sites to the east and west at the expense of the garden communities An initial phase of development for the West garden community should be allocated Clarity sought on the relationship between part 1 and part 2 Balance the demand for housing with the desire to retain important areas for nature Colchester's infrastructure isn't coping already Omitting other villages does not reflect the spatial strategy or spatial hierarchy |
| Table SG2 | 12 | <ul style="list-style-type: none"> There is a lack of justification of housing figures Housing numbers should be maximum for Wivenhoe Support housing in existing settlements East garden community should be deleted Support for a number of housing allocations Table 2 should make it clear that Marks Tey is identified for development |

| POLICY | Total Reps | Key Issues raised in Representations |
|--|------------|--|
| | | <ul style="list-style-type: none"> The Council should review the approach to the delivery of additional housing beyond the numbers agreed in part 1 Demonstrate that infrastructure can support new housing |
| 4.32: Alternative Options Considered | 3 | <ul style="list-style-type: none"> The Council has not properly consulted on the size or location of the alternative options or why they were dismissed |
| <p>CBC Response: Housing numbers reflect approach set out in NPPF. A 5% buffer is required for the first five years only brought forward from later in the plan period. The Submission Plan will clearly identify sites in Stanway and will provide boundaries for the Garden Communities to the east and west. An Infrastructure Delivery Plan is being prepared and will inform final allocations. The strategy is based on a number of sites varying in size and location in accordance with the NPPF. There is a comprehensive evidence base for the housing targets (SHMA, OAN).</p> | | |
| Economic Delivery Policies | 1 | <ul style="list-style-type: none"> Concerned about recent ruling on Stane Park, which said Colchester had too much land earmarked for employment |
| Strategic Economic Areas | 1 | <ul style="list-style-type: none"> Support, especially the University |
| Centres Hierarchy | 2 | <ul style="list-style-type: none"> The new Sainsburys store should be designated as a district or local centre Existing centres should be reinstated |
| SG3: Economic Growth Provision & Centre Hierarchy | 17 | <ul style="list-style-type: none"> Policy requirement for at least 55.2ha of B Class land is not sound Plan does not consider how the full spectrum of job creation will be managed and delivered It is vital that primary care workforce planning and need is full considered Town centre uses in existing centres should be proportionate to the role and function of that centre in the hierarchy Strategic economic area of Northern Gateway and Severalls Business Park is vital The Rowhedge Business Centre would make a preferable site for mixed use residential and community use The exclusion of urban district centres from the hierarchy is not justified & is contrary to NPPF para 23 |

| POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|--|
| | | <ul style="list-style-type: none"> • Tower Business Park should not be allocated for employment • Road infrastructure in the east of Colchester has to be significantly improved |
| Table SG3 | 1 | <ul style="list-style-type: none"> • Colchester Institute pledge their support through the supply of a local workforce with the necessary construction and engineering skills |
| <p>CBC Response: This section of the Plan is likely to generate the most changes as a result of comments received during the consultation and new evidence that has been commissioned. It is proposed that a retail hierarchy will be reinstated based predominantly on the existing urban and rural district centres. An employment land trajectory is being prepared and there will be a rationalisation of employment land to ensure the best sites are retained to encourage inward investment and support existing business expansion for the duration of the plan i.e. 15 years.</p> | | |
| Local Economic Areas | 1 | <ul style="list-style-type: none"> • Clarity needed |
| SG4: Local Economic Areas | 11 | <ul style="list-style-type: none"> • IDP should cover emerging developments • Flexibility is sensible • Rowhedge Business Park should be allocated for mixed use housing and community use • Need to check for consistency • White Lodge Road & Oak Farm, Layer Marney and Poplar Nurseries, Marks Tey should be allocated as a local employment area |
| Table SG4 | 3 | <ul style="list-style-type: none"> • Oak Farm, Layer Marney and Poplar Nurseries, Marks Tey should be allocated as a local employment area • Whitehall local employment area boundary should be amended |
| <p>CBC Response: A response to specific site proposals is included in the relevant place policy. The policy is worded to provide a balance between flexibility and safeguarding Local Employment areas. The IDP will include infrastructure requirements arising from employment sites.</p> | | |
| Existing Mixed Use Commercial Areas within Colchester | 3 | <ul style="list-style-type: none"> • More areas are needed if traffic congestion is to be reduced • Sustainable transport links between the Cowdray Centre and Turner Rise should be considered |

| POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|---|
| SG5: Existing Mixed Use Commercial Areas within Colchester | 6 | <ul style="list-style-type: none"> Increases in out of town retail areas would be inappropriate The exclusion of urban district centres from the hierarchy is not justified. A new bespoke policy wording for the UDCs similar to existing policy BE2b should replace policy SG5 Sustainable transport links between the Cowdray Centre and Turner Rise should be considered Policy does not allow for flexibility contrary to NPPF paragraph 22 Object to identification of land north/south of Tollgate West for B class use Object to removal of Tollgate UDC, no evidence is provided as to the definition of a district centre |
| CBC Response: As noted above a retail hierarchy will be reinstated but it will make clear that Colchester Town Centre is at the top of the hierarchy. There are walking and cycling links between the Cowdray Centre and Turner Rise. Provision has been made within the planning permission for the Cowdray centre to safeguard land for a future road link. This will be clarified in the policy. The policy is considered to be flexible but land does need to be retained for the whole plan period. Rationalisation exercise will take place. | | |
| Strategic Infrastructure Policy | 3 | <ul style="list-style-type: none"> There is no IDP |
| SG6: Strategic Infrastructure | 18 | <ul style="list-style-type: none"> Infrastructure is essential before garden communities can deliver Welcome consideration of flood risk management Timescales needed for when input to the IDP will be Policy does not recognise the limitations on the ability to pool contributions via s106 nor the role that CIL will have in the delivery of infrastructure Policy suggests an infrastructure first policy, which is beyond the remit of the development industry. Policies SG6 & SG8 should be merged Policies should not have an adverse impact on healthcare provision SP4, SP8 & SP10 do not provide guidance or reassurance about how strategic infrastructure delivery will be co-ordinated |

| POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|---|
| | | <ul style="list-style-type: none"> Air quality must be included in the policy |
| CBC Response: An Infrastructure Plan is being developed to be published alongside the Submission version of the Local Plan. Essex County Council's suggestion to merge the infrastructure policy with the developer contribution policy is considered to add clarity and wording for a comprehensive policy highlighting the need for development to contribute to necessary infrastructure will accordingly be recommended. | | |
| Neighbourhood Plan | 2 | <ul style="list-style-type: none"> Environment Agency would welcome the opportunity to assist the LPA in providing advice to neighbourhood planning groups Evidence base should include SFRA, SWMP and Flood Mapping where appropriate |
| SG7: Neighbourhood Plans | 12 | <ul style="list-style-type: none"> Local Plan should ensure policies are in place to deliver housing in the event that a neighbourhood plan does not materialise Neighbourhood plans should be required to demonstrate how the strategic objectives regarding meeting housing needs will be identified Neighbourhood plan timetables should be published Marks Tey should provide some housing Tiptree is omitted from policy University concerned that the neighbourhood plan and Local Plan allocate different areas of land for university expansion |
| CBC Response: Minor rewording will ensure points of concern or conflict are clarified | | |
| Developer Contributions | 1 | <ul style="list-style-type: none"> There should be a proactive policy to spend developer contributions |
| SG8: Developer Contributions and Community Infrastructure Levy | 15 | <ul style="list-style-type: none"> Environment Agency welcome the opportunity to contribute to CIL and developer contribution considerations There should be a policy that indicates a supportive approach from the LPA towards the improvement, reconfiguration, extension or relocation of existing medical facilities Existing healthcare infrastructure requires further investment |

| POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|--|
| | | <ul style="list-style-type: none"> • Policy should include provision for developer contributions to a strategic mitigation package for recreational disturbance impacts on Natura 2000 sites • The CIL consultation of £150sqm was too high, Colchester should engage with developers • New development will not always give rise to the need for many new or improved services • Policies SG6 & SG8 should be merged • This does not address lack of infrastructure from past developments, long term view is needed |
| <p>CBC Response: An Infrastructure Plan is being developed to be published alongside the Submission version of the Local Plan. The Council has engaged with developers regarding CIL and put it on hold because of viability concerns. Healthcare is a key issue and officers are continuing to engage. Policy cannot address existing deficits – this is clear in national policy. Essex County Council's suggestion to merge the infrastructure policy with the developer contribution policy is considered to add clarity and wording for a comprehensive policy highlighting the need for development to contribute to necessary infrastructure will accordingly be recommended.</p> | | |
| Environment | | |
| Natural Environment | 9 | <ul style="list-style-type: none"> • Reference should be made to enhancing and improving the natural environment • What evidence has been used to identify vulnerable species and necessary corridors? How will developers contribute to such measures • Rewording suggested to reflect protection afforded to internationally designated sites |
| ENV1: Natural Environment | 27 | <ul style="list-style-type: none"> • Existing wildlife areas need suitable protection • Rewording suggested to reflect protection afforded to internationally designated sites • Policy should be renamed to refer to historic environment • Policy should recognise that brownfield sites can be important for biodiversity • Plan is silent on agriculture • A Habitats Regulations Assessment is required |

| POLICY | Total Reps | Key Issues raised in Representations |
|--|---------------|--|
| | | <ul style="list-style-type: none"> Land south of West Bergholt should be designated as an Area of Special Landscape Various minor amendments suggested |
| CBC Response: Comments noted on need to protect natural environment. Policy amendments needed for compliance with NPPF and to strengthen policy in relation to Natura sites, protected species, brownfield sites. Impact of development on agriculture/soils is considered through the Sustainability Appraisal process. Further consideration needed about the need to strengthen policy in relation to agriculture/soils. A Habitats Screening Report has been prepared and an Appropriate Assessment is under development. Local sites to be added to Proposals Map. | | |
| Coastal Areas | 6 | <ul style="list-style-type: none"> Various minor amendments suggested Council should resist the erection of a new Nuclear Power Station at Bradwell |
| ENV2: Coastal Areas | 8 | <ul style="list-style-type: none"> Various minor amendments suggested Council should resist the erection of a new Nuclear Power Station at Bradwell No map is provided for the proposed update of the coastal protection belt Potential for development adjoining the built up areas of the coast |
| CBC Response: The revised Coastal Protection Belt will be shown on the final Proposals Map. A Habitats Regulations Assessment Screening Report has been prepared and work is underway on an Appropriate Assessment for the Local Plan. Minor policy amendments will be made to reflect changes sought by Environment Agency. | | |
| Green Infrastructure | 4 | <ul style="list-style-type: none"> Needs of horse riders should be included More information is needed on the Colchester Orbital and the map is out of date |
| ENV3: Green Infrastructure | 19 | <ul style="list-style-type: none"> Refer to water bodies Need to include existing wildlife areas Green infrastructure has the potential to mitigate recreational pressure on designated sites Colchester Orbital does not recognise the other functions of green infrastructure Unclear what the Council is seeking to achieve through the policy Multi user off road rights of way are needed in Colchester |

| POLICY | Total Reps | Key Issues raised in Representations |
|--|------------|---|
| | | <ul style="list-style-type: none"> Colchester Orbital should include the longer term vision of an outer orbital Too vague and caveat ridden |
| CBC Response: Policy to be amended to reflect the multi-functional benefits developed by green infrastructure including its role in relieving pressure on Natura 2000 sites. A topic paper on the Orbital Route will be added to the Local Plan evidence base. The Orbital map will be reviewed for accuracy. | | |
| ENV4: Dedham Vale AONB | 11 | <ul style="list-style-type: none"> Small amendment to policy suggested by AONB group Major proposals within AONB will require a Landscape Visual Assessment Dedham Vale would benefit from more new housing Protected lanes is missed from the policy/ Plan Guidance on minimising light pollution would benefit the AONB Council should underground all infrastructure associated with offshore delivery schemes |
| CBC Response: Minor rewording will take place to reflect comments made. Housing development within the Dedham Vale will be permitted subject to complying with other relevant policies on rural exception sites. | | |
| Climate Change | 7 | <ul style="list-style-type: none"> Various minor amendments suggested Greater emphasis should be given to the development and preservation of water resources |
| CC1: Climate Change | 13 | <ul style="list-style-type: none"> Include reference to flood risk Policy should not go beyond the standards for energy efficiency set within Building Regulations Green infrastructure should be included List of measures should reflect the energy hierarchy Local Plan falls short of addressing climate change and sustainability issues Need to insist on low carbon technologies being fitted where available This section should mention the impact of the larger A12/A120 and consequent increased congestion |

| POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|---|
| 5.47 Alternative Policy Options | 1 | <ul style="list-style-type: none"> The Council has a statutory duty to monitor air pollution |
| CBC Response: Minor wording changes will take place to ensure the policy is comprehensive and deliverable, but at the same time does not repeat other guidance / statutory requirements. | | |

Appendix 1b Representations on Place Policies and Allocations – Key Issues

(Note this summary is of the key issues only to provide an overview in relation to the Place Policies in the referred Options Local Plan. (Full representations will be analysed when considering responses and amendments required to the Plan.)

Note: numbers may vary from the table in the report because representations relating to supporting paragraphs have been included along with representations about related policies.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|--|--|
| East Colchester Garden Community | | |
| Policy SP8: East Colchester/West Tendring New Garden Community | 101 Plus a petition with 733 signatures | <ul style="list-style-type: none"> • Protect Salary Brook area, hillside overlooking Salary Brook Valley. Concern over impact on ecological assets including wildlife. Natural History Society would prefer Salary Brook contained within wider nature reserve rather than country park to protect site's integrity. Inclusion of Churn Wood in GI network welcomed. Open countryside east of Greenstead should be retained as far as the eye can see. • Development would be in Tendring but would rely on infrastructure paid for by Colchester residents. • Direct development elsewhere. Alternative proposals include brownfield sites in East Colchester urban area; Weeley new town; and deprived towns like Clacton and Harwich where infrastructure can support development. • A120/133 link road should be constructed and transit link operational before new dwellings occupied. Local roads improved before development. Cycle path improvements; a new part and ride scheme; and dedicated bus lanes needed along with equestrian access. • Development would overload infrastructure, including roads, schools, healthcare and sewage. Traffic congestion already bad, particularly on |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|----------------------------|---------------|--|
| | | <p>Clingoe Hill. Facilities already under pressure including local primaries, surgeries and Colne Community School/Colchester secondary schools. . Infrastructure in place before building commences. Commitment from partner organisations needed.</p> <ul style="list-style-type: none"> • Extra burden of traffic through Wivenhoe of commuters using railway station. • Impacts on waste water treatment, flood management. • Loss of top grade agricultural land. • Preferred option needs further work to reassure local residents that it can deliver improved quality of life for both existing and new residents. • Social housing provision needed. • Concerns over proximity with Greenstead and Longridge. Buffer zone needed as proposed for Elmstead Market. Development should be over brow of Salary Brook hill so it is out of sight of existing residents. • Noise from development will affect existing residents. • Objects to development, but if built then 15 pitch Gypsy and Traveller site should be included. • Environment Agency –Support high proportion of green infrastructure for area found in plan. Advise that the outer boundary of new Salary Brook country park should be commensurate with the outer boundary of Flood Zone 2 to avoid development in flood risk areas. • RSPB - Specific protection for protection and enhancement of biodiversity assets required. • Historic England – difficult to comment on impact without knowing boundaries. • ECC – New 2 form entry primary school required in early phases; second new 2 forms of entry later in plan period, plus potential expansion of existing primary to account for additional east Colchester growth. New 4 form secondary school needed for early phases |

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| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|--|---|
| | | <p>followed by expansion to accommodate 9-12 forms. Full package of transport measure to be developed through masterplan framework. Strategic link road needed between A120 and A133.</p> <ul style="list-style-type: none"> University – objects to deletion of land allocated for future campus expansion to the southwest unless alternative allocation made in Colchester or Tendring plan. |
| <p>CBC Response: Concept Frameworks are being developed which will inform the Submission version of the Plan which will define boundaries and more detailed masterplan DPDs which will follow. There is an intention to include a large area of strategic open space around Salary Brook</p> <p>There is also an intention to incorporate expansion of the University within the Garden Community and this is seen as preferable to the existing site allocated south of Boundary Road which is within a flood plain and incorporates a Local Wildlife Site.</p> <p>Comments are noted about gypsy and travellers and those from RSPB, ECC, Environment Agency, and Historic England.</p> <p>Infrastructure and affordable housing will be provided as part of future development and the timing of delivery is a critical part of creating new communities.</p> | | |
| West Colchester New Garden Community | | |
| Policy SP9: West Colchester/East Braintree New Garden Community | <p>259</p> <p>Plus a Petition from CAUSE– 8,482 signatures</p> | <ul style="list-style-type: none"> Will create urban sprawl of Colchester, destroy rural character. New residents will be London commuters, but rail is inadequate. Infrastructure already inadequate – roads, rail, schools, hospital all not able to support high levels of new growth. No new housing until infrastructure built, including roads – A12 tripled, A120 dualled; dedicated bus routes; station properly connected to community; funding for rail capacity increases, school and health facilities provided. Loss of agricultural land. |

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| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|----------------------------|---------------|--|
| | | <ul style="list-style-type: none"> • Questions about economic viability given lack of established employment generators. Risk of commuter community. Need early investment in employment. • Garden Communities can't be guaranteed to be accepted and in place within timeframe – transport infrastructure delivery will take time. • Make clear that delivery vehicle will be responsible for master planning. • Development is too big. • Increase in pollution, noise and fumes. • Use sites in existing built up areas. • No Infrastructure Delivery Plan or full transport modelling to accompany proposal. • Increased likelihood of flooding. • Any new town should have its own centre and identity. • Lack of evidence for town of this size at this time. Housing numbers lack credibility. • North Essex authorities lack experience, expertise and resources to implement Garden Communities. • Environment Agency – supportive of policy. Foul drainage capacity will need to be upgraded. • RSPB – sections on masterplanning should specify that green infrastructure provision should be described. Need to secure management of biodiversity assets. • Historic England – difficult to comment on impact without seeing boundaries of what is proposed. • ECC – New primary required in early phases of development, second primary later in plan period. Some expansion of Honywood School and Thurstable School possible, but new secondary school needed before |

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| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|--|
| | | end of plan period. Full package of transport measure need to be developed through masterplan framework. |
| <p>CBC Response: Concept Frameworks are being developed which will inform the Submission version of the Plan which will define boundaries and more detailed masterplan DPDs which will follow. All these documents are underpinned by the principle that infrastructure and affordable housing is to be provided as part of future development and the acknowledgement that timing of delivery is a critical part of creating new communities.</p> <p>Comments are noted from RSPB, ECC, Environment Agency, and Historic England.</p> <p>Consultation expected to start in January on proposals for the A120 and A12.</p> <p>The CAUSE Representation is being dealt with separately.</p> | | |
| CENTRAL COLCHESTER: TOWN CENTRE | 7 | <ul style="list-style-type: none"> • Ensure consideration given to flood risk issues reflected in the Surface Water management Plan – discuss with ECC as the LLFA • Differentiate between evening and night time economy • Support continued commitment to the town centre • Concerns about student accommodation • Welcome regeneration but seek to safeguard Sainsbury's in Priory Walk • Support threshold for retail impact assessment, but question requirement for RIA in centre outside of Town Centre • Alternative sliding scale for requirements retail impact assessments suggested for district and local centres • Floorspace requirements outside of town centre are not justified • Support the hierarchy with Town centre at the top and the 3 rural district centres. Reserve position in respect of Garden Communities |
| Policy TC1: Town Centre Policy and Hierarchy | 20 | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|---|
| | | <p>and centre designation. Welcome a change in respect of Urban district centres</p> <ul style="list-style-type: none"> • New Sainsbury's at the Hythe should be a new district centre • Support role of the town centre as a cultural hub • Reference to Jumbo / Balkerne Gate and its importance and public realm should be included in the Plan and afforded some priority |
| CBC Response General points noted, with some rewording of the policy to be recommended to mention in particular role of evening economy; clarify that the 500 sqm threshold applies to District Centres in Tiptree, West Mersea and Wivenhoe and reinstate Tollgate, Peartree Road, Highwoods and Turner Rise as Urban District Centres to reflect the recommendations of the Retail Study update (to be published to inform the Submission Local Plan). | | |
| Policy TC2: Retail Frontages | 6 | <ul style="list-style-type: none"> • Approach supported but justification required • Map / key to better reflect Policy reference • Support bringing sentiments of Better Town Centre SPD to fore. Mention of safeguarding enhancing key heritage assets should be added eg St Botolph's Priory/ Roman Wall |
| CBC Response Revisions to the Primary and Shopping area frontages will be recommended to reflect the recommendations of the Retail Study update (to be published to inform the Submission Local Plan) Heritage assets are protected by other policies. | | |
| Policy TC3: Town Centre Allocations | 17 | <ul style="list-style-type: none"> • Plan does not set out justification for meeting the floorspace requirements • No sequential test has been carried out to accommodate this floorspace need for retail uses • Sequential test should include existing District Centres including Tollgate Village • Reference to key heritage assets should be made in these allocation policies |

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| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|--|
| | | <ul style="list-style-type: none"> • Objections to Housing allocation at Britannia Car Park- Loss of car park space and impact on traffic, and use for the school and church • University accommodation to be provided closer to the Campus rather than within Town Centre area |
| CBC Response: The Plan is considered to identify adequate floorspace to accommodate projected capacity requirements, and these are in sequentially preferable locations. The Council will publish an updated Retail Study to inform the submission version of the plan which will update capacity figures but will not identify the need to allocate further land for town centre uses in the absence of demand. | | |
| NORTH COLCHESTER | 9 | Note comments overlap in respect of various elements of Policy NC1 (eg Comments on Housing allocation at the Rugby Club are not just confined only to this element. <ul style="list-style-type: none"> • Detailed suggestions for reconfiguration of the land within the 3 zones; • Inclusion of additional areas of land within the SEA including land to the north and south of the traveller site and land around Cuckoo farm Studios • Detailed policy wording amendments proposed regarding uses permitted; • Inconsistent approach with other Strategic Economic Areas in particular Stanway; • Support additional community facilities in relation to need –reference identified need for a place of Worship in this area which could be accommodated as part of community provision • Other uses should be specified in the policy for zone 2 • Concern about infrastructure capacity including A12 from traffic generated by uses associated with policy |
| Policy NC1: North Colchester and Severalls Strategic Economic Area | 20 | |
| <ul style="list-style-type: none"> • Zone 1 - Strategic Employment Area | 1 | |
| <ul style="list-style-type: none"> • Zone 2 - Cuckoo Farm North West | 1 | |
| <ul style="list-style-type: none"> • Zone 3 - Northern Gateway area north of the A12 | 5 | |
| <ul style="list-style-type: none"> • Land at the Rugby Club | 2 | <ul style="list-style-type: none"> • No residential provision on this site • Loss of open space |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|---------------|---|
| | | <ul style="list-style-type: none"> • Loss of sports field and the lack of local facilities for local sport, displacing sports including American Football, Cricket and Rugby League; • Rugby Club receiving preferential treatment to other sporting activities / local clubs • Sports provision proposed as part of Northern Gateway Strategic Proposals is insufficient to meet the growing needs; • Number of houses should be increased to 300 allowing for higher density and higher rise development; • Additional / alternative sites proposed on land including; <ul style="list-style-type: none"> ○ Proposal for extra care retirement village to provide 250 mixed tenure extra care units within Policy Area NC1 (no site definition specified) (in addition to other housing allocated within this policy area ○ Land at Oxley Parker Drive (area of open public open space) ○ Land At Axial Way -reinforcement of current planning position (retention of site for housing) |
| <p>CBC Response: Some rewording and reconfiguration of the Strategic Employment area will be recommended, with the retention of equivalent land areas to ensure adequate provision for employment. Minor policy wording changes will be made to provide clarity and ensure sufficient flexibility.</p> <p>An increase in the housing number to 500 at the Rugby club site will be recommended to also include provision for an extra care housing facility for 250 units.</p> <p>Mapping changes will be made to reflect reconfiguration and ensure consistency with the Myland and Braiswick Neighbourhood Plan.</p> | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|---------------|--|
| Allocation of the site promoted at Oxley Parker Drive is not supported for allocation for housing since it is currently open space which will continue to be protected for its amenity value serving the adjoining residential area. | | |
| Other comments are noted. | | |
| Policy NC2: North Station Special Policy Area | 8 | <ul style="list-style-type: none"> • No consideration is given to fluvial or surface water flooding; • The sequential test must be applied for all sources of flooding; • The area encompasses a Critical Drainage Area; • Turner Rise should be incorporated within the boundary of the policy area; • Traffic problems at North Station will get worse as more homes are built; • Direct and rapid transport links to North Station are required from other parts of the town; in particular the East, including the University; • One of the key radial links on the Colchester Orbital is via Castle Park and through High Woods; • A designated bus for the town centre from the station ticket office is required. |
| CBC Response: The comments are noted. The flooding and drainage issues are covered by other Policies and there is no need for duplication here. Minor wording changes will reflect any amendments to other policies where relevant. Rapid Transport links between the East and West of Colchester are being investigated. No need for significant change to the policy. | | |
| Policy NC3: North Colchester | 27 | <ul style="list-style-type: none"> • Infrastructure capacity • Capacity of B1508 • Impact on North Station Junction; • Not able to absorb this as well as Chesterwell development (1600) • Contrary to the M&B NHP |
| <ul style="list-style-type: none"> • Residential Allocations | 3 | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|--|
| | | <ul style="list-style-type: none"> • Highways England- objection to any development to the North of Colchester • Support for sites from the site promoters • Alternative sites proposed on land including; <ul style="list-style-type: none"> ○ Land at Bakers Lane Land east of Bakers Lane 7.53 ha plus land west of Bakers Lane 1.29 ha (adjacent to ramparts farm. ○ Further land at Bakers Lane- 1.95 ha. ○ Land at St John's Road (39 ha) |
| <ul style="list-style-type: none"> • Land At St Botolph's Farm Braiswick | 15 | <ul style="list-style-type: none"> • Loss of green space • Detrimental Impact on wildlife • Reduces separation between Colchester and W Bergholt (coalescence) • Access within the 60 mile per hour section of Road • Suggested that Site falls within EH protected land Moat Farm National Monument 1019964 • Site unsuitable as subject to subsidence; • Flood risk on part of site |
| <ul style="list-style-type: none"> • Land north of Achnacone Drive Braiswick | 31* | <ul style="list-style-type: none"> • Impact on Amenity of area • Detrimental effect on character of residential area • Safety for users of Achnacone Drive • Road too narrow – not suited to increase or construction traffic • Suggested that Site falls within EH protected land Moat Farm National Monument 1019964 |
| <ul style="list-style-type: none"> • Land south of Braiswick Golf Club | 18* | <ul style="list-style-type: none"> • Poor access to site • Narrow access – difficult for service vehicles; • Backland development • Detrimental to amenity of existing residents |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|--|
| | | <ul style="list-style-type: none"> • Over development • Loss of trees |
| CBC Response <p>The points raised regarding local traffic concerns are noted and access to the sites will be designed with the Highway Authority to ensure adequate capacity exists and safe vehicle and pedestrian access is provided.</p> <p>It will be recommended that the allocation on Land South of Braiswick- Golf Club be removed from the plan. Further investigation has identified concerns in respect of achieving an acceptable access and the site promoter has submitted information to indicate that the site is no longer available within the forthcoming Plan period.</p> <p>The allocations for development on sites at Achnacone Drive and St Botolph's Farm are recommended to be retained with further consideration given to policy wording to reflect adequate protection of relevant site constraints and safeguard existing residential amenity.</p> <p>The alternative sites off Baker's Lane are not considered appropriate for allocation with key constraints linked to the proximity to Moat Farm Dyke which is classified as an Area of High Archaeological Potential and a Scheduled Monument by Historic England because of its significance to Iron Age settlement defences. In addition the Highway Authority has concerns about increasing any access onto Bakers Lane.</p> <p>Further consideration of any recommendations in relation to land at St John's Road Colchester, is linked to the consideration of the proposed Garden Community Development to the East of Colchester.</p> | | |
| EAST COLCHESTER | | |
| Knowledge Gateway and University Strategic Economic Area | 3 | <ul style="list-style-type: none"> • Need to make reference to urgent need for additional housing to match the expected growth at the Knowledge Gateway • Policy should refer to the many heritage assets on the site including Grade ii* listed Wivenhoe House and the Register Park and Garden |
| Policy EC1: Knowledge Gateway and University | 10 | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|--|
| of Essex Strategic Economic Area | | <ul style="list-style-type: none">Environment Agency suggest reference in the policy to the avoidance of development within the flood plain at Salary BrookSimilar allocation should be included in the Tendring Local Plan as largely in TDC area. TDC acknowledge joint working and further discussion regarding boundaryTDC also raise concern regarding any additional housing in the east of Colchester over and above that as part of the Garden CommunitySupport for the recognition and importance of University and its contribution to growth and in particular incubator unitsRemember expansion allocation comes with the expectation for the deallocation of land to the south for university expansion |
| <ul style="list-style-type: none">Zone 1 Knowledge Gateway | 1 | |
| <ul style="list-style-type: none">Zone 2 University Expansion | 1 | |
| CBC Response: The comments are noted, but no significant changes to policy will be recommended other than to remove designation on Proposals Map of University expansion land lying within Tendring jurisdiction, although there is continued support for its retention in the Tendring Local Plan | | |
| East Colchester/Hythe Special Policy Area | 4 | <ul style="list-style-type: none">Need to ensure full consideration of flood risk issues in this area with strategic approach between EA / CBC/ AW/ ECC (as the LLFA). EA seek further discussion on Flood risk issues here including ref to DM23 and pragmatic management of flood risk in this areaReference to surcharging of surface sewers to be added to text as this is where infrastructure investment is vital for future regeneration in this areasReference to CIL / Contributions to be levied to support water infrastructurePolicy should be less prescriptive and more flexibleNew Sainsbury’s store should be designated as a new “centre” |
| Policy EC2: East Colchester Hythe Special Policy Area | 9 | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|---|
| | | <ul style="list-style-type: none"> • Regeneration needs to consider biodiversity and also reference should be made to heritage assets as well as environmental assets and refer to opportunities to enhance such assets • Policy should also acknowledge suitability for high rise development and formal sports provision • Particularly important that development proposals are subject to scrutiny and the application of appropriate design and build principles. We would like these sites to be explicitly referred to in the Local Plan • Suggest plan states a desire to support the establishment of properly constituted local groups committed to driving appropriate development - such as CLTs. • Suggest mention of a desire to help identify assets suitable for community ownership/and or management (with due regard to the effect this might have on affordability/viability). • Hythe Forward would appreciate the opportunity for further dialogue and trust that our submission reflects shared strategic objectives of Colchester Borough Council and Hythe Forward CLT |
| <p>CBC Response: The policy wording will need to be amended regarding flood risk management in the Hythe. Discussion will take place between CBC, the Environment Agency, ECC and AW to agree an approach. Greenstead will not be recommended for reinstating as an Urban District Centre as a single supermarket is not considered to fill the role of a District Centre. This consideration also applies to the new Sainsbury's store. Further comments noted, with additional revisions only warranted if not covered by other parts of the Local Plan or guidance elsewhere.</p> | | |
| Policy EC3: East Colchester | 5 | <p>Alternative sites proposed by representations;</p> <ul style="list-style-type: none"> ○ * Place Farm 5.5ha allocated as employment as part of Whitehall Industrial Estate |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|--|
| | | <ul style="list-style-type: none">○ Middlewick Ranges (Rep includes details including reference for up to 2000 dwellings on 84.69 ha) |
| Port Lane | 3* | <ul style="list-style-type: none">• Concern over capacity especially traffic for accumulative delivery of housing with east Colchester / Hythe area. (In view of this is it right to loose Britannia Car park yet?)• Detailed points regarding pavements / parking / gardens and lighting referenced for planning conditions• Limit to 115 dwellings so not overly crammed in |
| East Bay Mill | 4* | <ul style="list-style-type: none">• Correct reference to Exception test – DCLG not Environment Agency• Support reference theme of riverside walks as part of regeneration encouraged |
| Magdalen Street Sites | 5* | <ul style="list-style-type: none">• Concern over capacity especially traffic for accumulative delivery of housing with east Colchester / Hythe area. (In view of this is it right to loose Britannia Car park yet?)• More Almshouses are needed in area for elderly population• Traffic management could include congestion based charge for non-access through traffic Brook St, Magdalen Street and Barrack Street.• Proximity to town centre should mean no requirement for car parking spaces |
| Employment Sites | 2* | <ul style="list-style-type: none">• Support proposals• Area of extension at Whitehall Industrial Estate includes 5.5ha at Place Farm which is not considered viable for employment and should instead in part contribute to Housing Supply which will help deliver employment on remainder (also listed with alternative site above*) |
| <ul style="list-style-type: none">• Local Economic Areas | 1 | |
| <ul style="list-style-type: none">• Whitehall Industrial Estate | 1 | |
| CBC Response: Magdalen Street and Britannia car park will be retained as residential allocations and the policy wording reviewed to ensure appropriateness in light of traffic and car parking management issues within Air Quality Management Area. | | |

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| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|--|
| <p>Middlewick Ranges: It will be recommended that land at Middlewick Ranges be allocated for residential development having received new information regarding its availability in the consultation. A new policy will be drafted promoting 1000 residential dwellings at the site. The policy will include mitigation needed to reflect the constraints on this site, principally, ecology and highway capacity and to ensure inclusion of relevant infrastructure to support the allocation. Discussions are on - going with the MOD, Essex Wildlife Trust and Highways Authority which may further influence the allocation.</p> <p>The policy wording will need to be amended regarding flood risk management in East Colchester. Discussion will take place between CBC, the Environment Agency, ECC and AW to agree an approach.</p> <p>Development at Place Farm to be recommended to allow limited housing development off Old Heath Road outside the cordon sanitaire for the sewage works which should help deliver development of an extension to Whitehall Industrial Estate. A policy will be drafted which reflects site constraints including adequate requirements associated with Air Quality Management, ecology and landscape.</p> | | |
| WEST COLCHESTER | 5 | <ul style="list-style-type: none"> Concerns expressed about impact on road infrastructure in particular A12 junction Roads are inadequate and need traffic management Safeguard roman river – protect its history Area incorrectly shown as Public Open Space (part of MOD land) |
| Policy WC1: Stanway Strategic Economic Area | 10 | <ul style="list-style-type: none"> Objections to the removal of Urban District Centre (also comment received supporting the approach proposed in the PO) Approach inconsistent with that of North Colchester Object to safeguarding for b class uses Alternative configuration part of this site and other land with part of Lakelands |
| • Zone 1 | 6 | |
| • Zone 2 | 4 | |

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| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|------------|--|
| | | <ul style="list-style-type: none"> • Need to consider detailed amenity and place making and adequate infrastructure provision • Reallocate the Trafalgar Farm area as Employment- no longer in Agriculture use |
| <p>CBC Response: The comments are noted. The Urban District centre Allocation will be reinstated. The approach is consistent with that at North Colchester in that no/limited retail is permitted and land is retained for employment use. In response to updated Employment evidence some rationalisation and reconfiguration is likely of the Strategic Economic Area. Residential use of parts of the area will be considered. The map will be amended to reflect any updates and corrections as required.</p> <p>The policy wording, together with other policies in the plan will ensure adequate consideration of relevant constraints and respect amenity and place making considerations as appropriate.</p> <p>It will be recommended that the area of Trafalgar Farm is reallocated as part of the employment area since it has been advised that it is no longer in agricultural use which was the justification for removing this area in the Preferred Options Local Plan.</p> | | |
| Stanway Area Housing/Other Allocations | 3 | <p>Alternative sites promoted via representations;</p> <p>Site Locations:</p> <ul style="list-style-type: none"> ○ Lexden Spring School site and Essex Fire Brigade Workshop site - representations – to include both sites in settlement boundary ○ Land to the South and West of Lakelands- reconfiguration of the Preferred Options allocation for 150 dwellings and employment ○ Additional land at Lakelands (not identified by allocation in the PO) ○ Land north west of 296 London Road 130 dwellings ○ Land between London Road and A12 Stanway 500 dwellings <p>See also sites suggested under WC4 – alternative options</p> |
| Policy WC2: Stanway | 9 | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|------------|---|
| <ul style="list-style-type: none"> Land between Church Lane, Churchfields and Partridge Way | 28* | <ul style="list-style-type: none"> Should be retained as open space Status of site in adopted Local Plan- open space Site promoter confirms delivery (Flagship Housing) |
| <ul style="list-style-type: none"> Land at Fiveways Fruit Farm | 6 | <ul style="list-style-type: none"> Need for robust transport plan / strategy Safeguard trees in area and open spaces |
| <ul style="list-style-type: none"> Land at Chitts Hill | 4* | <ul style="list-style-type: none"> Site does not have good access to bus travel; School capacity / infrastructure Question access restrictions and maximum number (promoter) |
| <ul style="list-style-type: none"> Land to the West of Lakelands | 4* | <ul style="list-style-type: none"> Public rights of way Open space Alternative configuration part of this site and other land with part of Lakelands |

CBC Response: The comments relating to the proposed housing allocations are noted. It will be recommended that all of the allocations identified in Stanway in Policy WC2 will be retained. Further consideration will be given to policy wording to reflect adequate protection of relevant site constraints and safeguard existing residential amenity. In addition the policy wording will reflect the access arrangements which satisfy the Highway Authority and ensure safe vehicular and pedestrian access within the site and to the existing network.

Further consideration has been given to allocation of additional land at Stanway now that further work has been carried out in respect of the proposed Garden Community to the west of Colchester. A number of alternative sites were promoted for Stanway through the Consultation. The following sites having been assessed as being appropriate with favourable consideration as part of the SLAA and Sustainability Appraisal assessments.

Land between London Road and A12 Stanway: It will be recommended that land between London Road and Stanway be allocated for 500 houses and that the settlement boundary be amended to include this. An allocation policy will be drafted to reflect adequate protection of relevant site constraints, to ensure there is a separation

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| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|---------------|---|
| <p>between settlements and safeguard existing residential amenity and ensure provision for sufficient infrastructure and site specific requirements to support delivery.</p> <p>Land north west of 296 London Road: It will be recommended that land north west of 269 London Road Stanway be allocated for approx. 130 houses. This adjoins the site recommended for allocation, the settlement boundary will be amended to also include this. An allocation policy will be drafted to reflect adequate protection of relevant site constraints and safeguard existing residential amenity and ensure provision for sufficient infrastructure and site specific requirements to support delivery.</p> <p>As detailed above further consideration is being given to alternative uses of some employment allocations in Stanway.</p> <p>Sites at Lexden Spring School site and Essex Fire Brigade Workshop will be included in the settlement boundary.</p> | | |
| Colchester Zoo | 3 | <ul style="list-style-type: none">• Support for Masterplan approach• Essential to consider junction improvements and transport and access strategy for the zoo and in the wider context.• Support reference to Mineral safeguarding and associated requirements• Details comments regarding policy wording on public rights of way and protection / enhancement biodiversity / environmental assets.• Support in principle to approach• Policy should include reference to Surface water management and SuDs |
| Policy WC3: Colchester Zoo | 7 | |
| CBC Response <p>Comments are noted and no significant amendment to Policy is necessary</p> | | |
| Policy WC4: West Colchester | 8 | General comments from ECC on WC4 – total development 308 dwellings: further expansion of primary provision would be required; plans for secondary |

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|---|---------------|---|
| | | schools in area would allow the provision of additional secondary places to serve this area. |
| <ul style="list-style-type: none"> Land at Gosbecks Phase 2 | 2* | <ul style="list-style-type: none"> Historic England welcome policy wording in respect of scheduled monument and archaeological potential. Not acceptable location so close to a historic site. It would create an even higher throughput of traffic for cyclists and horse riders to have to deal with when exercising in the area. Crossing Maldon Road is horrible. it should be made clear that improved public transport services and infrastructure would be required Support from the site promoter with some suggested amendments to policy wording / requirements including to read approximately 150 dwellings and other details which will be considered by the planning application process; |
| <ul style="list-style-type: none"> South of Berechurch Hall Road | 2 | <ul style="list-style-type: none"> ECC – no public transport services along Berechurch Hall Road. ECC – the paragraph (6.87) refers to access onto Berechurch Road. Suggest this should be Berechurch Hall Road. <p>Promoter of 2 of the 3 land parcels supports allocation and has begun discussions with land owners of remaining land parcel.</p> |
| <ul style="list-style-type: none"> Land at Irvine Road | 9* | <ul style="list-style-type: none"> RSPB – support policy regarding Ecological Management Plan. Recommend provisions made to secure long term ecological management of the site; ECC – require clarification on access arrangements if there is no public access to this land (para 6.88); Comment regarding ensuring Norman Way remains as a bridleway; |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|---------------|--|
| | | <ul style="list-style-type: none"> • IRARA wish Orchard protected and managed and object to allocation. If policy WC4 is retained measures are needed to guarantee security of remaining Orchard land – ownership of remaining land transferred to a body with the Orchard's wildlife at its heart. • Colchester Civic Society – object as one of a tiny handful of old orchards left in the country. It should be managed properly as a community asset. • If this is promoted so should site at Highfield Drive be. • Support on behalf of the site promoter |
| Alternative Option | 2 | <p>Alternative sites proposed on sites including;</p> <ul style="list-style-type: none"> ○ Land North of St Albans Road (two site areas indicated in representation- 0.58 / 0.91) ○ Land at Highfield Drive 0.03ha |
| <p>CBC Response: The comments relating to the proposed allocations of Land at Gosbecks Phase 2 and South of Berechurch Hall Road are noted. No significant changes will be necessary, other than amendment to the map for accuracy. Further consideration will be given to policy wording to reflect adequate protection of relevant site constraints and safeguard existing residential amenity and provision for infrastructure requirement as appropriate. In addition the policy wording will reflect the access arrangements which satisfy the Highway Authority and ensure safe vehicular and pedestrian access within the site and to the existing network.</p> <p>Mapping change will be made to reflect consistency with the Policy wording for the Irvine Road allocation which will safeguard part of the site for wildlife interest. Minor wording changes to the supporting text will also be made to provide consistency with the policy.</p> <p>The alternative sites promoted are not supported with land at St Albans Road being adjacent to Hilly Fields which is not considered suitable for development and land at Highfield Drive, which is former garden land and too small (0.03ha) to be considered for assessment or allocation. The SLAA minimum size threshold is 0.25ha which is compliant with National Guidance.</p> | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|---|
| GARDEN COMMUNITIES | 6 | Comments relating to the Garden Community proposals refer to issues above under SP8 and SP9 |
| CBC Response | | |
| See response above to SP8 and SP9 | | |
| SUSTAINABLE SETTLEMENTS | | Note generic comment from Essex County Council on School Places (not repeated in each settlement but potentially relevant to all): ECC have said in many cases the Primary School places can be accommodated either in existing schools or in expanded schools. They have also stated that there might be an impact from the accumulation of new school places needed if new houses are also built in adjacent villages. In most cases they have said there will be implications on Secondary School places with development. These will need to be addressed by appropriate contributions/expansion/new build as required at the time. |
| ABBERTON AND LANGENHOE | 1 | <p>General Comments</p> <ul style="list-style-type: none"> • Do not need additional housing; • Not a sustainable settlement; • Speeding traffic through village, inadequate footways; • School would need expansion; • School parking issues; • Need for starter homes in the village; • Sites will require screening under HRA due to proximity to Abberton Reservoir SPA/Ramsar site; • Visibility issues at Peldon Road/Layer Road junction identified by ECC. <p>Peldon Road site</p> <ul style="list-style-type: none"> • Development would disconnect listed building from rural context (Pete Tye House); • Peldon Road rural character, ditched hedges; |
| Policy SS1: Abberton and Langenhoe Housing Sites | 44 | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|------------|---|
| | | <ul style="list-style-type: none"> Revised proposal received from promoter for up to 50 homes on just on west side of Peldon Road with potential for village car park or financial contribution. <p>Ashpark House site</p> <ul style="list-style-type: none"> Access along privately owned drive; Impact on many native species including nightingales; Rear gardens in Peldon Road flood; Representation received from promoter to enlarge site to 10 dwellings |
| CBC Response <p>Abberton is identified as a sustainable settlement within the spatial strategy and as such is justified to support additional growth. The issues raised are noted and the school capacity concerns are acknowledged. Any expansion required will need to be addressed as part of development in the village. The concerns raised regarding local traffic concerns are noted and access to the sites will be designed with the Highway Authority to ensure adequate capacity exists and safe vehicle and pedestrian access is provided.</p> <p>It will be recommended that the Ashpark House allocation is removed from the Plan with further investigation demonstrating concerns regarding satisfactory access to the site. The site at Peldon Road will be extended to the south to accommodate additional dwellings and provide an area for school car parking to address local parking issues. Play equipment will also be included within the site to encourage parents to use the car park.</p> <p>The Plan will be subject to a Habitats Regulations Assessment as required by the relevant legislation.</p> | | |
| BIRCH | 2 | <ul style="list-style-type: none"> Lack of infrastructure eg no medical facilities or shops; High levels of traffic already on road; Parking issues at school; Consideration needs to be given to neighbouring Listed Buildings; Need a range of affordable properties; Early years and Primary School could accommodate growth; |
| Policy SS2: Land East of Birch Street | 14 | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|--|
| | | <ul style="list-style-type: none">• Site will require screening under HRA due to proximity to Abberton Reservoir SPA/Ramsar site;• Additional information provided by promotor for two development options. <p>Alternative site promoted via representation</p> <ul style="list-style-type: none">• Land at Birch Business Park, Maldon Road, Birch. |
| CBC Response <p>Birch is one of the smaller villages identified in the Preferred Options as a Sustainable Settlement. Since drafting the evidence which considered the relative sustainability of the settlements around the Borough, the Doctor’s surgery has closed in the village. As other services are limited, the Council has formed the view that the range of services/facilities in Birch Green is now more comparable with the Borough's 'Other Villages' rather than the 'Sustainable Settlements', and as such allocation for development in this location will no longer be supported by the Spatial Strategy. Consequently it will be recommended that Birch be classified as an 'Other Village' in the spatial hierarchy and that the allocation of land east of Birch Street will be removed from the Local Plan.</p> <p>The alternative site at Birch Business Park will not be supported as the identification of the settlement as an “Other Village” suggests that allocation of the site is not supported by the spatial strategy and is considered to be unsustainable.</p> | | |
| BOXTED | 2 | <ul style="list-style-type: none">• Lack of infrastructure at Hill Farm site;• Support for continued small scale employment use on Hill Farm Site;• Lack of consultation on Neighbourhood Plan;• No early years or Primary School capacity issues;• Development should consider impact on Listed Building. |
| Policy SS3: Boxted Housing Sites | 8 | |
| CBC Response | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|---|
| Comments noted. The Boxted Neighbourhood Plan is now made and includes the allocation of this site. | | |
| CHAPPEL | | <ul style="list-style-type: none">• Parking issues at Swan Grove;• Too many houses for the site/capacity of the village infrastructure;• Support for proposal from Parish Council – some comments on Policy wording.• Access to the site should not be limited to a single access point from Swan Grove but should also be accessed from the existing vehicular access point, direct to the site, at the top of Chappel Hill opposite Hill Farm Bungalow, connecting with the southern end of Swan Grove, facilitating through traffic flows and alleviating some of the existing problems <p>Alternative sites promoted via representations</p> <ul style="list-style-type: none">• Vernon’s Road: 21 dwellings• Spring Gardens: 21 dwellings <p>Land to west of Bures Road with recreation provision off Colchester Road (north): 50 dwellings</p> |
| Policy SS4: Chappel Housing Sites | 17 | |
| CBC Response | | |
| <p>It will be recommended that the allocation be retained with further consideration given to policy wording to reflect adequate protection of relevant site constraints and safeguard existing residential amenity. In addition the policy wording will reflect the access arrangements which satisfy the Highway Authority and ensure safe vehicular and pedestrian access within the site and to the existing network. The allocation may also include the opportunity to provide parking to address issues raised in Swan Grove. Minor changes to the policy wording will therefore be recommended.</p> <p>The alternative sites at Vernons Road and Spring Gardens are both located away from the concentration of key services within Chappel and Wakes Colne, close to small detached clusters of development which are proposed</p> | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|---|
| <p>remove the settlement boundary due to their unsustainable location. Therefore it is considered that allocation of these sites is not supported by the spatial strategy and is considered to be unsustainable.</p> <p>The alternative site on Bures Road, with recreation provision on Colchester Road is not supported for allocation as additional sites in Chappel are not required and concerns regarding the potential impacts on the landscape remain as the site is quite prominent in the landscape from the south and development could adversely affect landscape character. Development of the site would extend the village's existing development edge along Bures Road into the open countryside.</p> | | |
| COPFORD AND COPFORD GREEN | 5 | <p>Hall Road</p> <ul style="list-style-type: none"> • Housing numbers too large/disproportionate level of growth; • Alternative brownfield sites in Copford should be delivered first; • No capacity at Copford Primary School; • No mention of affordable housing, density and mix important; • Lack of adequate infrastructure; • Environmental impacts on Roman River Valley; • Loss of agricultural land; • High traffic volumes |
| Policy SS5: Copford Housing Sites | 39 | <p>Queensbury Avenue</p> <ul style="list-style-type: none"> • Decision on housing numbers required is premature • Housing numbers too large • Alternative brownfield sites exist in Copford that should be developed first • School capacity issues at primary and secondary schools • No mention of affordable housing provision as part of proposal • Queensberry unsuitable access – • Upgrade existing PROW for all users including horse riders |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|---------------|---|
| | | <ul style="list-style-type: none"> • Impact on residential and public amenity • Service cables follow PROW- would also need to be diverted • Loss of trees – used by bats • HE – no concerns about impact on strategic road network • No capacity at primary school in Copford. Primary School already has significant amount of temporary accommodation • New play area requested • Queensberry Avenue is a feeder road ending in cul- de sac – new development would increase houses served off this road to 220 which is not compliant with EDG <p>Alternative sites promoted via representations</p> <ul style="list-style-type: none"> • London Road Marks Tey (Car Boot Sale Site): 60-70 dwellings; site previously assessed in SLAA; • Renzlands & Telephone exchange: site suggested – not by land owner; no information provided. |
| <p>CBC Response</p> <p>Copford is identified as a sustainable settlement within the spatial strategy and as such is justified to support additional growth.</p> <p>The concerns raised regarding local traffic concerns are noted and access to the sites will be designed with the Highway Authority to ensure adequate capacity exists and safe vehicle and pedestrian access is provided. The issues raised are noted and the school capacity concerns are acknowledged and any expansion required will need to be addressed as part of development in the village.</p> <p>The allocations for development on sites at Hall Road and Queensbury Avenue will be recommended to be retained with further consideration given to policy wording to reflect adequate protection of relevant site constraints and safeguard existing residential amenity. There will be a requirement for the development to contribute towards</p> | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|--|---|
| <p>affordable housing in accordance with the relevant policy requirement adopted. Any evidence which identifies a specific need can be reflected in this provision</p> <p>The alternative sites suggested are not considered appropriate for allocation, with the Renzlands / Telephone exchange site having no further information provided and no evidence of availability being significant constraints. Developing the London Road site would lead to coalescence between Marks Tey and Copford, which is not desirable</p> | | |
| DEDHAM AND DEDHAM HEATH | 4 | <p>Corner of The Heath and Long Road West</p> <ul style="list-style-type: none"> • Impact on AONB; • Traffic congestion/safety; • Sewage/surface water drainage issues; • Impact on Listed Building; • Covenant preventing development on the land. |
| Policy SS6: Dedham Heath Housing Sites | <p>74</p> <p>Plus a petition with 168 signatures</p> | <p>North of Long Road East</p> <ul style="list-style-type: none"> • Impact on AONB and prominence of the site when viewed from the north within the AONB; • Traffic congestion/safety; • Sewage/surface water drainage issues; • Impact on Listed Building (Old Church House); • Layouts submitted by site promoter. <p>South of Long Road East</p> <ul style="list-style-type: none"> • Impact on AONB; • Traffic congestion/safety; • Sewage/surface water drainage issues; • Support from site promoter but no new information submitted. <p>Alternative sites promoted via representations:</p> |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|------------|--|
| | | <ul style="list-style-type: none"> • North of Long Road East: approx. 5 dwellings • Back land development using Sun Downe for access: 17 dwellings; site previously assessed. |
| CBC Response <p>Following further consideration it will be recommended that the residential allocations in Dedham Heath are removed from the Local Plan on the basis that they are located within or adjacent to the Dedham Vale Area of Outstanding Natural Beauty and it is not considered to be justifiable given the availability of additional residential land in areas of lower landscape value elsewhere in the Borough. Furthermore the sites are some distance from the nearest services and facilities in Dedham village and development of the scale previously proposed is not able to adequately mitigate against this important sustainability indicator.</p> <p>Representations have been received promoting land on the southern boundary of the existing settlement however development at this location is considered to have worse sustainability credentials than the previously promoted sites given that the settlement's core services and facilities are located in Dedham village, to the north of Dedham Heath.</p> <p>For the purposes of consistency with the Local Plan spatial strategy it will also be recommended that Dedham Heath will be classed as an 'Other Village' in recognition of its unsuitability and lower sustainability for further residential allocations and ability to support sustainable growth.</p> | | |
| EIGHT ASH GREEN | | <ul style="list-style-type: none"> • Housing numbers shouldn't be minimum; • Impact on A12 Junction 26; • Impact on Listed Building setting; • School capacity issues – ECC consider primary school could potentially expand; • Surface water flooding risk; • Development should be split between Fiddlers Farm site and land north of Halstead Road. |
| Policy SS7: Eight Ash Green | 12 | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|--|
| | | Alternative sites promoted via representation: <ul style="list-style-type: none">• Halstead Road East: 61 dwellings; site assessed previously in SLAA (RNW09);• Halstead Road: 30 or care home; site assessed previously in SLAA (STN20);• Brick & Tile PH site, Halstead Road: 8 dwellings• Halstead Road adjacent Choats Hill SB: approx. 25 dwellings |
| CBC Response <p>The Eight Ash Green Neighbourhood Plan will make site allocations, so the points raised and alternative sites will be considered as part of the Neighbourhood Plan.</p> <p>The Local Plan will retain the housing number and direction of growth referencing the intention of the Neighbourhood Plan to allocate sites to provide certainty and policy guidance until such time the NHP is made.</p> | | |
| FORDHAM | | <ul style="list-style-type: none">• Fordham PC support proposed number of dwellings;• Primary School can accommodate growth, Early Years has current capacity;• Proposed location should be nearer village;• Increased risk of accident and noise;• Further information provided by site promoter with regard to highway access. |
| Policy SS8: Fordham | 7 | |
| CBC Response <p>Fordham is identified as a sustainable settlement within the spatial strategy and as such is justified to support additional growth.</p> <p>The allocation for development at Plummers Road will be recommended to be retained with further consideration given to policy wording to reflect adequate protection of relevant site constraints and safeguard existing residential</p> | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|---|
| amenity. The concerns raised regarding local traffic concerns are noted and access to the site will be designed with the Highway Authority to ensure adequate capacity exists and safe vehicle and pedestrian access is provided. The issues raised are noted and the school capacity concerns are acknowledged and any expansion required will need to be addressed as part of development in the village where it is evidenced at the time. It is noted that Essex County Council has indicated that Primary School and Early Year provision can accommodate the growth proposed. | | |
| GREAT HORKESELEY | 5 | Great Horkesley Manor site |
| Policy SS9: Great Horkesley | 44 | <ul style="list-style-type: none"> • Housing not needed, Gt Horkesley should remain a village; • Congestion in village and around North Station will get worse; • Pressure on infrastructure; • No local shops and amenities; • Children would have to cross busy road; • No safe pedestrian route along A134, pavements narrow and speeding traffic; • Access to Myland should be improved; • Loss of agricultural land; • Lack of development for employment; • Parish Council support both sites; • Query over need to expand village hall; • Additional information provided by site promoter regarding omitted land. <p>Alternative Site promoted:</p> <ul style="list-style-type: none"> • Coach Road – Land north of Coach Road promoted for 140 dwellings and provision for open space. |
| CBC Response Great Horkesley has a range of facilities and is one of the Borough's sustainable settlements. It is an appropriate location for a limited number of new dwellings over the plan period. Housing will need to be of a mix and type to meet local needs. | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|--|
| <p>The allocations at Great Horkesley Manor and School Lane will be recommended to be retained in the plan. The issues raised are noted and minor wording changes will be incorporated to add clarity and reflect some of the points. with further consideration given to policy wording to reflect adequate protection of relevant site constraints and safeguard existing residential amenity.</p> <p>The requirement in the draft policy for traffic management and crossing opportunities will remain in the policy, helping to encourage walking as a safe and reasonable option throughout the village, including to the school. Essex County Council has confirmed in their representation to the Draft Local Plan that whilst the Bishop William Ward CE VC Primary School, which serves Great Horkesley, is operating at close to capacity, forecasts indicate a decline in pupil numbers in future years which would allow the school to accommodate the level of growth proposed in the Plan.</p> <p>The alternative site promoted at Coach Road is not supported as it is not considered appropriate to allocate further development in Great Horkesley in addition to the sites in the Preferred Options Plan and it is considered that the Manor House site has advantages over this site in particular associated with relative access to public transport, proximity to services and facilities, and visual impact.</p> | | |
| GREAT TEY | 3 | <ul style="list-style-type: none"> • Primary school capacity and growth can be accommodated; • Parish Council support proposal but consideration to investigate traffic calming measures including footway; • Opportunities should be explored to upgrade PROW to bridleway; • Concern regarding development on a very narrow country road; • Road has existing parking issues; • Access issues into site, safe access/exit; • Question ability to provide safe footway; • Support from site promoter. <p>Alternative sites promoted via representation:</p> <ul style="list-style-type: none"> • Land between Greenfield Drive and Newbarn Road: 40 dwellings plus 1ha public open space adjacent to existing sports pitches. |
| Policy SS10: Great Tey | 11 | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|---|---|
| CBC Response <p>Great Tey is identified as a sustainable settlement within the spatial strategy and as such is justified to support additional growth.</p> <p>The comments are noted. It will be recommended that the allocation at Brook Road will be retained in the Plan with further consideration given to policy wording to reflect adequate protection of relevant site constraints and safeguard existing residential amenity. The concerns raised regarding road safety concerns are noted and access to the site will be designed with the Highway Authority to ensure adequate capacity exists and safe vehicle and pedestrian access is provided. ECC commented that the school could accommodate the pupils generated from the allocated site.</p> <p>It will be recommended that an additional allocation on land at Greenfield Drive for 40 dwellings plus provision of an extension to the Playing Field be allocated in Great Tey. Although this will represent an increase in the level of growth in this location, it provides an opportunity to extend the playing field. In addition the site is in a location which is relatively free of constraints, and therefore more suited to an additional allocation than some other locations around the Borough.</p> | | |
| LANGHAM | 2 | General comments – all sites: |
| Policy SS11: Langham | 70 Plus a petition with 267 signatures | <ul style="list-style-type: none"> • Total number of houses too high and not proportionate, should not be higher than 85 dwellings; • Will become suburb of Colchester; • Inadequate infrastructure and facilities; • Traffic on School Road – accident risk for school children; • Inadequate public transport; • Development could have an impact on substandard A12 junction (Highways England); • Development would impact on AONB - landscape assessment required for sites near AONB; • Land use conflict – industry/school/housing; • Lack of evidence during consultation; |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|---------------|--|
| | | <ul style="list-style-type: none"> • Loss of Grade 2 agricultural land currently actively farmed. <p>Wick Road</p> <ul style="list-style-type: none"> • Potential impact on Listed Building; • Supported by Parish Council for frontage development. <p>School Road</p> <ul style="list-style-type: none"> • Parish Council support frontage development of site to right of Powerplus but consider site selected hadn't received proper identification earlier as a potential site. Object to estate development, total number due to impact on School Road, effect on village character; • Development would affect historic character of Boxted Airfield; • Upgrades to School Road needed; • Inadequate drainage; • Move industry away; • Availability confirmed of Powerplus. <p>Alternative sites promoted via representation:</p> <ul style="list-style-type: none"> • Langham Cottage, 9 High Street: 1 to 4 dwellings; • Lodge Lane: commercial 1.76ha existing; 1 ha potential new; • Extension to Powerplus site: commercial 1.06ha extension; • Land at Perry Grove: 5 dwellings; previously assessed in SLAA (RNE06). |
| <p>CBC Response: Langham is identified as a sustainable settlement within the spatial strategy and as such is justified to support additional growth.</p> <p>It will be recommended that the three housing allocations for Langham be retained, but that the two allocations on School Road be reduced in number to address infrastructure capacity issues (sewage in particular) and local</p> | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|---|
| <p>concerns about village character and impact. Further dialogue with the Parish Council and site promoters will continue to agree the final number for the allocations.</p> <p>The alternative housing sites suggested are not considered appropriate given that further sites in Langham are not required and Langham Cottage development would have landscape impacts and vehicle/pedestrian access at Perry Grove could be constrained.</p> <p>Allocation of further employment land at Langham will be considered in light of the recommendations of the Employment Land Needs Assessment Study Update to be published alongside the Submission version of the Local Plan.</p> | | |
| LAYER DE LA HAYE | 1 | <ul style="list-style-type: none">• Comments range from 50 houses too much to support for 50 houses (no more);• Opposition to proposed site access;• Existing infrastructure and facilities inadequate;• Primary school could accommodate growth;• Screening site under HRA required;• Site promoter request amend polity to read approx. 50 dwellings;• Site promoter provided additional information including illustrative plan and delivery statement;• Challenge raised over the proposed removal of Malting Green settlement boundary. <p>Alternative sites promoted via representation:</p> <ul style="list-style-type: none">• Malting Green: 10 dwellings; previously assessed (RSE09) |
| Policy SS12: Layer de la Haye | 42 | |
| <p>CBC Response: The comments are noted. No significant change to the policy will be required, as it already covers requirements in respect of supporting infrastructure. Alternative access to the site is not supported by the Highway Authority, although support has been expressed regarding temporary access arrangements from the Folley during</p> | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|---|
| <p>construction. This will be considered further with the highway Authority and appropriate wording will be included in Policy SS12.</p> <p>The alternative site proposed at Malting Green is not supported. It relates to the Malting Green settlement boundary which is proposed for removal in the Preferred Options Plan due to its relative sustainability and being situated remote from the key services available in the core of the village.</p> | | |
| MARKS TEY | 1 | <ul style="list-style-type: none"> • Marks Tey Parish Council - SS13 should be unchanged until further clarity of wider strategic implications are clear. Investigation should be undertaken to explore innovative ways by which evolving Neighbourhood Plan can link into wider strategy to form a Neighbourhood Plan 'plus'. • Environment Agency – expansion of Copford facility needed. • Highways England – Development here would have severe impact on the Strategic Road Network. Proposals to widen both A120 and A12 may affect the site. • Historic England – significant number of grade II listed buildings in Marks Tey which need consideration in determination of growth proposals. • Natural England – need to have regard to Marks Tey Brickpit SSSI and findings of Habitat Regulations Assessment to be carried out. • Proposals for small sites in Marks Tey area put forward by landowners/developers. • Objections to Garden Community proposals for area. |
| Policy SS13: Marks Tey | 20 | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|---|
| CBC Response Decisions on smaller allocations will be made by the Marks Tey Neighbourhood Plan once there is more certainty on the scope for such allocations outside a Garden Community. The Council want to increase the support offered to the Parish Council. Amendments to explanatory text will be recommended to highlight concerns of statutory consultees. | | |
| ROWHEDGE | 18 | Battleswick Farm |
| Policy SS14: Rowhedge | 204 | <ul style="list-style-type: none"> • Loss of greenfield/agricultural land; • Impact on doctors surgery; • Impact on Primary School – school cannot expand; • Cumulative impact on infrastructure and facilities with other new developments; • Flooding issues; • Loss of hedgerows; • Coalescence with Old Heath; • Overlooking on to existing properties; • No further information submitted by site promoter. <p>Alternative sites promoted via representation:</p> <ul style="list-style-type: none"> • Rowhedge Business Centre: 60 dwellings |
| CBC Response: The representations raise a range of issues, which include concerns which relate specifically to the site location at Battleswick Farm including potential coalescence of the village with Old Heath, flood risk, landscape impact and potential impact of nearby residents. Other concerns relate to the capacity of the infrastructure to accommodate further growth, in particular the school and the Doctor's surgery. An alternative site at Rowhedge Business Park was previously assessed and not supported due to its function providing employment in the village. This consultation has provided new evidence in respect of this site which demonstrates the inherent unsuitability of the site for any enhanced role for employment. In addition, the site | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|--|
| <p>promoter has sought to address improvements to health care provision identified as a key infrastructure problem in Rowhedge which is able to be improved by the provision of land for a new GP surgery which has been met with support by the North East Essex Clinical Care Commissioning Group.</p> <p>It will be recommended that the site at Battleswick Farm be removed from the plan as a housing allocation and that land at the existing Business Park be allocated for 40 houses and a site within the allocation be reserved for health care provision. Policy wording to support the allocation will be provided including safeguarding land for a new GP surgery (wording to be agreed with relevant Health care representatives).</p> <p>Whilst issues with local education capacity will need to be addressed, the reduced residential growth at the business centre will reduce the strain on primary school capacity before mitigation options are explored with the school and Essex County Council. Additionally the redevelopment of the business centre will be phased over the plan period to ensure that the impact on primary school places emanating from the Wharf development is properly mitigated before any additional residential development is built</p> | | |
| TIPTREE | 15 | <p>Neighbourhood Plan will define Settlement Boundary and allocate specific sites. Comments on direction of growth:</p> <ul style="list-style-type: none"> • Housing numbers; • Cross boundary issues; • Longstanding access problems to A12; • School capacity – surplus capacity exists but there will be additional required, including Secondary expansion and new Early Years facility needed; • Flood risk; • Map changes/corrections needed; • Additional information provided by site promoters – additional highway information to support site TIP09 and additional information to support sites TIP03, TIP10 and TIP11. <p>Alternative sites promoted via representation:</p> |
| Policy SS15: Tiptree | 35 | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|---------------|--|
| | | <ul style="list-style-type: none"> • Rhubarb Hall, Grove Road: approx. 10 dwellings (previously assessed TIP11); • Brook Meadow, Tiptree: 100 dwellings (previously assessed (TIP03); • Bull Lane: 74 dwellings (previously assessed TIP10); • Land off B1022 Maypole Road: no number dwellings specified; • Extra Care Home, Factory Hill: 80 units; • Grove Road Tiptree: 75-80 dwellings & 25/30 affordable; • Wood Lane: no number dwellings specified. |
| CBC Response <p>The Tiptree Neighbourhood Plan will make site allocations, so the points raised and alternative sites will be considered as part of the Neighbourhood Plan.</p> <p>The Local Plan will retain the housing number and direction of growth referencing the intention of the Neighbourhood Plan to allocate sites to provide certainty and policy guidance until such time the NHP is made.</p> | | |
| WEST BERGHOLT | | Neighbourhood Plan will define Settlement Boundary and allocate specific sites. Comments on direction of growth: |
| Policy SS16: West Bergholt | 10 | <ul style="list-style-type: none"> • Developer contributions would be required to expand early years facilities; • School could accommodate level of growth; • Neighbourhood Plan should include SuDs requirements; • Parish Council request policy read 100 dwellings and suggest that 20 dwellings will be provided in settlement boundary; • Parish Council request other areas to be identified as Local Economic Areas; |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|---|
| | | <ul style="list-style-type: none"> • Parish Council would like to see area of West Bergholt to be designated as Special Character Area, and area south of village to be designated as Special Landscape; • Limiting development to 120 homes may prevent Parish from delivering wider benefits – should be at least 150 homes as per Eight Ash Green; • Policy aimed at preventing coalescence is welcomed – concern over development in Braiswick; • Promoter of alternative site disagrees with broad areas of growth – disregards other suitable sites; • Question designation of Pattens Yard given unsustainable location; <p>Alternative sites promoted via representation:</p> <ul style="list-style-type: none"> • Colchester Road (WBG03 & WBG04): sites previously assessed – objection on broad areas of growth and further information provided; • Cooks Hall Lane: 3 dwellings; • Land behind the White Hart PH, Nayland Road: approx. 6 dwellings. |
| <p>CBC Response</p> <p>The West Bergholt Neighbourhood Plan will make site allocations, so the points raised and alternative sites will be considered as part of the Neighbourhood Plan.</p> <p>The Local Plan will retain the housing number and direction of growth referencing the intention of the Neighbourhood Plan to allocate sites to provide certainty and policy guidance until such time the NHP is made. West Bergholt is considered a sustainable settlement and 120 houses over a 15 year period is considered proportionate to the size of the village and the available facilities and infrastructure and reasonable contribution towards the overall Borough Housing Delivery Target (920 dwellings/year. An allowance for windfall development has already been taken into account as part of the Borough housing provision in addition to the annual housing delivery target, which allows for unallocated usually small sites, within the settlement boundary, coming forward during the plan period.</p> | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|--|--|
| MERSEA ISLAND | 16 | <p>General Comments – development on Mersea Island</p> <ul style="list-style-type: none"> • Housing numbers too high for Mersea Island; • Need to check population figures for Mersea – caravan parks are being used year round as permanent residences; • Primary School and Early Years facilities would need expansion; • Inadequate infrastructure and facilities to cope with further developments – problems compounded in summer due to influx of tourists; <p>Only one road off the island, regular flooding and poses evacuation risk in event of an accident at Bradwell Nuclear Power Station</p> <p>Dawes Lane</p> <ul style="list-style-type: none"> • Flood risk – significant part of the site is subject to surface water flooding; • Inadequate access. <p>Brierley Paddocks, East Road</p> <ul style="list-style-type: none"> • Private access – access to site questioned; • Impact on Listed Building (Brierley Hall); • Additional information provided by site promoter to support site. <p>Alternative sites promoted via representation:</p> <ul style="list-style-type: none"> • East Road: 48 dwellings (site previously assessed MER24). |
| East Mersea | 2 | |
| West Mersea | 24 | |
| Policy SS17a: Mersea Housing and Employment | 534 Plus a petition with 143 signatures | |
| Coast Road | 7 | |
| Policy SS17b: Coast Road | 24 | <ul style="list-style-type: none"> • Environment Agency support the presumption against residential development; • Projects within Coast Road should be screened under the Habitat Regulations; |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|---|
| | | <ul style="list-style-type: none">Proposed new housing in Mersea will generate additional traffic in this area;Mersea Waterfront should be strengthened further to avoid change of use to residential;The environmental impact of motorised leisure equipment needs to be looked into as it could cause damage by dredging up the seabed and wave impact on The Strood Road;Object to new housing in Mersea. |
| Caravan Parks | 3 | <ul style="list-style-type: none">Caravan parks add to the pressure of the infrastructure without contributing financially;Caravan parks should build a stronger rapport with the island;Reference should be made to flood warning and evacuation arrangements;Many caravans are the main home of the occupiers;Direct and indirect impacts to designated nature conservation sites need to be assessed;Congestion will increase, particularly during the summer;Sustainable travel to caravan sites is very unlikely as no buses pass most of the sites and there is no room to build bikes lanes. |
| Policy SS17c: Caravan Parks | 15 | |
| CBC Response: Following a review of the consultation responses and discussions with the site promoters, it will be recommended that the number of houses being proposed for West Mersea is reduced from 350 to 200. The reduction in housing numbers reflects the infrastructure capacity on Mersea, and the need to consider alternative highway access to the 2 sites. The Primary School in West Mersea will need to expand to provide new places and the school has confirmed that there is scope to extend to meet the need. Neither Anglian Water nor the Environment Agency have identified any capacity issues in relation to waste water and sewage capacity. The draft Water Cycle Study also concluded that there is sufficient headroom capacity at the Mersea Water Recycling Centre to accommodate the growth being proposed. This will help ensure that water quality is maintained which is important for both residents and the Oyster Fisheries around the Island. The Council will continue to work with infrastructure providers (e.g. NHS England) and Town Council to ensure that planned development is delivered alongside | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|------------------------------|---------------|--|
| | | <p>necessary improvements to infrastructure and that deficiencies are not created. Neither Essex County Council as Highway Authority or Highways England have objected to the proposed growth in West Mersea on highway grounds. The decision about any future development at Bradwell Nuclear Power Station will be taken by Central Government via the Infrastructure Planning Commission. It is not an issue for Colchester's Local Plan. The Borough Council's Emergency Planning team is currently preparing an evacuation plan for Mersea in the event of a major flood event but they have confirmed that the principles embedded in this document for evacuation will be applicable for any type of evacuation needed. The Council uses Census data provided by the Office of National Statistics which is standard practice. The Council will continue to monitor this issue and consider appropriate action where necessary.</p> |
| WIVENHOE | | |
| Policy SS18: Wivenhoe | 12 | <ul style="list-style-type: none"> • Promoters of two of the allocated sites support allocations; • Clarification sought regarding the neighbourhood plan's requirement of a cemetery at Elmstead Road; • Environment Agency request involvement in the neighbourhood plan owing to flood risk issues; • Heritage assets must be considered; • Direct & indirect impacts to nature conservation sites need to be assessed; • Green infrastructure provision is essential; • Likely that one of the schools would need to be expanded by half a form and existing early years facilities would either need to be expanded or a new facility developed; • The hospital is unfit for purpose, the GP surgery is stretched & the dentist is closed to NHS patients; • Local infrastructure cannot cope with this number of homes. |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|--|---------------|---|
| CBC Response | | |
| <p>The Wivenhoe Neighbourhood Plan will make site allocations, so the points raised and alternative sites will be considered as part of the Neighbourhood Plan.</p> <p>The Local Plan will retain the housing number and direction of growth referencing the intention of the Neighbourhood Plan to allocate sites to provide certainty and policy guidance until such time the NHP is made.</p> | | |
| Development in Other Villages and Countryside | | |
| Policy OV1: Development in Other Villages and Countryside | 19 | <ul style="list-style-type: none"> • The policy should be reworded so as not to arbitrarily restrict suitable development from coming forward on the edge of settlements; • Historic England welcome the commitment to high quality design; • A criteria regarding SuDS should be added; • Policy appears to support infill developments, which could lead to coalescence between villages; • Any development of small villages should be restricted to an absolute minimum. • The sustainability of the other villages is being reduced by the draft policy; • There is little opportunity for development to come forward within settlement boundaries; • Peldon should be listed as a sustainable village; • The settlement boundary for Layer Marney should be expanded to include two brownfield sites; • Small scale development should be possible in the future. <p>Alternative sites promoted via representation:</p> <ul style="list-style-type: none"> • Nursery Site, Smyths Green, Layer Marney: approx. 12 dwellings; |
| <ul style="list-style-type: none"> • Other Villages | 8 | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|---|
| | | <ul style="list-style-type: none">Grassreasons Poultry Farm, Newbridge Road, Layer Marney: approx. 6 dwellings;St Ives Road, Peldon: approx. 43 dwellings;Land adjacent Kingsland Villa, Abberton Road, Fingringhoe: 3 dwellings;Land adjacent Forge Cottage, Fingringhoe: approx. 15 dwellings;Picketts Farm, Church Road, Fingringhoe: 10-80 dwellings (6.97ha);Maldon Road, Great Wigborough: CUFC Football Training Academy 17.11ha (linked to Florence Park site, Tiptree);Little Baddocks Farm, Easthorpe Road, Easthorpe: 102 dwellings;Land south of Easthorpe Road, Easthorpe: 165 dwellings;Red House, Messing: approx. 3-9 dwellings;Birch Business Centre, Maldon Road;White Lodge Road, Layer Marney (Local Employment Area expansion).Development should be considered for Little Tey; |
| Countryside | 3 | <ul style="list-style-type: none">The housing needs survey for Layer Marney found that 73% of respondents support a small scale open market housing development;The interpretation of settlement boundaries needs further thought;It would be reasonable to treat small gaps between houses in small hamlets as infill.Village identities should not be eroded by removal of settlement boundaries.The settlement boundary of Peldon should not be removed. |
| Alternative options considered | 2 | |
| CBC Response Allocation of the sites suggested will not be supported as they are relate to settlements identified as an “Other Villages” which suggests that allocation of the site is not supported by the spatial strategy and is considered to be unsustainable. | | |

* Total figure includes representations to policy and supporting paragraph.

| LOCATION / PLACE POLICY | Total Reps | Key Issues raised in Representations |
|---|---------------|--------------------------------------|
| In some cases there may be scope for proposals to be justified based on exceptions, need, or other site specific reasons where the benefits can be shown to outweigh the policy constraints, however, these should be tested through the Development Management Process rather than justified for Local Plan allocations. | | |

* Total figure includes representations to policy and supporting paragraph.

Appendix 1c Summary of representations to development management policies

| POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|---|
| DM1: Health and Wellbeing | 12 | <ul style="list-style-type: none"> Policy is poorly worded and not practical Include all vulnerable road users in this policy Cross refer to Colchester Orbital project |
| 7.5 Alternative Options considered | 1 | <ul style="list-style-type: none"> Support Colchester Orbital route |
| CBC Response: Policy is considered fit for purpose. Reference to Green orbital can be added to explanatory text. | | |
| Community facilities | 2 | <ul style="list-style-type: none"> Support Colchester Orbital route No mention of planning churches in new communities |
| DM2: Community Facilities | 5 | <ul style="list-style-type: none"> Contributions towards such facilities should be sought when it passes CIL para 123 tests ECC welcome discussions on a site by site basis Where an alternative is provided accessibility is not the only criterion that needs to be met |
| CBC Response: No significant change required. Churches are mentioned in explanatory text. | | |
| DM3: New Education Provision | 5 | <ul style="list-style-type: none"> Viability should be a key consideration Where housing growth takes place it will be essential to ensure the delivery of education facilities is undertaken in a timely and phased manner Definition of education needs to be expanded to include early years and adult education New schools should include a strategy for encouraging cycling to school |
| CBC Response: No need to repeat national policy about viability. Policy will be revised to include reference to Early Years and adult education, to clarify that new education facilities will be required to support new development and that | | |

| POLICY | Total Reps | Key Issues raised in Representations |
|--|---------------|---|
| <p>developers will be expected to provide/contribute to such facilities. Wording will also be added to final paragraph regarding safe walking and cycling routes to schools.</p> | | |
| Strategic Sports | 2 | <ul style="list-style-type: none"> • CUFC is seeking to develop a high quality state of the art sports ground on a site in Great Wigborough • Bridleways should be maintained |
| DM4: Sports Provision | 5 | <ul style="list-style-type: none"> • Contributions towards such facilities should be sought when it passes CIL para 123 tests • This policy should not restrain or inhibit other sports development proposals outside the 3 hub sites referred to • University sports facilities will continue to improve • Mersea should be considered as a strategic hub for sport • Availability of sports and recreation facilities must be a priority |
| <p>CBC Response: Comments noted. Reference will be added about bridleways. Great Wigborough is not considered to be a suitable location for a new sports ground for CUFC.</p> | | |
| DM5: Tourism, Leisure, Culture and Heritage | 5 | <ul style="list-style-type: none"> • Flood risk should be highlighted • Cross refer to Colchester Orbital project • New opportunities for rural economic growth on brownfield land should be a key consideration • Walking and cycling schemes should be included |
| <p>CBC Response: Policy to include reference to Leisure Routes in list of examples.</p> | | |
| Economic Development in Rural Areas and the Countryside | 1 | <ul style="list-style-type: none"> • Barns should not be developed just because they are empty |

| POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|--|
| DM6: Economic Development in Rural Areas and the Countryside | 3 | <ul style="list-style-type: none"> It should be clarified that there is a presumption that heritage assets in a poor state of repair will be retained rather than replaced The equestrian sector provides a very large contribution to rural economics across retail and agriculture |
| CBC Response: No significant change to policy required. There is already a general presumption about retention of buildings rather than new build. | | |
| Agricultural Development and Diversification | 1 | <ul style="list-style-type: none"> A huge new town at West Tey would do immense harm to the rural area |
| DM7: Agricultural Development and Diversification | 5 | <ul style="list-style-type: none"> Observations from ECC Highways seem to be at odds with practical common sense Policy is unduly restrictive |
| CBC Response: It is accepted that the Garden Community will be built on greenfield land but there are few brownfield sites remaining. Master planning is intended to address impacts on the rural area. The comments regarding Highways are noted (appear to relate to the Development Management process). No significant change required as the wording is considered to be consistent with National Guidance. | | |
| Affordable Housing | 1 | <ul style="list-style-type: none"> Colchester's target of affordable housing delivery is poor |
| DM8: Affordable Housing | 10 | <ul style="list-style-type: none"> Criteria a and b are contradictory Housing classified as independent living should be included within the definition The Plan proposes a level of affordable housing below that indicated as essential by its own research The Plan does not address the housing needs of Colchester, according to the evidence base there are going to be 45% of first time buyers priced out of the market 30% affordable housing is essential |

| POLICY | Total Reps | Key Issues raised in Representations |
|--|---------------|--|
| | | <ul style="list-style-type: none"> Policy does not refer to any specific methodology for assessing overall scheme viability Provision of affordable housing should be made in all sustainable settlements |
| CBC Response: The Council is reviewing its evidence about affordable housing and awaiting more information about starter homes. The policy may need to be revised to reflect this. This could include changing the target and other comments made will be considered alongside the new evidence base. | | |
| DM9: Housing Density | 3 | <ul style="list-style-type: none"> Appropriate density will vary across the Borough Consideration should be given to the need for open space including SuDS |
| CBC Response: Policy reflects the comments made – no significant change considered necessary. | | |
| DM10: Housing Diversity | 8 | <ul style="list-style-type: none"> Important to make distinctions between housing types to ensure they do not conflict the provision of specialist housing with general market housing Support recognition of the needs for older persons and specialist housing Lack of precision and evidence available Large strategic sites are not appropriate locations for self build Objection to the requirement to provide lifetime homes Policy needs to be strengthened to secure a range of housing types |
| CBC Response: Comments noted but no significant changes considered necessary. Minor wording changes could add clarity which would address many points raised. Officers disagree that large sites are not appropriate for self build. | | |
| DM11: Gypsies, Travelers and Travelling Showpeople | 8 | <ul style="list-style-type: none"> Refer to walking and cycling distance via a safe route Consideration needs to be given to any impact on protected sites Local Plan should make better provision for gypsies and travellers including land for a transit site Severalls site should not be expanded Provision needs to be adequate |

| POLICY | Total Reps | Key Issues raised in Representations |
|--|---------------|--|
| CBC Response: The number of sites planned for is supported by existing and emerging evidence at a county wide level. The Council are also working with other LA's across the county to secure Transit Site(s) in the right locations. Reference to walking and cycling and protected sites will be added to the policy. | | |
| Housing Standards | 1 | <ul style="list-style-type: none"> No reference to waste and recycling facilities in policy DM12 |
| DM12: Housing Standards | 8 | <ul style="list-style-type: none"> Any policy including specific requirements for design should be tested alongside other policies in the Plan The Council needs to provide sufficient evidence to justify adoption of these standards Policy should be more closely linked to policy DM25 The policy is not strong or specific enough. The provision of lifetime homes will not facilitate the diversity of housing choices required for older people Policy should not require developers to build homes to full wheelchair standards Reference should be made to guidance |
| CBC Response: Policy already includes a need to provide bin/recycling storage. No significant changes to policy considered necessary other than reference to Policy DM25. | | |
| Domestic Development: Residential alterations, extensions and outbuildings | 1 | <ul style="list-style-type: none"> Policy is duplicated |
| DM13: Domestic Development | 5 | <ul style="list-style-type: none"> Potential flood risk implications Presumption to retain buildings that are heritage assets should be referenced Policy needed on infill Mismatch between policy and planning approvals |

| POLICY | Total Reps | Key Issues raised in Representations |
|--|------------|--|
| CBC Response: Flood risk and heritage assets are picked up in other policies – no need for duplication. The principle of infill is covered in Policy OV1 and other development management policies should adequately address detail including design and amenity. | | |
| Rural Workers Housing | 1 | <ul style="list-style-type: none"> Where is policy H6 |
| DM14: Rural Workers Housing | 1 | <ul style="list-style-type: none"> Reference should be included to avoid siting of rural workers in flood risk areas |
| Temporary Rural Workers Dwellings | 1 | <ul style="list-style-type: none"> Marketing period is excessive, should be 6 months |
| CBC Response: Reference to Policy H6 is a typo which will be corrected. Flood risk is picked up elsewhere in the plan. Marketing period will be reduced to 12 months | | |
| Design and Amenity | 1 | <ul style="list-style-type: none"> Council require additional suitably trained resources |
| DM15: Design and Amenity | 3 | <ul style="list-style-type: none"> Biodiversity should be included |
| CBC Response: No significant change necessary | | |
| Historic Environment | 1 | <ul style="list-style-type: none"> Colchester's importance as a historic town has been underplayed The opportunity to attract people to Colchester because of its heritage and historic assets should be optimised |
| DM16: Historic Environment | 11 | <ul style="list-style-type: none"> Policy should make a distinction between the two tests to ensure they are sound, at present the policy is one of blanket restriction The local list should cover character areas, parks and gardens, structures etc Heritage at risk should form part of the policy First paragraph sets out a presumption against development contrary to the NPPF |

| POLICY | Total Reps | Key Issues raised in Representations |
|--|------------|--|
| | | <ul style="list-style-type: none"> • Doe's Mill is in a distressing state • An area south-west of West Bergholt should be designated as an Area of Special Character • Consider conservation area status for Fernlea/ Stonecrop |
| CBC Response: Wording will be clarified to ensure consistency with NPPF. Local listing criteria will be revised to include buildings, structures and streets. Site specific issues are not relevant to this policy. | | |
| Open Space | 1 | <ul style="list-style-type: none"> • How is provision for ongoing maintenance to be made? |
| DM17: Retention of Open Space and Recreation Facilities | 14 | <ul style="list-style-type: none"> • Existing ditches and watercourses as specific protected features should be included • Copford Parish Council has suggested protecting areas as Local Green Spaces • Habitat links should be maintained • The Fernlea open space should be recognised • Policy should recognise that where open space is developed for alternative uses greater flexibility should be provided to allow in some circumstances a smaller but improved quantity • Object proposed loss of the rugby club • Bridleways should be preserved • Any new open space should be accessible to all users |
| DM18: Provision for Public Open Space | 7 | <ul style="list-style-type: none"> • Existing ditches and watercourses as specific protected features should be included • It is not clear what document the Council will refer to in determining which deficits are present in an area • Policy should also cover mitigation and adaptation to climate change • Any new open space should be accessible to all users • The commuted sum should be ring fenced for the relevant community |

| POLICY | Total Reps | Key Issues raised in Representations |
|---|------------|---|
| DM19: Private Amenity Space | 3 | <ul style="list-style-type: none"> • Council should be flexible in rigidly adhering to these standards and have regard to a sites location • Variations to standards must be supported by a strong urban design case |
| CBC Response: Mapping changes will be made where appropriate to protect open space. Point regarding smaller but better quality facilities will be included. Clarity will be included about the evidence base on which deficiencies are calculated. Minor changes to wording in policy DM17 will be made to ensure that existing ditches and watercourses are protected as part of open space to reflect their ecological and flood risk functions. Objection to loss of Rugby Club noted and site specific issues are covered in Policy NC1. | | |
| Promoting Sustainable Transport and Changing Travel Behaviour | 3 | <ul style="list-style-type: none"> • Comments about pavements • Proposals for West Tey do not satisfy the aim to reduce the need to travel |
| DM20: Promoting Sustainable Transport and Changing Travel Behaviour | 12 | <ul style="list-style-type: none"> • Ways are sought within the Local Plan to enhance footpath and cycleway provision through Marks Tey • Reference should be made to the Highways Authority Development Management Policies • How will Council deliver transport and travel policy changes when it does not have responsibility for roads • The outer circuit of the Colchester Orbital should be referred to • Policy does not go far enough in terms of a future proof policy regarding car charging points |
| Sustainable Access to Development | 1 | <ul style="list-style-type: none"> • Links should be accessible to all users |
| DM21: Sustainable Access to Development | 14 | <ul style="list-style-type: none"> • Requirements too onerous for development involving existing building stock • Sufficient flexibility should be incorporated into the policy • Reference should be made to the Highways Authority Development Management Policies |

| POLICY | Total Reps | Key Issues raised in Representations |
|--|------------|---|
| | | <ul style="list-style-type: none"> Measures should only be encouraged Colchester cannot support increase in cars Policy does not go far enough in terms of a future proof policy regarding car charging points Local Plan should allow for implementation of road filtering and unbundling cycle schemes |
| CBC Response; Reference to be made to the Highways Authority Development Management Policies in explanatory text (not policy). Technology is evolving quickly and a policy which is too specific would soon become out of date. The Council as local planning authority can influence future development of transport infrastructure. | | |
| Parking | 2 | <ul style="list-style-type: none"> Too many cars |
| DM22: Parking | 8 | <ul style="list-style-type: none"> Agree with flexible approach to non-residential parking A further park and ride scheme would be an asset Some town centre car parks should remain More visitor car parking is needed The policy should allow reduced levels of parking for developments with high levels of affordable housing and/or small flats Policy should clarify that sustainable locations where lower parking would be acceptable can include high density sites with good public transport |
| CBC Response: No significant change considered necessary. Comments are mixed and reflect differing opinions on this subject. | | |
| Flood Risk and Water Management | 6 | <ul style="list-style-type: none"> Flood risk and water management should be separated Reference should be made to EA Risk of Surface Water Flooding maps Text needs updating |
| DM23: Flood Risk and Water Management | 4 | <ul style="list-style-type: none"> Sequential test needs to be applied to the Plan Future need for CIL towards tidal and fluvial flood management |

| POLICY | Total Reps | Key Issues raised in Representations |
|--|------------|--|
| DM24: Sustainable Urban Drainage Systems | 4 | <ul style="list-style-type: none"> Policy would benefit from re-wording Development should give priority to SuDS |
| CBC Response: All sites have been considered sequentially in terms of flood risk as the Local Plan has developed. A Flood Risk Sequential Test report is currently being prepared as part of the evidence base. The Environment Agency is drafting alternative wording for policies DM 23 & DM24. Changes to policy wording will be made reflect this along with other minor text changes needed to ensure that the flood risk sections in the Local Plan are up to date. | | |
| Renewable Energy | 1 | <ul style="list-style-type: none"> Policy reference in paragraph 7.148 are missing |
| DM25: Renewable Energy | 5 | <ul style="list-style-type: none"> Welcome that developers will be encouraged to meeting higher than minimum standards for water efficiency Re-wording suggested regarding Natura 2000 sites Anglian Water must balance need for development with protection of new and existing customers from risk of odour, nuisance and loss of amenity |
| CBC Response: Typo to be corrected. Policy amendments are needed to strengthen protection of Natura 2000 sites and to reflect Environment Agency comments in relation to waste. Other comments noted. | | |
| Delivery Strategy and Implementation | 6 | <ul style="list-style-type: none"> There is no IDP A definition of infrastructure is suggested |
| Monitoring | 2 | <ul style="list-style-type: none"> Welcome a target relating to the historic environment |
| Table 1 Monitoring | 1 | <ul style="list-style-type: none"> Much greater detail is required, each objective should have a target and key indicator |
| CBC Response: Infrastructure Delivery Plan (IDP) is underway to inform Submission Plan. Targets and key indicators will be reviewed and better aligned. | | |



Local Plan Committee

19th December 2016

Item
8

| | | | |
|----------------|-----------------------------|--------|-----------------------------|
| 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 2015-16 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 what is, as of 2015, termed an Authority Monitoring Report instead of an Annual Monitoring Report. In view of the lighter requirements for AMRs, the Council streamlined its reporting for last year's AMR and is following a similar approach this year. 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.

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 2015 to March 2016 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 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 this year is being produced at the same time as the submission version of the new Local Plan is being produced for consideration by the Local Plan Committee and public consultation early next year. New housing land allocations have yet to be finalised for the submission version so the following tables have been modified as follows from the format normally followed for AMR reporting:
- The projection of housing delivery through the Local Plan uses the figures from last year's report updated with current year completion figures.
 - The housing trajectory, which normally provides a list of future allocations, is for this report confined to documenting historic delivery rates and providing a detailed list of housing units delivered last year. The requirement for the Council to demonstrate how it intends meet the five year housing land supply requirement will be addressed by issuing a separate Five Year Housing Land Supply early next year once allocations and their expected delivery profiles have been finalised. Officers are content that there is a 5 year supply of housing land.
- 4.4 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 2015 and 31 March 2016 of 1,680 shows an increase on last year's total of 1,548, but is below the pre-recession figure of 2,015 in 2007-08.
 - The housing trajectory included in this report shows that a net of 933 homes were built between 1 April 2015 and 31 March 2016. This is similar to last year's total of 943 and demonstrates the deliverability of the Objectively Assessed Need target for Colchester of 920 housing units a year. This figure is the one forming the basis for allocations in the new Local Plan. 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.
 - The net housing completion figures demonstrate a good performance when considered in context of the national 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. 13,572 homes were delivered in Colchester over the period 2001/2 – 2015/16.

- During the monitoring year 2015/16 106 affordable housing units were delivered, 38 of these were social rent, 55 were affordable rent and 13 were shared ownership. This amounts to 11.4% of all new homes delivered. The comparable figures for the previous two years were 259 (26.2%) in 2014/15 and 103 (14.2%) in 2013/14. This year's total compared to last year reflects the challenging national climate for affordable housing where it has been difficult for Registered Providers to deliver affordable housing led developments and therefore the council has been more reliant on delivery being through Developers Section 106 obligations. For the year 2015/16, £514,186.14 was received in commuted sums for affordable housing. This money was provided to meet requirements for affordable housing in lieu of affordable dwellings within some permitted schemes.
- Approximately 86% of new and converted dwellings were on previously developed land, which demonstrates that Colchester is continuing to prioritise re-use of brownfield land in preference to greenfield.
- 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 2016 there were 54 caravan/mobile units, including 16 on the Local Authority Site on Severalls Lane.
- The Borough has seen moderate amounts of new employment 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 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 8,690 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. 10,978 square metres of office floorspace was permitted to change to residential use in line with the change to regulations.
- While AMR figures show limited new 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 including shared use paths in the Garrison, University-Wivenhoe, North Colchester, Stanway, and links to the station.) The Fixing the Link project has improved the route to and from the Town Centre and Colchester North Station with new public realm features and directional markers. Behavioural change measures are another approach to managing demand, including requirements such as travel plans which support shifts away from car-based means of transport.
- The Council's latest greenhouse gas emissions report for 2015/16 calculated that the Council achieved a 39% reduction in its carbon emissions from its baseline year of 2008. As the Council's target is to reduce CO2 emissions by 40% by 2020 the Council is on track to achieve this target. 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.

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 omission.



AUTHORITY MONITORING REPORT 2016

December 2016



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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.
All references to 'Colchester' refer to Colchester Borough unless stated otherwise, e.g. Colchester town.

1. INTRODUCTION

Background to the Report

1.1 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 2015 to 31 March 2016.

Introduction

1.2 The Localism Act removed the requirement for local planning authorities to produce an annual monitoring report for Government, but it did retain an overall duty to monitor planning 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 was revised and shortened last year to reflect the greater flexibility allowed for these reports and to present a more concise summary of key indicators.

1.3 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. While the Council is currently developing a new Local Plan, the AMR measures progress on the Local Plan. 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. Selected Core Strategy and Development Policies were modified by a Focused Review in July 2014. The AMR also reports progress on the Neighbourhood Plans now underway in a number of neighbourhoods across the Borough.

1.4 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 2018. An initial Issues and Options consultation was carried out in January/February 2015 and a Preferred Options document consultation was carried out from 9 July 16 September 2016. A consultation on the submission version of the plan is programmed for February-March 2017.

Monitoring Information

1.5 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 focuses 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.

Duty to Cooperate

1.6 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.

1.7 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.

1.8 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 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.

1.9 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, Chelmsford and Tendring to provide a consistent approach to the development of identifying housing need across local authority boundaries. The four councils have also jointly commissioned an Infrastructure Delivery Plan study. Consideration of how potential cross-boundary settlements should be handled, including the potential for development of settlement based on Garden Settlement principles, is being informed by jointly commissioned studies with Braintree and Tendring.

1.10 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.

Statistical Profile of Colchester

| Indicator | Data | Source |
|---|--|---|
| HOUSING | | |
| Number of dwellings | 78,383 | Valuation Office Agency CBC |
| Affordable Homes delivered for the year 2015 - 16 | 106 | |
| Average household size (persons) | 2.33 | 2011 Census |
| Average household price (£) | 246,816 | Hometrack |
| Lower quartile house price (£) | 160,000 | Hometrack |
| Empty properties | There were 1,366 empty properties as at 31 st March 2016 | CBC |
| Households on the Housing Register | As at 31 st March there were 4,162 households | Gateway to Homechoice |
| Homelessness households | For the year 2015-16 CBC accepted a homeless duty for 375 households | CBC |
| Households in temporary accommodation | As at 31 st March 2015 there were 184 households in temp accommodation. | CBC |
| Further information on housing in Colchester | Colchester Housing Strategy | http://www.colchester.gov.uk/housingstrategy |
| EMPLOYMENT | | |
| Economically active population | 94,900 (Jul 2015 – Jun 2016) | Annual Population Survey, ONS |
| In employment | 92,700 (as above) | As above |
| Total employees | 77,300 (as above) | As above |
| Self-employed | 15,000 (as above) | As above |
| Unemployed (model-based) | 3,600 (as above) | As above |
| JSA claimants | 1,405 (October 2016) (1.2% of the resident population aged 16-64) | ONS Jobseeker's Allowance with rates and proportions, Nomis, ONS |
| Economically inactive population | 22,100 (Jul 2015 – Jun 2016) | Annual Population Survey, ONS |
| Employed workforce composition: | | |
| • Full-time employees | 51,000 (2015) | Business Register and Employment Survey, ONS |
| • Part-time employees | 28,000 (2015) | As above |
| • Working owners | 1,900 (2015) | As above |
| 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; 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 | 3,299 (1 in 100 years event risk level) | Surface Water Management Plan 2013 |
| Number of Neighbourhood Plans | 2 adopted (Myland and Braiswick, Boxted 7 being prepared | 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 | 8 SSSIs- Abberton Reservoir, Marks Tey Pit, Roman River, Upper Colne | Environment Agency |
| Special Sites of Scientific Interest (SSSIs) | Marshes , Wivenhoe Pit, Colne Estuary, Bullock Wood, Tiptree Heath, Cattawade Marshes Upper Colne Marshes Colne Estuary | |
| Areas of Outstanding Natural Beauty (AONB) | 1 (Dedham Vale AONB) | Colchester Borough Council |
| Internationally Designated Sites | Essex Estuaries Special Area of Conservation – 46,410ha Abberton Reservoir Special Area of Conservation Colne Estuary Mid Essex (Phase 2) Special Protection Area – 2719ha Abberton Reservoir Special Protection Area -718ha | Environment Agency Environment Agency Environment Agency Environment Agency |

Planning Applications

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

| Planning Applications from 1 April 2015 to 31 March 2016 | |
|---|--|
| The total number of applications determined | 1,680 |
| The number of applications approved | 1309 |
| The number of applications refused | 191 |
| The number of appeals made | 56 |
| The number of appeals allowed | 16 (3 Partial, 1 Withdrawn & 27 Dismissed) |
| The number of departures | 1 (for determinations within the period) |

1.12 The total number of applications received between 1 April 2015 and 31 March 2016 of 1,680 shows an increase on last year's total of 1,548, but is below the pre-recession figure of 2,015 in 2007-08. Decision rates show continuing high rates with 85% of minor applications decided within 8 weeks compared to 86% in the previous year and 80% in the year before that. Performance in the 'major applications' category was at 89% compared to 88% in the previous year and 90% 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 93% 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 2016-2019 (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. The LDS also includes information on the evidence base documents used to inform plan preparation, including timetables for their production and updating. Table 1 below reflects key 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 2015 and December 2016. Table 1 summarises the current position on these NHPs together with additional NHPs which have been designated or discontinued 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 July-September 2016 | Submission plan consultation Feb/March 2017, adoption 2018 |
| Community Infrastructure Levy | Draft Schedule / Delay to align with the New Local Plan, Consultation on Draft Schedule Evidence Base February 2016 | Schedule to align with Local Plan adoption 2018 |
| Planning Obligations SPD | Draft to align with New CIL | Adoption to align with Local Plan adoption 2018 |
| 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. |
| 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- | Programmed for adoption in 2019 |

operate with neighbouring authorities.

2.3 Neighbourhood Plans

Since the last AMR report there have been 2 adoptions 1 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 | Adopted December 2016 |
| Messing | Withdrawn by NHP Forum July 2015 | N/A |
| Myland and Braiswick | January 2013 | Adopted December 2016 |
| 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 | Withdrawn by NHP Group June 2016 | |
| Marks Tey | September 2015 | Evidence gathering / Consultation 2016-17 |
| West Mersea | November 2016 | Evidence gathering/Consultation 2017 |

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 is 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).

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 13,572 new homes between 2001/02 and 2015/16 at an average rate of 905 dwellings per year.

3.3 The housing trajectory included in this report shows that a net of 933 homes were built between 1 April 2015 and 31 March 2016. This is similar to last year's total of 943 and demonstrates good local 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 846 is below the current estimated target of 920 for the forthcoming 15-year period but the delivery of target levels in the last two years provides reassurance on target delivery. 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 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | Total Units 2001/2 – 2015/16 |
|---------------|---------|---------|---------|---------|---------|------------------------------|
| Basildon | 700 | 622 | 119 | 679 | 593 | 5558 |
| Braintree | 301 | 176 | 182 | 409 | 523 | 7455 |
| Brentwood | 132 | 213 | 105 | 159 | 111 | 2905 |
| Castle Point | 56 | 75 | 168 | 202 | 116 | 2184 |
| Chelmsford | 235 | 274 | 471 | 826 | 792 | 8515 |
| Colchester | 1012 | 617 | 725 | 943 | 933 | 13572 |
| Epping Forest | 304 | 115 | 299 | 229 | 267 | 3516 |
| Harlow | 384 | 152 | 74 | 201 | 225 | 2624 |
| Maldon | 96 | 124 | 76 | 68 | 248 | 1970 |
| Rochford | 93 | 43 | 243 | 167 | 148 | 2353 |
| Southend | 328 | 254 | 210 | 138 | 551 | 4932 |
| Tendring | 232 | 244 | 209 | 276 | 236 | 5256 |
| Thurrock | 343 | 311 | 323 | 309 | 987 | 7599 |
| Uttlesford | 507 | 540 | 390 | 463 | 554 | 6188 |
| Totals | 4747 | 3731 | 3580 | 5069 | 6284 | 74627 |

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

3.5 Colchester's build rate far exceeds that of other Essex authorities. In addition to locational and market factors, this 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 2015-2016 | Indicator for Core Strategy Policy H1 |
|----------------------------|-------------------------------------|--|

.6 The AMR this year is being produced at the same time as the submission version of the new Local Plan is being produced for consideration by the Local Plan Committee and public consultation early next year. New housing land allocations have yet to be finalised for the submission version so the following tables have been modified as follows from the format normally followed for AMR reporting:

- The projection of housing delivery through the Local Plan uses the figures from last year's report updated with current year completion figures.
- The housing trajectory, which normally provides a list of future allocations, is for this report confined to documenting historic delivery rates and providing a detailed list of housing units delivered last year.

The requirement for the Council to demonstrate how it intends meet the five year housing land supply requirement will be addressed by issuing a separate Five Year Housing Land Supply early next year once allocations and their expected delivery profiles have been finalised.

3.7 The Core Strategy figure of 830 houses a year in the following table 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 | 933 | 12680 | 13577 | | 13577 |
| 2016/17 | 920 | | 13600 | | 986 | 14563 |
| 2017/18 | 920 | | 14520 | | 1089 | 15652 |
| 2018/19 | 920 | | 15440 | | 1106 | 16758 |
| 2019/20 | 920 | | 16360 | | 938 | 17696 |
| 2020/21 | 920 | | 17280 | | 1004 | 18700 |
| 2021/22 | 920 | | 18200 | | 663 | 19363 |
| 2022/23 | 920 | | 19120 | | 721 | 20084 |
| 2023/24 | 920 | | 20040 | | 607 | 20691 |
| 2024/25 | 920 | | 20960 | | 437 | 21128 |
| 2025/26 | 920 | | 21880 | | 389 | 21517 |
| 2026/27 | 920 | | 22800 | | 281 | 21798 |
| 2027/28 | 920 | | 23720 | | 217 | 22015 |
| 2028/29 | 920 | | 24640 | | 125 | 22140 |
| TOTAL | | 12644 | | | | |

3.8 The table based on last year's projections indicates the Council is projected to deliver 4,800 units over the five year period 2017/18-2021/22, which is a yearly average of 960. The refinement on allocations currently underway for the Local Plan will ensure that the Council 5-year housing land supply reflects the Objectively Assessed Need target of 920 plus a 5% buffer in line with national guidance. 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.

3.9 A net of 933 homes were built between 1 April 2015 and 31 March 2016 as detailed in the table below.

| Planning reference | Site location | Ward | Site net total | Site remaining | Completed |
|--------------------|---|------------------|----------------|----------------|-----------|
| 130432 | 10 MONKWICK AVENUE, COLCHESTER | Berechurch | 1 | 0 | 1 |
| F/COL/07/0241 | 90 BERECHURCH HALL ROAD, COLCHESTER | Berechurch | 10 | 0 | 10 |
| 131957 / 131956 | MONKWICK AVENUE GARAGES, COLCHESTER | Berechurch | 18 | 0 | 18 |
| 131239 | PARK STABLES, BOUNSTEAD RD, COLCHESTER | Berechurch | 1 | 0 | 1 |
| 131927 | WINDSOR CLOSE GARAGES, COLCHESTER | Berechurch | 8 | 0 | 8 |
| 132106 | 149 HIGH ROAD, LAYER DE LA HAYE | Birch & Winstree | 1 | 0 | 1 |
| 130042 | 2 ABBOTTS HALL COTTAGES, MALDON RD, GT WIGBOROUGH | Birch & Winstree | 1 | 0 | 1 |
| 111364 | 25 GREEN ACRES ROAD, LAYER DE LA HAYE | Birch & Winstree | 1 | 0 | 1 |
| 102628 | THE GROVE, MALDON ROAD, GREAT WIGBOROUGH | Birch & Winstree | 1 | 0 | 1 |
| 101770 | THE OAK STORES, HARDYS GREEN | Birch & Winstree | 1 | 0 | 1 |
| 132267 / 142904 | 11 NORTH HILL, COLCHESTER | Castle | 8 | 0 | 8 |
| 142904 | 11 NORTH HILL, COLCHESTER | Castle | 2 | 0 | 2 |
| 131739 | 34 NORTH HILL, COLCHESTER | Castle | 1 | 0 | 1 |
| 146359 | 38-40 CULVER STREET EAST, COLCHESTER | Castle | 2 | 0 | 2 |
| 132179 | 7 ST. BOTOLPH'S STREET, COLCHESTER | Castle | 15 | 0 | 15 |
| 131490 | 71 EAST HILL, COLCHESTER | Castle | 12 | 0 | 12 |
| 146555 | 92 EAST HILL, COLCHESTER | Castle | 1 | 0 | 1 |
| 145806 | ANGEL COURT, 135-136 HIGH STREET, COLCHESTER | Castle | 2 | 0 | 2 |
| 136244 | ANGEL COURT, 136-137 HIGH STREET, COLCHESTER | Castle | 31 | 25 | 6 |
| 091089 | LAND AT GREENS YARD, COLCHESTER | Castle | 2 | 0 | 2 |
| 143720 | ORIEL HOUSE, 43-44 NORTH HILL, COLCHESTER | Castle | 24 | 0 | 24 |
| 146295 | THE COACH HOUSE, 49 EAST STREET, COLCHESTER | Castle | 12 | 6 | 6 |
| 121845 | 19 CREFFIELD ROAD, COLCHESTER | Christchurch | 2 | 0 | 2 |

| | | | | | |
|---------------|--|------------------------|-----|----|----|
| 132178 | 35-39 SHRUB END ROAD, COLCHESTER | Christchurch | 1 | 0 | 1 |
| 132286 | 56 CREFFIELD ROAD, COLCHESTER | Christchurch | 2 | 0 | 2 |
| 110373 | PETROL STATION SITE, MALDON AND DRURY RD. COLCHESTER | Christchurch | 6 | 0 | 6 |
| 112447 | 107 LONDON ROAD, COPFORD | Copford & West Stanway | 9 | 0 | 9 |
| 145995 | 78 SCHOOL ROAD, COPFORD | Copford & West Stanway | 2 | 0 | 2 |
| 130239 | 99 & 105 LONDON ROAD, COPFORD | Copford & West Stanway | 8 | 6 | 2 |
| 131932 | LAKELANDS PHASE 2 (NR1 & NR3), STANWAY | Copford & West Stanway | 101 | 0 | 75 |
| 145481 | EAST LANE, DEDHAM | Dedham & Langham | 1 | 0 | 1 |
| 140538 | LONG ROAD, DEDHAM | Dedham & Langham | 1 | 0 | 1 |
| 130769 | PERRY HOUSE, PERRY LANE, LANGHAM | Dedham & Langham | 1 | 0 | 1 |
| 132125 | 14 CHURCH STREET, ROWHEDGE | East Donyland | 3 | 0 | 3 |
| 081313 | 21 CHURCH STREET, ROWHEDGE | East Donyland | 1 | 0 | 1 |
| 131867 | 23 & 25 PARKFIELD STREET, ROWHEDGE | East Donyland | 1 | 0 | 1 |
| 150819 | LAND TO THE REAR OF RECTORY ROAD, ROWHEDGE | East Donyland | 1 | 0 | 1 |
| 112079 | NATHAN COURT, EAST DONYPOND | East Donyland | 1 | 0 | 1 |
| 120813 | 27 PONDERS ROAD, FORDHAM | Fordham & Stour | 1 | 0 | 1 |
| 131260 | FMR WIG AND FIDGET PH, STRAIGHT ROAD, BOXTED | Fordham & Stour | 1 | 0 | 1 |
| 145673 | GREENGATES, BRICK KILN LANE, GREAT HORKESLEY | Fordham & Stour | 7 | 5 | 2 |
| 132046 | CHRYSMOND CROFT, MOOR ROAD, GREAT TEY | Great Tey | 1 | 0 | 1 |
| F/COL/04/2256 | 164-174 LEXDEN ROAD, COLCHESTER | Lexden | 3 | 0 | 3 |
| 131604 | FMR ECC OFFICES, PARK RD, COLCHESTER | Lexden | 31 | 0 | 29 |
| 111149 | LAND AT 123 LONDON ROAD, MARKS TEY | Marks Tey | 1 | 0 | 1 |
| 120528 | LAND AT 21 BURY CLOSE, MARKS TEY | Marks Tey | 1 | 0 | 1 |
| 121699 | 2 NAYLAND ROAD, COLCHESTER | Mile End | 9 | 0 | 9 |
| 145126 | 21 BEDFORD ROAD, COLCHESTER | Mile End | 1 | 0 | 1 |
| 132149 | BRAISWICK LANE, COLCHESTER | Mile End | 4 | 0 | 4 |
| 100502 | FORMER SEVERALLS HOSPITAL PHASE 1, COLCHESTER | Mile End | 248 | 86 | 63 |

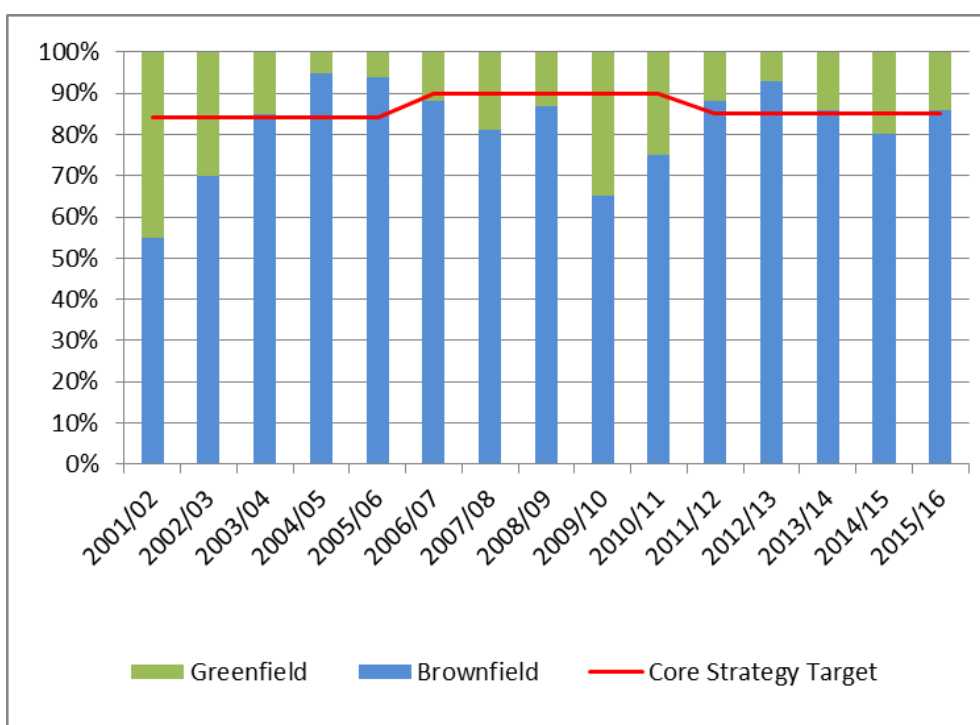
| | | | | | |
|---------------|---|-------------|------|------|-----|
| 122035 | LAND AT 17 BAKERS LANE, COLCHESTER | Mile End | 1 | 0 | 1 |
| 121272 | CHESTERWELL, COLCHESTER | Mile End | 1600 | 1593 | 7 |
| O/COL/02/0563 | TURNER VILLAGE/NORTHFIELDS, TURNER RD, COLCHESTER | Mile End | 432 | 75 | 24 |
| 142693 | 22-28 BARRACK STREET, COLCHESTER | New Town | 2 | 0 | 2 |
| 121426 | ABBEY HOUSE, FLAGSTAFF RD, COLCH | New Town | 5 | 0 | 5 |
| 150701 151403 | GRAPHIC HOUSE, 11 MAGDALEN STREET, COLCHESTER | New Town | 8 | 0 | 8 |
| 101983 | LAND REAR OF BROOK STREET, COLCHESTER | New Town | 110 | 50 | 17 |
| 090725 | PAXMANS MAIN SITE, PORT LANE, COLCHESTER | New Town | 49 | 0 | 49 |
| 140516 | THE BEER HOUSE, 126 MAGADALEN STREET, COLCHESTER | New Town | 5 | 0 | 5 |
| 120774 | 58 ABBOTS ROAD, COLCHESTER | Old Heath | 6 | 0 | 6 |
| 120380 | THE MALTINGS, KING EDWARD QUAY, COLCHESTER | Old Heath | 153 | 0 | 100 |
| 130938 | 1 & 2 PYEFLEET VIEW, EAST RD, EAST MERSEA | Pyefleet | 1 | 0 | 1 |
| 146245 | IVY LANE, EAST MERSEA | Pyefleet | 2 | 0 | 2 |
| 121099 | LAND AT RANSOMES, WIGBOROUGH RD | Pyefleet | 1 | 0 | 1 |
| 071528 | NEW BARN, CHURCH RD, PELDON | Pyefleet | 1 | 0 | 1 |
| 110058 | PELDON GARAGE, LOWER ROAD, PELDON | Pyefleet | 5 | 0 | 5 |
| 120868 | REAR OF LANGENHOE LION, MERSEA RD, LANGENHOE | Pyefleet | 2 | 0 | 2 |
| 136179 | LAND ADJ THE LANGENHOE LION, MERSEA RD, LANGENHOE | Pyefleet | 2 | 0 | 2 |
| 120140 | THORNFLEET, CHURCH RD, PELDON | Pyefleet | 1 | 0 | 1 |
| 111242 | WHITE COTTAGE, SHOP LN, EAST MERSEA | Pyefleet | 1 | 0 | 1 |
| 146281 | 300 SHRUB END ROAD, COLCHESTER | Shrub End | 5 | 0 | 5 |
| 121907 | 39 BOADICEA WAY, COLCHESTER | Shrub End | 1 | 0 | 1 |
| 121664 | ALPORT AVENUE, COLCHESTER | Shrub End | 3 | 0 | 3 |
| 102685 | GARAGES SITE, SOMERSET CL, COLCHESTER | Shrub End | 4 | 0 | 4 |
| 120966 | THE ROWANS, LAYER ROAD, COLCHESTER | Shrub End | 1 | 1 | 1 |
| 146184 | 4-8 LINDEN CLOSE, COLCHESTER | St Andrew's | 1 | 0 | 1 |
| 121481 | AFFLECK ROAD SITE GARAGES, COLCHESTER | St Andrew's | 3 | 0 | 3 |
| 131449 | BLOCK H, CAELUM DRIVE, COLCHESTER | St Andrew's | 2 | 0 | 2 |

| | | | | | |
|-----------------------|---|---------------------|-----|-----|----|
| 131952 | HOLBOROUGH CLOSE GARAGES, COLCHESTER | St Andrew's | 3 | 0 | 3 |
| 090011 and associated | JEWSON'S SITE, HAWKINS ROAD, COLCHESTER | St Andrew's | 2 | 0 | 2 |
| 110166 | LAND REAR OF 164 TO 168 GREENSTEAD ROAD, COLCHESTER | St Andrew's | 2 | 0 | 2 |
| 130019 | 231 ST. JOHN'S ROAD, COLCHESTER | St John's | 1 | 0 | 1 |
| 122046 | 277 IPSWICH ROAD, COLCHESTER | St John's | 1 | 0 | 1 |
| 145132 | BETTS FACTORY, IPSWICH ROAD, COLCHESTER | St John's | 127 | 79 | 48 |
| 120754 | LAND AT FOX STREET, COLCHESTER | St John's | 1 | 0 | 1 |
| 120848 | RAILWAY SIDINGS, HALSTEAD ROAD, STANWAY | Stanway | 123 | 120 | 3 |
| 131700 | 11 AND 19 NEWBRIDGE ROAD, TIPTREE | Tiptree | 7 | 0 | 2 |
| 102447 | 21 BLUE ROAD, TIPTREE | Tiptree | 1 | 0 | 1 |
| 131414 | 35 NEW ROAD, TIPTREE | Tiptree | 4 | 0 | 4 |
| 120381 | 40 STATION ROAD, TIPTREE | Tiptree | 1 | 0 | 1 |
| 121888 | 46 NEWBRIDGE ROAD, TIPTREE | Tiptree | 1 | 0 | 1 |
| 112390 | CHURCH ROAD, TIPTREE | Tiptree | 4 | 0 | 4 |
| 121071 | INTERNATIONAL FARM CAMP SITE, HALL ROAD, TIPTREE | Tiptree | 2 | 0 | 2 |
| 111126 | PRIORY FARMHOUSE, BRAXTED PARK ROAD, TIPTREE | Tiptree | 1 | 0 | 1 |
| 132187 | 18 BRADBROOK COTTAGES, ARMOURY RD, WEST BERGHOLT | West Bergholt & EAG | 2 | 0 | 2 |
| 131924 | 2 DONARD DRIVE, WEST BERGHOLT | West Bergholt & EAG | 1 | 0 | 1 |
| 142468 | 44 NEW CHURCH ROAD, WEST BERGHOLT | West Bergholt & EAG | 2 | 0 | 2 |
| 146040 | 47 CHAPEL ROAD, WEST BERGHOLT | West Bergholt & EAG | 1 | 0 | 1 |
| 122005 | BOURNE BARN FARM, WEST BERGHOLT | West Bergholt & EAG | 1 | 0 | 1 |
| 130647 | LAND ADJ 18 BRADBROOK COTTAGES, ARMOURY RD, WEST BERGHOLT | West Bergholt & EAG | 1 | 0 | 1 |
| 146128 | POST OFFICE, HALSTEAD ROAD, EAG | West Bergholt & EAG | 1 | 0 | 1 |
| 081848 | WOODROWS, BLIND LANE, HALSTEAD RD, EAG | West Bergholt & EAG | 2 | 0 | 2 |
| 110530 | 15 EAST ROAD, WEST MERSEA | West Mersea | 1 | 0 | 1 |
| 144670 | 20 GOINGS LANE, WEST MERSEA | West Mersea | 1 | 0 | 1 |
| 130682 | 23 GOINGS LANE, WEST MERSEA | West Mersea | 1 | 0 | 1 |
| 120093 | 29 ST PETERS STREET, WEST MERSEA | West Mersea | 1 | 0 | 1 |

| | | | | | |
|------------------------|--|--------------|-----|-----|------------|
| 132331 | 5-9 FAIRHAVEN AVENUE, WEST MERSEA | West Mersea | 1 | 0 | 1 |
| 110368 | 6 MEADOW LANE, WEST MERSEA | West Mersea | 1 | 0 | 1 |
| 121654 | 61 EMPRESS AVENUE, WEST MERSEA | West Mersea | 1 | 0 | 1 |
| 100442 | LAND AT MILL ROAD, WEST MERSEA | West Mersea | 1 | 0 | 1 |
| 121333 | MERSEA COURT, HIGH STREET NORTH, WEST MERSEA | West Mersea | 6 | 0 | 6 |
| 140208 | 82 BELLE VUE ROAD, WIVENHOE | Wivenhoe | 6 | 0 | 6 |
| 120846 | PEARL WALK, WIVENHOE, COLCHESTER | Wivenhoe | 3 | 0 | 3 |
| 131929 | ROSABELLE AVENUE GARAGES, WIVENHOE | Wivenhoe | 5 | 0 | 5 |
| 131452 | ST. JOHN'S AMBULANCE HALL, CHAPEL ROAD, WIVENHOE | Wivenhoe | 1 | 0 | 1 |
| 101059 / 120098 | GARRISON DEVELOPMENT - A1 | New Town | 537 | 86 | 146 |
| 072824 / 072820 | GARRISON DEVELOPMENT - B1A | New Town | 11 | 0 | 11 |
| VARIOUS | GARRISON DEVELOPMENT - J | Christchurch | 389 | 209 | 55 |
| 101502 | GARRISON DEVELOPMENT - L/N | Shrub End | 6 | 0 | 6 |
| 091641 | GARRISON DEVELOPMENT - S2N | Berechurch | 163 | 0 | 1 |
| 130505 | GARRISON DEVELOPMENT - S2NW | Berechurch | 16 | 0 | 16 |
| Gross completions | | | | | 961 |
| Losses in year | | | | | 28 |
| Net completions | | | | | 933 |

| | | |
|----------------------------|--|---|
| Housing Indicator 2 | Percentage of new and converted dwellings on previously developed land (brownfield) | Indicator for Core Strategy Policies SD1, H1 and UR1 |
|----------------------------|--|---|

3.11 During 2015/16 there were 933 net additional dwellings completed across the Borough, of these 802 units were completed on previously developed land (brownfield), which accounts for 86% 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.

| | | |
|----------------------------|---------------------------------------|--|
| Housing Indicator 3 | Affordable housing completions | Indicator for Core Strategy Policies H4 |
|----------------------------|---------------------------------------|--|

3.13 During the monitoring year 2015/16 106 affordable housing units were delivered, 38 of these were social rent, 55 were affordable rent and 13 were shared ownership. This amounts to 11.4% of all new homes delivered. The comparable figures for the previous two years were 259 (26.2%) in 2014/15 and 103 (14.2%) in 2013/14. This year's total compared to last year reflects the challenging national climate for affordable housing where it has been difficult for Registered Providers to deliver affordable housing led developments and therefore the council

has been more reliant on delivery being through Developers Section 106 obligations. For the year 2015/16, £514,186.14 was received in commuted sums for affordable housing. This money was provided to meet requirements for affordable housing in lieu of affordable dwellings within some permitted schemes.

| | | |
|----------------------------|--|---|
| Housing Indicator 4 | Percentage of affordable housing in rural areas | Indicator for Core Strategy Policies H4 and ENV2 |
|----------------------------|--|---|

3.14 There were no affordable housing completions in rural areas between 2015 and 2016.

| | | |
|----------------------------|-----------------------------------|--|
| Housing Indicator 4 | Gypsy and Traveller Issues | Indicator for Core Strategy Policy H5 |
|----------------------------|-----------------------------------|--|

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 2016 there were 54 caravan/mobile units, including 16 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.

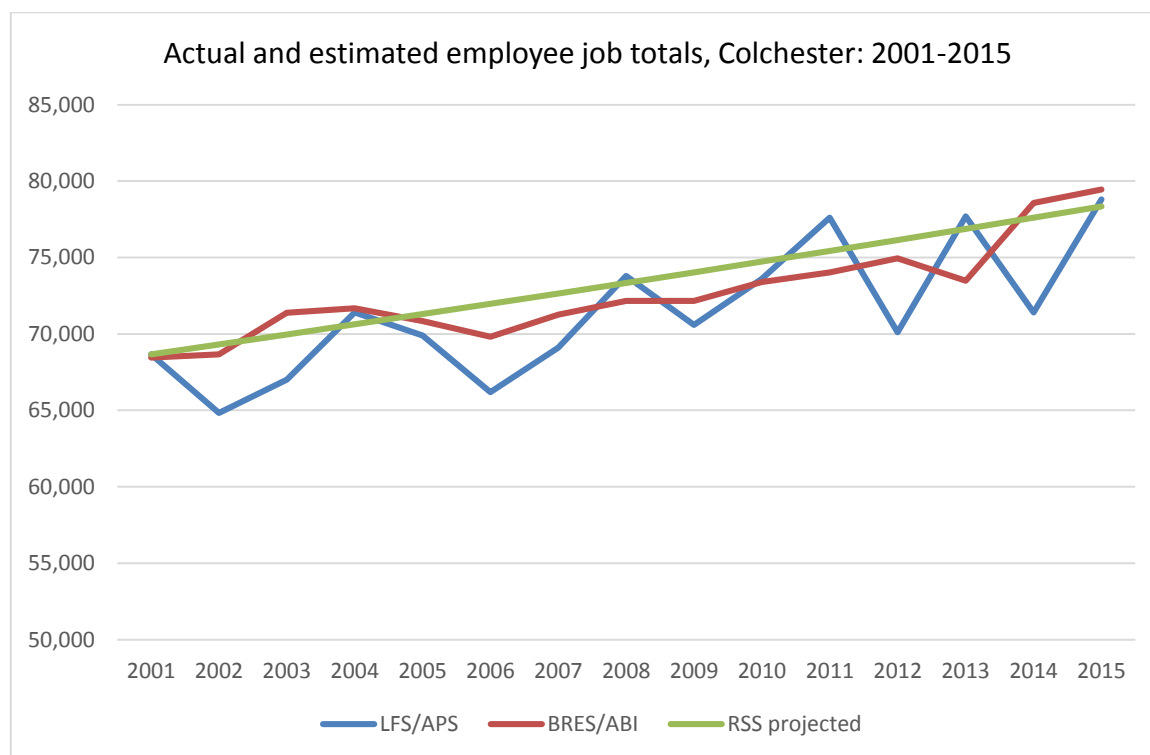
4. Key Theme: ECONOMIC GROWTH INDICATORS

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.

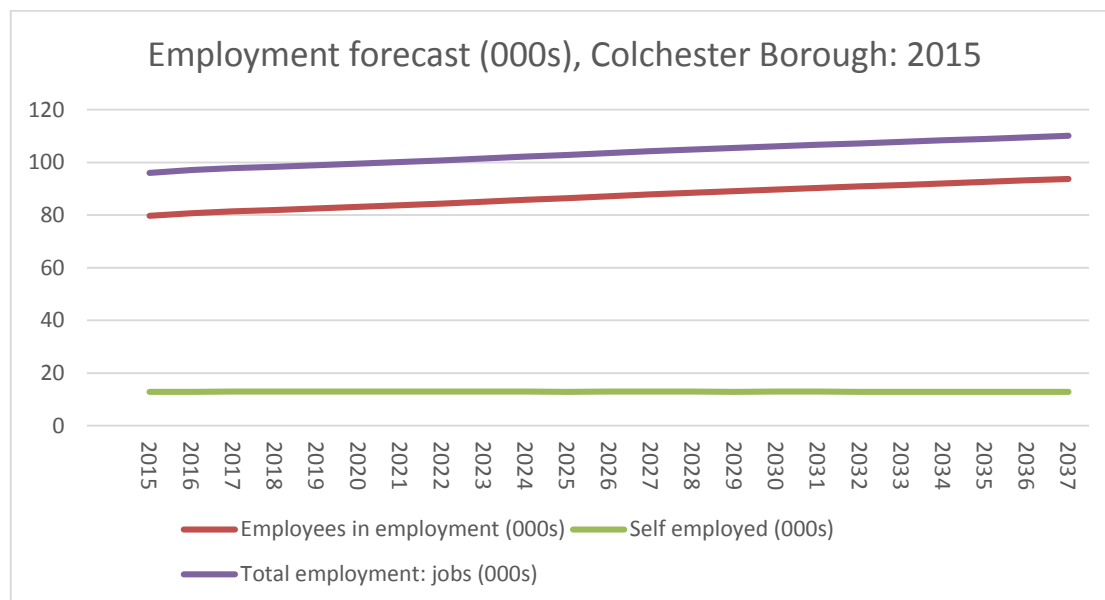
4.2 Colchester is a net exporter of labour with a self-containment rate that reduced over the period 2001-2011 from 71.4% to 62.8%. Census data also points to a slight skills mismatch between in- and out-commuters, with out-commuters more likely to be employed within higher skilled occupations than those travelling into the Borough for work.

4.3 Chart EG1 below illustrates BRES/ABI job growth to date (2015 is the most recent figure) against the projected target from the adopted Local Plan. While employee job increase was below projected job growth requirements from 2005/6, and also held back by the financial recession, jobs data for 2014 and 2015 records growth above the RSS projected trend. (The LFS/APS estimates are included for completeness but are subject to greater variability, due to sampling).

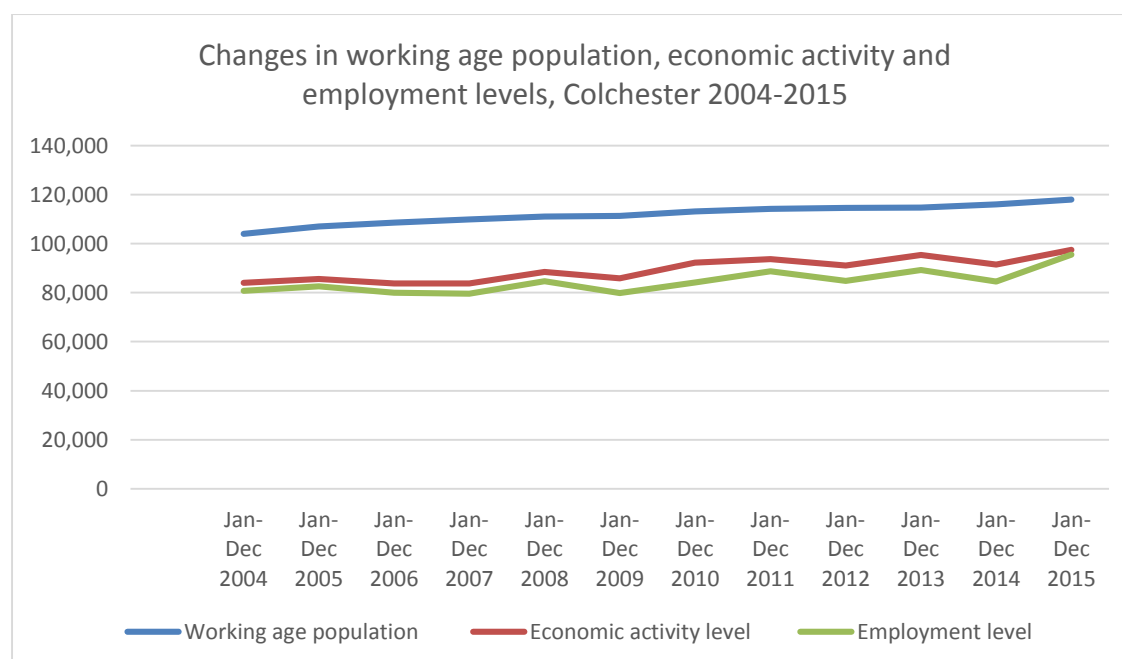


Sources: BRES/ABI, ONS; RSS (2008)

4.4 In line with the above finding, the baseline forecast from the East of England Forecasting Model suggests that Colchester's total employment (including self-employment) will increase from 96,034 in 2015 to 110,046 in 2037, a rise of 14.6%. Total employment across Essex over the same period will increase by 10.3%, compared to a 12% rise across the East of England.



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



4.6 This gap is again narrowing as the rate of claimant unemployment continues to fall and converges with the economic activity level. Unemployment now stands at around 1.0% - considered to be principally job-changers or 'frictional unemployment'.

4.7 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)).

4.8 Colchester's total GVA was estimated at £3.51billion for 2015. In the same year, the figure was £26.203billion for Essex and for the Region, £123.450billion. Compared to surrounding borough and district authorities, Colchester's GVA was second only to that of Chelmsford.

Average GVA per worker for each Local Authority in the sub-Region, 2015.

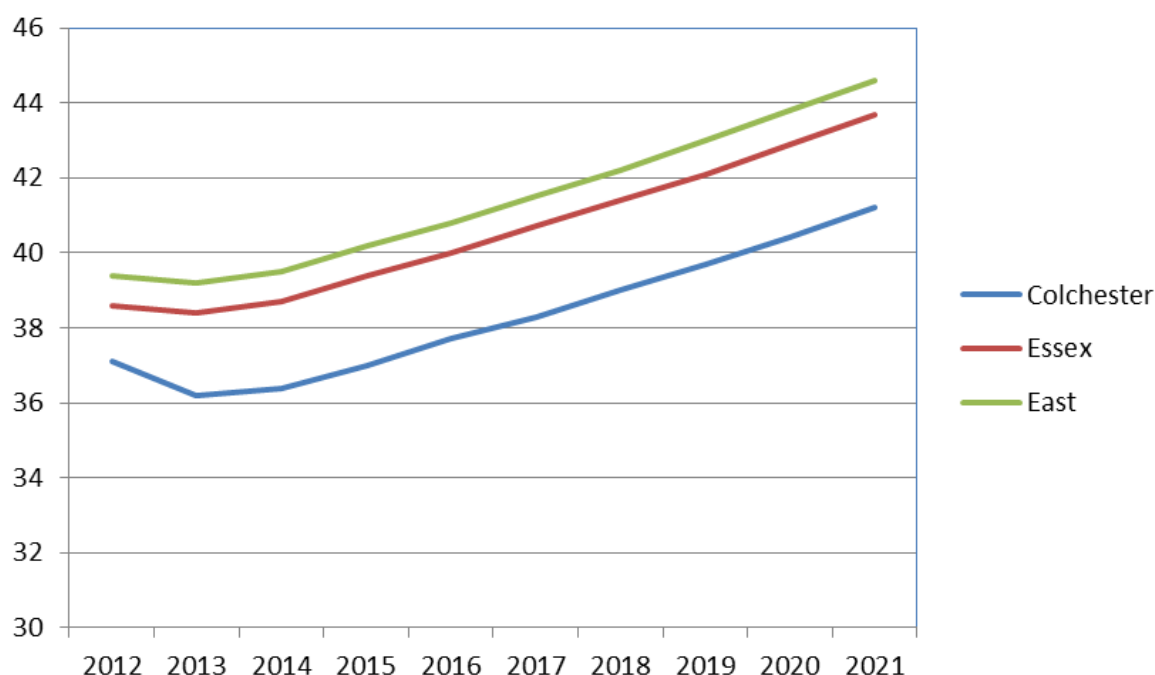
| Rank | Borough | GVA per worker | Total GVA |
|----------|-------------------|----------------|-----------------------|
| 1 | Uttlesford | £50,200 | £2.295 billion |
| 2 | Maldon | £41,700 | £1.061 billion |
| 3 | Ipswich | £39,600 | £3.066 billion |
| 4 | Braintree | £39,900 | £2.523 billion |
| 5 | Chelmsford | £38,200 | £3.572 billion |
| 6 | Colchester | £36,500 | £3.505 billion |
| 7 | Babergh | £33,200 | £1.317 billion |
| 8 | Tendring | £33,800 | £1.574 billion |

Source: EEFM, January 2016.

4.9 However, GVA per worker, which gives an indication of the efficiency of labour in terms of output produced per job, stood at £36,500 per worker, which is lower than the County (£39,700), Regional (£41,000) and UK (£42,600) 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' (para 2.14).

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



Source: EEFM, January 2015.

| | | |
|------------------------------------|---|--|
| Economic Growth Indicator 1 | Amount of floorspace developed for employment by type (sqm). | Indicator for Core Strategy Policies CE1, CE2 and CE3 |
|------------------------------------|---|--|

4.10 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 permitted overall net floorspace has been negative in recent years.

4.11 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) m² | B1(b)-B8 m² | Total |
|--------------------|----------------------------|-------------------------------|--------------|
| Gains | 2578 | 1372 | 3950 |
| Losses | -12197 | -443 | -12640 |
| Net balance | -9619 | 929 | -8690 |

4.12 In line with the findings of the Employment Land Needs Assessment, the table shows there has been a net loss of 8,690 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. 10,978 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 |
|------------------------------------|--|---|

4.13 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.

| | B1(a) | B1(b)-B8 | Total |
|---------------------|--------------|-----------------|--------------|
| Gross on PDL | 1093 | 1372 | 2465 |
| % on PDL | 42.3% | 100% | |

4.14 The low percentage of permissions granted on PDL for B1(a) (office) use reflects a large greenfield extension for new office facilities at Severalls Business Park otherwise all other permissions involved the conversion or replacement of existing commercial buildings.

| | | |
|------------------------------------|----------------------------------|--|
| Economic Growth Indicator 3 | Employment land available | Indicator for Core Strategy Policies CE1, CE2 and CE3 |
|------------------------------------|----------------------------------|--|

Floorspace data by major category: 2001-2012

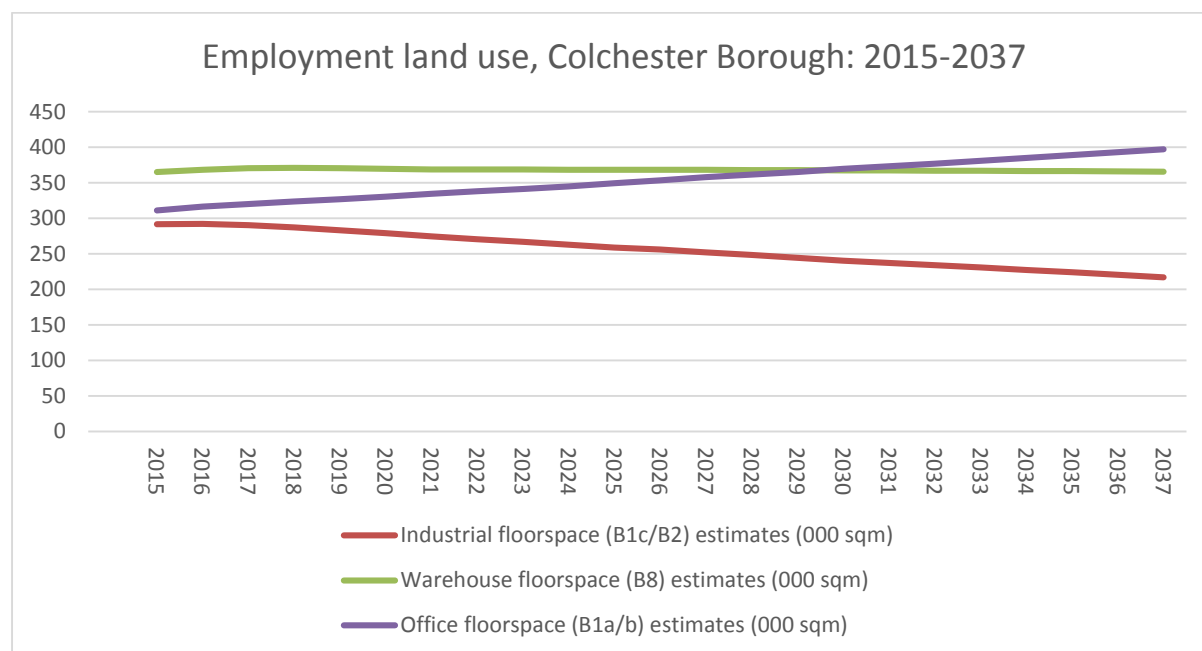
4.15 The available floorspace data from the Valuation Office Agency provides the areas occupied by major categories of rateable commercial premises from 2001 - 2012.

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

4.16 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 just outside the top 50 locations in the UK. Industrial floorspace has declined lightly but is holding up well while Other (warehouses, including retail warehouses) has increased, reflecting new developments.

4.17 The below chart indicates the forecast position to 2037 for increases in B Use Class floorspace in the Borough. Effectively, this is a "policy off" forecast, excluding

interventions by the public sector and significant changes in the perception of the Borough as a destination for office and industrial location. In this forecast, only office floorspace is predicted to increase, moving from 311,000 m2 in 2015 to 397,000 by 2037.



Source: EEFM, January 2016

| Economic Growth Indicator 4 | Total amount of floorspace for 'town centre uses' (sqm) | Indicator for Core Strategy Policy CE2a |
|-----------------------------|---|---|
|-----------------------------|---|---|

4.18 The purpose of this indicator is to show the amount of floorspace (gross and net) for town centre uses within (i) the town centre area and (ii) the local authority area which has been permitted the last monitoring year. (NB in previous years, the indicator related to completed floorspace, but difficulties in obtaining reliable data means that the data below only relates to planning permissions granted).

| (i) Town Centre area | | | | |
|----------------------|--------------|---------------|------------|-------|
| | A1-A2 Retail | B1(a) Offices | D2 Leisure | Total |
| Gains | 346 | 0 | 0 | 346 |
| Losses | -941 | -4257 | -220 | -5418 |
| Net balance | -595 | -4257 | -220 | -5072 |

| (ii) Local authority area | | | | |
|---------------------------|--------------|---------------|------------|-------|
| | A1-A2 Retail | B1(a) Offices | D2 Leisure | Total |
| Gains | 311 | 2578 | 6152 | 9041 |
| Losses | -419 | -90 | -259 | -768 |
| Net balance | -108 | 2488 | 5893 | 8273 |

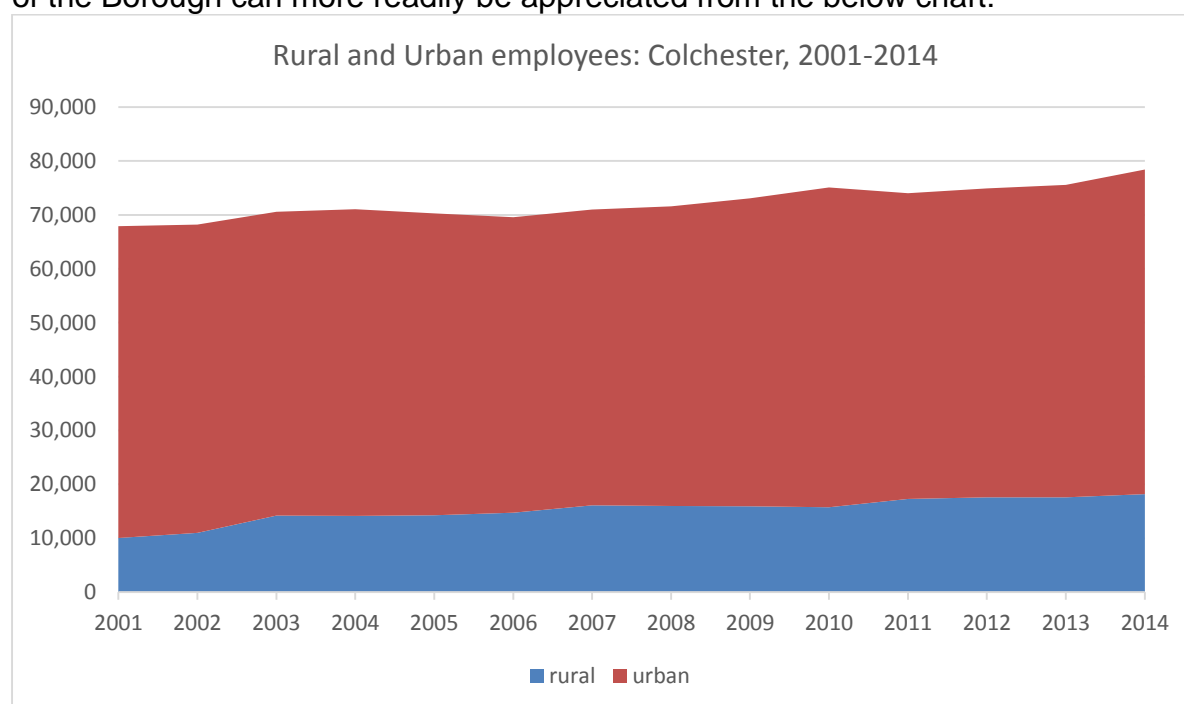
4.19 As demonstrated in previous years, national changes to permitted development rights which allow for the change of use from office to residential use has had an impact on the Borough's employment land. During the monitoring year numerous schemes have come forward, mainly in the town centre but the monitoring year also saw Equity House adjacent Colchester North Station gain permission for 62 new apartments. In total office to residential permitted development resulted in the loss of 10,978 square metres of office space across the Borough.

4.20 There has been an increase in 'town centre uses' across the Borough with new leisure space at the Northern Gateway and also a new gymnasium at Peartree Road in Stanway granted planning permission during the monitoring year.

| | | |
|------------------------------------|--------------------------------------|--|
| Economic Growth Indicator 5 | Number of jobs in rural areas | Indicator for Core Strategy Policy ENV2 |
|------------------------------------|--------------------------------------|--|

4.21 Recent data provides an update on the evolution of rural and urban jobs from 2001. 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 almost 15% of all jobs in the rural area in 2001, rural employment has increased to just over 23% of all jobs in 2014. 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 changing shares in job numbers between urban and rural areas of the Borough can more readily be appreciated from the below chart:



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

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.

Based on an urban cordon count undertaken in 2014 traffic had grown by approximately 9% on the previous year, 2013. Overall traffic was 4% higher than in 2004 but 4% lower than the flow in 2000.

Walking and Cycling in Colchester

5.2 A number of pedestrian and cycle facilities have been provided or upgraded during 2015/16. These have been funded by CBC, developer funding and or Local Growth Fund. These include:

- Brigadier Walk Garrison north south shared use path opened December 2015
- Wivenhoe –University shared use path, under construction in 2015/16, opened in April 2016
- Wivenhoe Trail major maintenance – Sustrans undertook work to culverts (September 2015) and commence negotiation on extending the permissive rights
- Fixing the Link public realm and guidance along route from Colchester North Station and Town Centre in partnership with Abellio Greater Anglia and ECC, route launched March 2016
- North Colchester Cycle Package – changes in the Station Way allowed the cycle facility to be moved onto the pavement to create a shared use north south facility.
- Stanway Cycle Package – new shared use path started construction in January 2016.
- The Via Urbane Romanis (opened in April 2015) included new footways and cycle paths linking Mile End Mill Road to Axial Way. The scheme also provided a new foot, cycle and equestrian crossing at Tower Lane, and links to the new primary school.

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.

Public Transport and Major Infrastructure

5.4. 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. The site and service was opened in April 2015. 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 footway cycle link along Bosted Road was constructed in 2015/16 to encourage safe movement of people using the car park accessing the Community Stadium.

5.5 Via Urbane Romanis (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 and employment on the Colchester Northern Gateway. The scheme includes adjacent pedestrian and cycle facilities, and bus priority lanes which provide a route for the Park and Ride facility.

5.6 CBC was successful in securing grant funding to improve the exhaust emission and air quality in the town centre. Ten buses were fitted with equipment to reduce Nitrogen Oxides and Nitrogen Dioxide and raise the engine standard from Euro III to equivalent Euro V. The 10 buses were equipped through the autumn/winter of 2015 and launched in January 2016.

Travel Change Behaviour

5.7 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.

5.8 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

5.9 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 |
|------------------------------|--|---|

5.10 In total 12 establishments were accredited through the ECC Travel Plan Accreditation Scheme during 2015/16. Travel Plans are accredited against a list of travel plan measures, employee engagement and a set of specific targets. The accreditations for 2015/16 were:

- The Gilberd: Gold
- Babcock: Gold
- Colchester Institute: Silver
- Colchester United: Bronze
- Essex University: Gold
- Williams and Griffin (Fenwicks): Bronze
- The Oaks: Bronze
- The Maltings: Bronze
- Colchester General Hospital (CHUFT): Bronze
- Colchester Sixth Form College: Gold

- Colchester Borough Council: Gold
- Colbea: Bronze

The Oaks joined the Travel Plan Club as an associate member. There was renewed engagement with Clinical Commissioning Group as an associate member of the Travel Plan Club due to their move from Primary Care Centre to Colchester business park. There was also renewed engagement with CHUFT as a full member following the appointment of a consultant managing the move from Essex County Hospital to the general including relaunching the Travel Plan which had become dormant.

5.11 A total of 271 Residential Travel Information Packs have been provided to new residents of residential developments in Colchester in 2015/16 as detailed below:

| Residential Travel Information Packs for provided in Colchester during 2015/2016 | | |
|---|------------|------------------------|
| Site Name | Location | Number of Packs Issued |
| 7 Oxford Road | Colchester | 1 |
| The Garrison | Colchester | 270 |

| 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 |
|------------------------------|---|---|
|------------------------------|---|---|

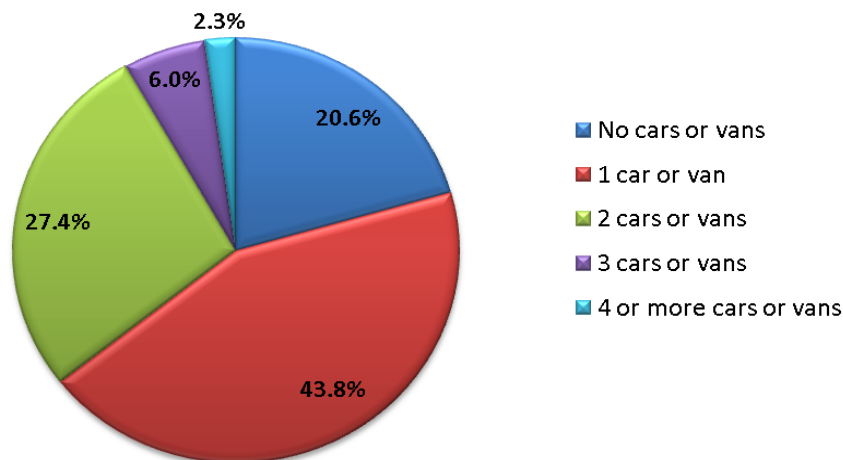
5.12 Colchester Borough Council is still seeing a rise in the use of its car parks as residents and visitors take advantage of the range of competitive parking offers. Parking prices vary due to market pressures but all those over 4 hours are greater the cost of £3.00 park and ride ticket. The majority of Sheepen Road car park closed in February 2016 for the construction of an office development although a small car park, 54 spaces remain alongside the Coach & Lorry Park at the rear. Priory Street car park is undergoing a major update which began in summer 2016.

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 |
|--------------------------------|---|--|

6.3 Between April 2015 and March 2016 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 |
|--------------------------------|---|--|

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 2016/17 Annual Monitoring Report.

| Site | 2014/2015 |
|-----------------------------|--|
| Local Sites (LoWS) | 168 sites covering 1957 hectares |
| Local Nature Reserves (LNR) | 7 LNRs 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 |
|--------------------------------|---|--|

6.5 Policy ENV1 seeks to protect the Borough's biodiversity within designated sites. None of the 107 applications approved with the Dedham Vale Area of Outstanding Natural Beauty (61) or close to other designated sites (46) resulted in direct harm or loss of the above designated sites.

| | | |
|--------------------------------|---|---|
| Environment Indicator 4 | Increase in areas of public open space | Core Strategy Indicator for Policy PR1 |
|--------------------------------|---|---|

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 Colchester Borough Council adopted a total of 4.79 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 2015/16 monitoring period are set out below:

| | |
|---|---------|
| Flagstaff Road POS and play site | 0.42 ha |
| John Mace POS and play area (Garrison Area S) | 0.60 ha |
| Churchill Gate (Garrison Area O) | 1.16 ha |
| Valentinus Cres POS (Garrison Area Q) | 1.90 ha |
| Waterside Place POS | 0.71 ha |

These measurements exclude areas of highway land that are not in CBC ownership and are not primarily open space.

| | | |
|--------------------------------|---|---|
| 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 |
|--------------------------------|---|---|

6.8 In the 2014/15 monitoring period, one Listed Buildings (Grade I & II) was lost due to dereliction. No Scheduled Ancient Monuments 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 | 2015/16 | Comment |
|--|----------------|--|
| Recorded loss of any of Borough's 2056 Grade I & II Listed Buildings | 1 | Brook House, Tiptree delisted due to progressive dereliction |

| | | |
|--|-----|---|
| Recorded loss of any of Borough's 45 Scheduled Ancient Monuments | 0 | No change |
| Number of buildings on Buildings At Risk register | 37 | Not monitored since 2013 |
| Number of assets on Colchester's Local List | 745 | No change |
| Number of Conservation Areas | 22 | 1 new Conservation Area proposed but not yet progressed |

| | | |
|--------------------------------|---|---|
| Environment Indicator 6 | Percentage of household waste recycled and composted | Core Strategy Indicator for Policy ER1 |
|--------------------------------|---|---|

6.9 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.

| Activity | 2015/16 |
|---|--|
| Waste collected recycled or composted | Target: 410kg/household, achieved: 415kg/household. Target: 48% of waste recycled, achieved: 45.19%. |
| Increase in total tonnage waste collected for recycling | The year end residual waste collected overall was 985 tonnes higher than 14/15 with tonnages of recycling overall also down by 241 tonnes compared with 14/15. Garden waste down by 217 tonnes probably due to seasonal variations. Food waste down by 76 tonnes (an expected fall due to visibility of amounts of food thrown away which results in less wastage per household) Glass, cans and plastic are slightly up however, it is the increase in residual waste that has impacted on the lower recycling rate. |

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 |
|------------------------------|---|--|

7.3 No community facilities were lost as a result of new developments during the monitoring period April 2015 - March 2016.

| | | |
|------------------------------|---|--|
| Community Indicator 2 | Key infrastructure projects delivered (SD) | Core Strategy Indicator for Policies SD1, SD2, UR1, PR1, TA3, and TA4 |
|------------------------------|---|--|

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 2016/17:

| Infrastructure projects | Completion date |
|---|------------------------|
| Necessary | |
| Northern approach Road Phase 3 | Opened April 2015 |
| North Park and Ride including bus lanes | Opened April 2015 |
| Camulos Academy | Opened September 2016 |
| Braiswick Primary School | Opened September 2015 |
| Local & Wider benefit | |
| Green links, walking and cycling improvements: | |
| Brigadier Walk Garrison shared use path | December 2015 |

| | |
|---|----------------------|
| Fixing the Link public realm improvements along route from Colchester North Station and Town Centre | March 2016 |
| Wivenhoe –University shared use path | April 2016 |
| Sustrans repairs to drainage culverts Wivenhoe Trail | September 2015 |
| Highwoods Country Park route repair | Completed April 2015 |
| Mile End Road cycle route | August 2016 |

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 | £188,079.82 towards provision, enhancement of equipment and maintenance. |
| Community Facilities | £382,688.18 |

8. Key Theme: Climate Change

Overview

8.1 Colchester Borough Council is a leading carbon cutting Council in the UK and 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 in 2008, and took the next step in its on-going public commitment by signing up to the LGA Climate Local in 2015. The LGA Climate Local action plan published on the Council's website, 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. The Council's Local Authority Carbon Management (LACM) Plan was refreshed for 2016-2020 and lays out a course of action that the Council will take in reducing its own environmental impact up to 2020.

8.2 The Council published and adopted an Environmental Sustainability Strategy in January 2015 (<http://www.colchester.gov.uk/article/15782/Environmental-Sustainability-Strategy>) and a Progress Report has been published for 2015/16.

| | | |
|-----------------------------------|--|--|
| Climate Change Indicator 1 | Carbon emissions and Climate Change | Supporting Indicator for Policy SD1 |
|-----------------------------------|--|--|

8.3 During 2015/16 Colchester Borough Council saw a decrease in CO2 emissions to 6,175 tonnes compared to 6,533 tonnes in 2014/15.

8.4 The Council's latest greenhouse gas emissions report for 2015/16 calculated that the Council achieved a 39% reduction in its carbon emissions from its baseline year of 2008. As the Council's target is to reduce CO2 emissions by 40% by 2020 the Council is on track to achieve this target.

8.5 The Council has also successfully reduced the impact of staff travel from 45 tonnes of CO2 in 2014/15 to 41 tonnes of CO2 in 2015/16. This could be down to the implementation of travel plans by large organisations such as University of Essex and Colchester Hospital, more car sharing and more efficient travel planning by staff.

8.6 The challenge now for Colchester is to implement the new Local Authority Carbon Management Plan which has had to identify more innovative and creative ways to continue to reduce carbon emissions by 2020. The Carbon Trust have confirmed that should the Council carry on business as usual without implementing a carbon management programme of works the effects would be to increase carbon emissions by 11% by 2020. This is based on the effects the predicted population growth will have in the Borough resulting in increased demand for Council Services.

| | | |
|-----------------------------------|----------------------------------|--|
| Climate Change Indicator 2 | Climate Change Adaptation | Supporting Indicator for Policies SD1, ENV1 and ER1 |
|-----------------------------------|----------------------------------|--|

8.7 During 2015/16 the Council reviewed its progress in implementation of the new Environmental Sustainability Strategy. The new strategy focuses on developing existing initiatives within the Council and supporting/empowering communities to take action to reduce carbon emissions.

8.8 The Council 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 3 | Renewable energy installed by type | Core Strategy Indicator for Policy ER1 |
|-----------------------------------|---|---|

8.9 Between April 2015 and March 2016, the following renewable energy applications were approved: Solar 9, Biomass 1, Ground Source 0 and Wind Turbines 0.

8.10 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.

8.11 BRE has developed the Home Quality Mark (HQM) as part of the BREEAM family of quality and sustainability standards. HQM will enable developers to showcase the quality of their new homes, and identify them as having the added benefits of being likely to need less maintenance, cheaper to run, better located, and more able to cope with the demands of a changing climate. The HQM demonstrates a home's environmental footprint and its resilience to flooding and overheating in a changing climate, highlights the impact of a home on the occupant's health and wellbeing, and evaluates the digital connectivity and performance of the home. This is a new scheme and the Council will support developers who choose to register under this scheme. Reference is made to the Home Quality Mark in emerging policy DM25.

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 | |
| 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 | |
| DP11 | Flat Conversions |
| DP12 | Dwelling Standards |
| DP13 | Dwelling Alterations, Extensions and Replacement Dwellings |
| 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 | |
| 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 | |
| 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 | |
| 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 | |
| SA GAR1 | Development in the Garrison 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 | |
| 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 | |
| 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. More recently the Government has been promoting Starter Homes as 'affordable 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 called 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 within the Borough. The Policies contained within this Development Plan Document, along with other relevant national and Core Strategy Policies, replaced the 2004 Local Plan policies in the determination of planning applications.

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.

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.

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 which supports endangered habitats.

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. The 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.

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. The Site Allocations DPD was adopted by the Council in 2010.

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.

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 document sets out the standards that the Council intend to achieve in relation to involving the community and stakeholders in the preparation, alteration and continuing review of the Local Plan in the determination of significant planning applications.

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 as part of Local Plan preparation 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 storm water 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.

Appendix C – Local Development Scheme 2016-2019

