

# Local Plan Committee Meeting

**The Old Library, Town Hall, High Street,  
Colchester, CO1 1PJ  
Monday, 12 December 2022 at 18:00**

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

# Information for Members of the Public

## Access to information and meetings

You have the right to attend all meetings of the Council, its Committees and Cabinet. You also have the right to see the agenda (the list of items to be discussed at a meeting), which is usually published five working days before the meeting, and minutes once they are published. Dates of the meetings are available here:

<https://colchester.cmis.uk.com/colchester/MeetingCalendar.aspx>.

Most meetings take place in public. This only changes when certain issues, for instance, commercially sensitive information or details concerning an individual are considered. At this point you will be told whether there are any issues to be discussed in private, if so, you will be asked to leave the meeting.

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**COLCHESTER CITY COUNCIL**  
**Local Plan Committee**  
**Monday, 12 December 2022 at 18:00**

**The Local Plan Committee Members are:**

Councillor Martin Goss	Chairman
Councillor Kayleigh Rippingale	Deputy Chairman
Councillor Lewis Barber	
Councillor Richard Kirkby-Taylor	
Councillor Jocelyn Law	
Councillor Sam McLean	
Councillor Patricia Moore	
Councillor Paul Smith	
Councillor William Sunnucks	
Vacancy	

**The Local Plan Committee Substitute Members are:**

Other than the Local Plan Committee members, all members of the Council who are not members of the Planning Committee.

**AGENDA**  
**THE LIST OF ITEMS TO BE DISCUSSED AT THE MEETING**  
**(Part A - open to the public)**

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

**Live Broadcast**

Please follow this link to watch the meeting live on YouTube:

[\(107\) ColchesterCBC - YouTube](#)

**1 Welcome and Announcements**

The Chairman will welcome members of the public and Councillors and remind everyone to use microphones at all times when they are speaking. The Chairman will also explain action in the event of an emergency, mobile phones switched to silent, audio-recording of the meeting. Councillors who are members of the committee will introduce themselves.

**2 Substitutions**

Councillors will be asked to say if they are attending on behalf of a Committee member who is absent.

3 **Urgent Items**

The Chairman will announce if there is any item not on the published agenda which will be considered because it is urgent and will explain the reason for the urgency.

4 **Declarations of Interest**

Councillors will be asked to say if there are any items on the agenda about which they have a disclosable pecuniary interest which would prevent them from participating in any discussion of the item or participating in any vote upon the item, or any other registerable interest or non-registerable interest.

5 **Minutes of Previous Meeting**

The Councillors will be invited to confirm that the minutes of the meeting held on 3 October 2022 are a correct record.

**2022-10-03 CBC Local Plan Committee Minutes**

7 - 12

6 **Have Your Say! (Hybrid Council meetings)**

Members of the public may make representations to the meeting. This can be made either in person at the meeting or by joining the meeting remotely and addressing the Council via Zoom. Each representation may be no longer than three minutes. Members of the public wishing to address the Council remotely may register their wish to address the meeting by e-mailing [democratic.services@colchester.gov.uk](mailto:democratic.services@colchester.gov.uk) by 12.00 noon on the working day before the meeting date. In addition a written copy of the representation will need to be supplied for use in the event of unforeseen technical difficulties preventing participation at the meeting itself.



There is no requirement to pre register for those attending the meeting in person.

7 **Authority Monitoring Report 2021-2022**

13 - 88

The Committee will consider a report inviting it to approve the publication of 2021-2022 Authority Monitoring Report on the Council's website.

8 **Infrastructure Funding Statement**

89 - 110

The Committee are invited to note the information within the report of the factual statement which must be published before the 31 December 2022.

**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).

**Local Plan Committee Background Information Version 2 July 2022** 111 -  
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**Part B**  
**(not open to the public including the press)**

## LOCAL PLAN COMMITTEE

### 3 October 2022

<i>Present: -</i>	Councillors Goss (Chair), Arnold, Kirkby-Taylor, McLean, Moore, G. Oxford, Rippingale, Scordis, Smith, Sunnucks, Willetts
<i>Substitute Member: -</i>	Cllr Scordis substituted for Cllr Law Cllr Willetts substituted for Cllr Moore
<i>Also in Attendance: -</i>	Cllr Fox

#### 249. Minutes

The Minutes of the meeting held on the 15 August 2022 were confirmed as a correct record subject to a correction from the Democratic Services Officer on minute number 246, paragraph 6, where “public realm team” is replaced with “Development Management Team”.

#### 250. Have Your Say!

Richard Martin addressed the Committee pursuant to provisions of Meetings General Procedure Rule 5 (1). The Committee heard that before the Council Adopted the Local Plan Natural England had sent a letter to the Council with recommendations and findings that should be considered before a vote was taken on the Local Plan. The Speaker outlined that this did not happen and said that Councillors Goss and J. Young had said that the letter would be made available to Members prior to the crucial Council vote and questioned why this had not happened. The Speaker concluded by questioning why this letter was not circulated and that they felt that this action was inconsistent with a Council that had declared a climate emergency.

Richard Kilshaw addressed the Committee pursuant to provisions of Meetings General Procedure Rule 5 (1). The Committee heard that they were pleased to see that an in house Ecologist post had been created at the Council but was concerned that they would be situated within the Planning Policy Team but raised concern that the post should be independent of the Planning Policy Team. The Committee heard that a Freedom of Information request had been submitted regarding the Natural England letter regarding the protected species on Middlewick Ranges and associated with the Local Plan. The Committee heard that as this letter had not been circulated it would undermine the adopted Local Plan and the biodiversity on the site. The speaker outlined that it was a development free for all and questioned when the Local Plan would be reviewed and when would Middlewick be removed from it. The speaker concluded by detailing the support that the plan had received from Councillors when voting for adoption and that they had yet to hear of anyone who wanted development on the Middlewick site.

Andrew Wilkinson addressed the Committee via Zoom video link pursuant to provisions of Meetings General Procedure Rule 5 (1). The Committee were asked that as the Local Plan had now been adopted when the review would begin and asked for confirmation on whether

the adoption of Middlewick Ranges in the plan would be reviewed and when the masterplan would be created. The speaker sought confirmation that the housing delivery target for the Council for the next five years was for 4830 dwellings. The speaker concluded by asking the Committee what the 5-year housing delivery target be from year 6 - 10 in the plan.

Sir Bob Russell addressed the Committee pursuant to provisions of Meetings General Procedure Rule 5 (1). The speaker clarified that in the minutes of the meeting held on the 15 August 2022 their comments regarding walking the Salary Brook site were not directed to the Tendring Colchester Borders Garden Community Joint Committee (TCBGCJC) but to the Local Plan Committee. The speaker outlined that some Councillors had not supported the adoption of the Local Plan due to the inclusion of Middlewick, and queried whether the vote had been whipped by the political groups on the Council. The Committee heard that they should undertake the same work undertaken with the Highwoods Park half a century ago where the development was moved to the north of the site and asked that the same was done on Middlewick where the development should be moved to the South of the site. The speaker concluded that there were residents' groups that should be involved and that the Ministry of Defence (MOD) could not be trusted as they had divided the site into two and that it did not take a private investigator work out what would come next.

The Lead Officer for Planning and Place Strategy responded to the points and questions from the Have Your Say Speakers as follows. The Committee heard that the resources were within the remit of the Portfolio Holder and that it was viewed that having the new Ecology role in the Planning Team would encourage close working relationships. In response to the questions about the letter from Natural England the Committee heard that the letter was referred to at the Full Council Meeting where the Local Plan was adopted and confirmed that the letter did not cast doubt on the policies or merits of the plan but did mention the next stages of the process. It was noted that the letter as discussed had been provided to anyone who had requested it and the Lead Officer for Planning and Place Strategy apologised that the letter was not circulated to all Councillors, but would do so following the conclusion of the meeting.

In response to questions regarding the review of the Local Plan the Lead Officer for Planning and Place Strategy compared it to the repainting of the Forth Bridge, that it restarted as soon as the previous version had completed, and that the work programme for the next iteration of the Local Plan was being worked upon and would be brought forward to the Committee. The Committee heard that the housing target for the next 5 years was for 4830 which was based on 920 new dwellings a year with a 5% buffer for 5-year land supply purposes. It was noted that this development figure was for the lifetime of the plan but as previously mentioned a review would be undertaken before the latter years of the plan. The Committee heard that meetings had taken place between the MOD, the Council, and Natural England which would inform the master planning process for the Middlewick Ranges and that the evidence from this would be shared. The Lead Officer for Planning and Place Strategy concluded by outlining that they had walked the Middlewick site with Sir Bob Russell, that they would not comment on voting of Councillors, and that the Council would welcome engagement with residents.

The Chair responded that as Group Leader of the Liberal Democrats that Members of their party had not been whipped on the vote for the Local Plan but couldn't comment on other parties stance apart that the voting results showed that there was a diversity in voting throughout the different groups.

Richard Martin addressed the Committee pursuant to provisions of Meetings General Procedure Rule 5 (7) of a one-minute response. The Committee heard that there was a Code



of Conduct in place for Ecologists to abide by and that the professionals who had undertaken the surveys had found that there would be a negative effect and concluded that there had been a huge amount of community involvement which had been ignored.

## **251. Canopy Cover Assessment Guidance**

The Principle Planning Officer presented the report and proposed guidance to the Committee outlining that the Committee were being asked to approve the guidance for publication. The Committee heard that the adopted Local Plan included the policy for an increase of 10% canopy cover on new sites and where this was not possible that compensation would be sought. The Officer detailed that it had long been recognised the importance of canopy cover and its implications on air quality, climate change and human wellbeing which could be achieved in a cost-effective way. The Committee heard that the current coverage of the Borough was 18%, which varied between wards, with the targets being firstly 20% and then 25% canopy coverage. It was noted that the proposed guidance was for applicants and sets out the requirements, aims and measurements on the site which would require a new minimum requirement on sites which would measure the metres squared coverage post development.

The Principle Planning Officer responded to questions from the Committee on what the uplift would be for 10% and confirmed that this would be 10% increase on what was already in existence not a total uplift from what was in existence. It was noted by Officers that this would be clarified in the guidance and that examples would be provided. The Arboriculture Officer responded to a question regarding the policy and the 10% as adopted and confirmed that the figure was decided upon as it was seen as a realistic proposal which would be supported through examination of the plan. It was further noted that this policy inclusion was one of the first of its kind in the Country and understood that it may not have met all Members expectations but was a solid basis for the Council to work from. Members of the Committee suggested possible changes of minimum requirements on sites with no canopy cover and were advised by Officers that these were matters that could be brought up in the review of the Local Plan.

Members of the Committee queried the robustness of the guidance and how these could be enforced two to three years after developments had been constructed. The Lead Officer for Planning and Place Strategy and the Arboriculture Officer responded and clarified that conditions and Section 106 Legal Agreements were currently used in the planning process to landscaping schemes and the trees and plants contained within them. The Lead Officer for Planning and Place Strategy advised the Committee that landscape plans were used universally across the Borough and thanked the former Officer of the Council, Alistair Day, who served the Council on this and many other areas and had left a lasting legacy in Colchester.

Some Members of the Committee felt that that the soft costs of development, which included a range of reports, were concerning and questioned whether they were improving developments or hindering the growth of the economy in the Councils area. Concern was raised whether the guidance would resolve any practical issues on sites and that there was a need to work with developers rather than introduce more policies. In response to the concerns raised the Lead Officer for Planning and Place Strategy outlined that the Council found that conditions and legal agreements worked well when coupled with the control though the requirement for tree planting plans. The Arboriculture Officer added that there was a minimum that was expected for canopy cover and that the policy required that the landscape schemes would be a part of this process and would ensure that if there were less

than careful attitudes on sites then these could be resolved through officers or the enforcement process.

Members discussed the planting of new trees on sites and how these were cared for via management companies and that the Council required a five-year protection condition for all applications and the rights surrounding trees and property ownership. The Committee continued to discuss whether further guidance was needed on the policy and queried how the target of 20% and then 25% canopy coverage could ever be achieved.

The debate closed with Members discussing the link between developers and the Council and the negative impact this was having on the economy, however other Members felt that the regulations protected residents by enforcing minimum standards.

The Lead Officer for Planning and Place Strategy concluded the item by reminding Members that issues such as the percentage increase in the canopy cover and its policy in the Local Plan were items that could be looked at in the review of the Local Plan and could be changed through that process.

*RESOLVED* (by EIGHT Votes FOR, 1 AGAINST and 2 ABSTENTIONS) that the Local Plan Committee Approve the Canopy Cover Assessment Guidance.

## **252. Affordable Housing Supplementary Planning Document**

The Lead Officer for Planning and Place Strategy presented the report and the appendix of the Supplementary Planning Document (SPD) for Affordable Housing outlining that was proposed to go out for consultation to seek the views of all stakeholders and the community. The Committee heard that the consultation would last for six weeks and beginning on the 20 October 2022 and once finished the results would be collated and returned to the Local Plan Committee for adoption. It was noted that an SPD did not have the same weight as the adopted Local Plan as it did not have to be examined by the Planning Inspectorate.

The Lead Officer for Planning and Place Strategy responded to questions from the Committee on areas including: that there was a number of ways to spend monies collected for affordable housing but the most common one was to increase the percentages on other sites which was supported by grant funding, that the Council's policy was for 30% affordable housing which was a proportionate amount of housing on a site which included the expectation that the size of dwellings would be proportionate. It was noted that it was more difficult for registered providers to take on properties with more bedrooms due to benefit caps, but this could be looked into further. The Lead Officer for Planning and Place Strategy clarified that the term of affordable rent was defined in the NPPF and was listed as being up to 80% of the market rate.

*RESOLVED* (UNANIMOUSLY) That the Affordable Housing SPD is published for a six-week consultation period from 20 October 2022 to 2 December 2022.

And

That Authority is delegated to the Lead Officer for Planning and Place Strategy to make minor revisions to the document prior to publication.

### **253. Review of Enforcement Policy**

The Lead Officer for Planning and Place Strategy presented the report to the Committee outlining that the existing policy had been in use since 2014 and acknowledged that it was a controversial area which caused concern and frustration within the Borough of Colchester. The Committee heard that Enforcement was defined through national regulation which set the parameters and remit of what action could be taken but it was noted that Colchester and its record was shown as an example of best practice. It was outlined that Colchester was effective in its enforcement action by serving more notices than any other Council in the surrounding area. It was noted that the Council did not condone breaches of planning control but would undertake action where it was expedient and that there were updates in the proposed iteration of the policy since the previously adopted version which were detailed in the report.

The Chair addressed the Committee and praised the work of the team and cited an example in his ward where a stop notice had been issued and that enforcement of planning in Colchester was being taken seriously.

The Committee discussed the proposed policy on issues including the consistency of enforcement action across the Borough, the number of FTEs within the team and that the conditions on sites were not monitored except whether there were reports of breaches. Some Members welcomed the updated policy and noted that Enforcement Officers worked in a hostile environment on emotionally charged subjects. Members continued to discuss the subject and commented that there was a need to ensure that the right conditions were included on application and that the bar for harm being identified was a subjective term.

The Lead Officer for Planning and Place Strategy responded that if there was harm of a certain value then an officer would be sent out to investigate and reassured the Committee that despite there being only two full time officers in the team someone would investigate but appreciated that the team were often dealing with complex cases. The Lead Officer for Planning and Place Strategy responded to a question regarding the costs and confirmed that it was not possible to put in place additional charges but could receive costs as recovered through the Courts.

*RESOLVED* (UNANIMOUSLY) that the revised Enforcement Policy is adopted by the Local Plan Committee.



12 December 2022

<b>Report of</b>	<b>Assistant Director of Place and Client Services</b>	<b>Author</b>	<b>Laura Goulding</b>
<b>Title</b>	<b>Authority Monitoring Report 2021 - 2022</b>		<b>☎ 0330 053 8063</b>
<b>Wards affected</b>	All wards affected		

## 1. Executive Summary

1.1 The Authority Monitoring Report provides an annual summary of key statistics that allows the Council to monitor the effectiveness of its Local Plan and report on other information.

1.2 Key statistics for the monitoring period 1 April 2021 to 31 March 2022 include:

- Tendring Colchester Borders Garden Community Development Plan Document (DPD) consultation commenced on 14 March 2022 for 6 weeks, until 25 April 2022.
- The population size of Colchester increased by 11.3%, from around 173,100 in 2011 to 192,700 in 2021, as outlined in the Census 2021
- The Council transferred £75,738.73 of RAMS contributions to Chelmsford City Council.
- 1,034 New dwellings built in Colchester Borough
- 1,982 planning applications received
- A total of 117 affordable houses have been delivered, including 45 new build units and a further 71 homes acquired by the Council
- West Mersea and Marks Tey Neighbourhood Plans were adopted in March 2022.
- The Council updated its Climate Emergency Action Plan in June 2021.
- The Council were successful in a further bid to Defra for £243.7k to carry out Phase 2 of the CAREless Pollution campaign, carry out a Home Burning campaign to raise awareness of the health impacts of particulate matter and to introduce shared transport schemes including 2 electric car club cars and 2 ebike/ecargo bike hubs to encourage travel behaviour change.

## 2. Recommended Decision

2.1 To approve the 2021-22 Authority Monitoring Report for publication on the Council's website.

## 3. Reason for Recommended Decision

- 3.1 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 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.
- 3.2 The Localism Act removed the requirement for local authorities to submit their Annual Monitoring Report to Government but retains 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 providing the opportunity for updates as and when data is available.

#### **4. Alternative Options**

- 4.1 There are no alternatives as the Council needs to provide a monitoring source of information on the delivery of its planning functions.

#### **5. Background Information**

- 5.1 The Authority Monitoring Report (AMR) provides key information that helps the Borough Council and its partners evaluate planning policies in the context of current trends and delivery levels. The full report covering the period 1 April 2021 to 31 March 2022 is attached as Appendix 1 and will be available to view on the Council's website, and in hard copy upon request to the Planning Policy team.
- 5.2 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 in the Local Plan.
- 5.3 The AMR measures progress on the adopted Local Plan for the monitoring period, which was the Section 1 Colchester Local Plan 2021, Core Strategy 2010 (amended 2014), Site Allocations DPD 2010, Development Policies DPD 2010 (amended 2014) and Proposals Maps 2010.
- 5.4 Indicators have been updated this year in accordance with the monitoring framework of the Section 1 Colchester Local Plan. These include the following;
- Record of planning decisions including appeals (Planning Applications Indicator 1)
  - Market and affordable housing completions per annum (net) (Housing Indicators 1 and 2)
  - Essex Coast RAMS mitigation contributions received (Environment Indicator 7)
- 5.5 Indicators relating to the Tendring Colchester Borders Garden Community have not been included this year as there is not sufficient information available to monitor these currently. Once the DPD has been examined and adopted, this position will be updated and likely reflected in the 2023 or 2024 AMR.
- 5.6 As the Section 2 Colchester Local Plan was adopted in July 2022 (outside of this monitoring period), indicators for this monitoring framework will be included the 2023 AMR.

- 5.7 On 23<sup>rd</sup> November 2022 Colchester Borough became Colchester City following City Status being awarded. However, the AMR continues to refer to Colchester Borough as the date fell outside the monitoring period.
- 5.8 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. CBC has met this requirement by holding a number of meetings on cross-border, sub-regional and regional issues with relevant stakeholders.
- 5.9 The AMR is divided into a number of key themes covering progress in meeting Local Plan policy aspirations across a variety of areas.
- 5.10 The Housing section documents historic delivery rates and provides a detailed list of housing units delivered in the last financial year. The requirement for the Council to demonstrate how it intends to meet the five year housing land supply requirement has been addressed by the publication of a separate Housing Land Position Statement which was last published in August 2022 and demonstrated that the Council has a five year land supply.
- 5.11 Other key findings include:
- The total number of applications (major, minor and others i.e. change of use and listed building consent) received between 1 April 2021 and 31 March 2022 of 1,982 shows an increase on last year's total of 1,535. This figure however does not include all applications i.e. discharge of condition and preliminary inquiries.
  - A net of 1,034 dwellings were built between 1 April 2021 and 4 July 2022. This is higher than the previous year's total of 741 and above the Objectively Assessed Need target of 920 dwellings a year for Colchester.
  - A total of 117 affordable homes have been delivered across the Borough. During the monitoring period 45 new build affordable housing units were delivered consisting of 29 Affordable Rent, 6 were Social Rent and 10 Shared Ownership. The comparable figures for the previous three years were 42 in 20/21, 202 in 19/20, and 110 in 18/19. This demonstrates the second lowest number of new build affordable housing units delivered in the last four years, the main reason for this being the Covid-19 pandemic.
  - 39 of the new build affordable homes were delivered through Section 106 obligations. with the remaining 6 units delivered via the Council's development arm. No commuted sums were received for affordable housing.
  - Outside of Section 106 and the Council's development company, a further 72 affordable units have been delivered through the Council's acquisitions programme.
  - The West Mersea and Marks Tey Neighbourhood Plans were made (adopted) in March 2022.
  - The Tiptree Neighbourhood Plan has returned to the Regulation 14 stage and although out of the monitoring period it had proceeded to Regulation 16 Consultation in Summer 2022 and the examination commenced in October 2022. Other neighbourhood plans have continued to progress during the monitoring period.

- The Colchester Travel Plan Club (CTPC) has continued to work closely with CTPC members and Essex County Council to further develop their travel plans, and to continue the process of gaining Modeshift STARS accreditations.
- A total of 212 Residential Travel Information Packs have been provided to new residents across 4 residential developments in Colchester in 2021/22.
- A third bid to DEFRA was submitted in October 2020 for £248,700 in funding to run the CAREless Pollution campaign for another 12 months, to deliver a winter home-burning campaign and for the development of two shared transport hubs which will include electric bikes, electric cargo bikes and ecarclubs. The Council, were successful in its bid and work begun in Summer 2021.
- Throughout 2021/22 the CAREless Pollution campaign has continued to build momentum in the community through work with residents, schools, businesses and community groups to tackle idling within the air quality management areas.
- The Homeburning campaign ran for four months from December 2021 to March 2022. The aim was to raise awareness of the health impacts of pollution generated by home fires and log burners, specifically Particulate Matter (PM2.5) and provide information to help local people take positive action to reduce these risks and 'burn safe', 'burn better', 'burn clean' and 'burn less'.
- The AMR shows that there was no loss/damage to Scheduled Monuments, Designated Sites (including SSSI, SAC, SPA, SINC and RAMSAR) or key community facilities in 2021/22.
- The Council have taken on an additional area of 5,638m<sup>2</sup> of open space during the monitoring period. This open space is across two sites, Barton Boulevard and Northfields.
- A four week consultation was held from 8 February to 8 March 2021 to extend the Garrison Conservation Area to include the ABRO Site, Roman Circus House, adjacent open space and Artillery Folley. Following consultation, the Garrison Conservation Area was extended at Local Plan Committee in June 2021.
- A Roman Circus Management Plan was adopted as Supplementary Planning Guidance (SPG) in June 2021. A Development Brief for the Abro Site was adopted as a Supplementary Planning Document (SPD) in December 2021.
- The Council updated the Climate Emergency Action Plan in June 2021 which covers the period 2021 to 2023 and sets out the Council's strategy for how to be carbon neutral in all its operations by 2030.

## **6. Equality, Diversity and Human Rights implications**

- 6.1 An Equality Impact Assessment has been prepared for the Local Plan, and is available to view by clicking [here](#).

## **7. Strategic Plan References**



- 7.1 The Strategic Plan is relevant in particular contributing to priorities under the themes:
- Creating safe, healthy and active communities;
  - Delivering homes for people who need them; and
  - Growing a fair economy so everyone benefits.

## **8. Consultation**

- 8.1 The AMR considers the effectiveness of Local Plan policies which have been through a comprehensive consultation programme as set out in the Council's Statement of Community Involvement (SCI).

## **9. Publicity Considerations**

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

## **10. Financial implications**

- 10.1 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.

## **11. Health, Wellbeing and Community Safety Implications**

- 11.1 There are no health, wellbeing or community safety implications for the Council.

## **12. Health and Safety Implications**

- 12.1 There are no health and safety implications for the Council.

## **13. Risk Management Implications**

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

## **14. Environmental and Sustainability Implications**

- 14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.
- 14.2 The AMR includes a chapter titled 'Climate Change' which highlights the Council's latest initiatives in relation to reducing the impacts of climate change across the Borough.

## **Appendices**

Appendix A – Authority Monitoring Report 2022



# AUTHORITY MONITORING REPORT 2022





Planning Policy  
Colchester City Council  
Rowan House  
33 Sheepen Road  
Colchester  
Essex  
CO3 3WG

[planning.policy@colchester.gov.uk](mailto:planning.policy@colchester.gov.uk)  
[www.colchester.gov.uk](http://www.colchester.gov.uk)

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 unless stated otherwise.

All references to 'Colchester' refer to Colchester Borough unless stated otherwise, e.g., Colchester town. On 23<sup>rd</sup> November 2022 Colchester Borough became Colchester City following City Status being awarded. However, this report continues to refer to Colchester Borough as the date fell outside the monitoring period.

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<b>Key Headlines from the 2021 – 2022 AMR</b>
In Colchester, the population size has increased by 11.3%, from around 173,100 in 2011 to 192,700 in 2021. This is higher than the overall increase for England (6.6%), where the population grew by nearly 3.5 million to 56,489,800.
Colchester was successful in its Town Deal bid and awarded £18.2M in March 2021 to put towards a range of initiatives - to support inclusive economic growth, connectivity and quality of life in Colchester Town
Tendring Colchester Borders Garden Community Development Plan Document (DPD) was subject to public consultation for 6 weeks from 14 March 2022 to 25 April 2022
West Mersea Neighbourhood Plan Examination commenced in October 2021. The Examiner Recommended proceeding to referendum in December 2021 and the Plan was made (adopted) in March 2022  Marks Tey Neighbourhood Plan Examination commenced in August 2021. The Examiner recommended proceeding to referendum in October 2021 and the Plan was made (adopted) in March 2022
1,034 new dwellings were built in Colchester Borough
117 affordable houses were built in Colchester Borough (of which 72 homes were acquired by the Council)
In 2021/22, the Council transferred £75,738.73 of RAMS contributions to Chelmsford City Council.
The Council was successful in a further bid to Defra for £243.7k to carry out Phase 2 of the CAREless pollution campaign.
Key headlines to be noted that occurred outside the AMR monitoring period:  Section 2 Colchester Local Plan adopted by Full Council on 4 July 2022  Colchester awarded City Status with Colchester Borough Council becoming Colchester City Council on 23 November 2022



## 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 monitoring indicators and monitoring of policies cover the period from 1 April 2021 to 31 March 2022. However, further information from outside of this period is included, particularly within the overview and context sections, to reflect the latest information.
- 1.2 The Localism Act removed the requirement for Local Planning Authorities (LPAs) 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 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.

### Monitoring Information

- 1.3 The AMR includes information on the progress the Council is making in a number of key areas. The information provided reflects the monitoring requirements set forth in the Localism Act 2010, the National Planning Policy Framework (NPPF) and associated regulations and guidance. The format focuses on key areas of delivery, including monitoring progress in plan making and in assessing the success of policies concerned with delivery of housing and employment development.
- 1.4 Additionally, the AMR includes relevant measurable indicators for the thematic areas covered by the Local Plan of transport and accessibility; environment and rural communities; and energy, resources, waste water and recycling.
- 1.5 Following changes to the way in which data is reported, certain policies within the Core Strategy being considered out of date (Policies SD1, H1 and ENV1 notably) and changes to the Use Class Order in September 2020, a number of indicators have been removed from this iteration of the AMR as they are no longer considered relevant. These include monitoring of percentage of different development types on brownfield land and amount of floor space developed for employment, leisure and town centre uses.
- 1.6 As the AMR largely reports on data over the last financial year (1 April 2021 to 31 March 2022) the AMR measures progress on the adopted Local Plan for that time, which was the Section 1 Colchester Local Plan 2021, Core Strategy 2010 (amended 2014), Site Allocations DPD 2010, Development Policies DPD 2010 (amended 2014) and Proposals Maps 2010.
- 1.7 The Section 1 Colchester Local Plan was adopted in February 2021, indicators from this local plan have been added although it is not possible to monitor the policies relating to the Tendring Colchester Borders Garden Community Development Plan Document (DPD) as it has not yet been examined and subsequently adopted. The

AMR for 2023 is likely to be updated to include the remaining indicators from the Section 1 Local Plan.

- 1.8 The Section 2 Colchester Local Plan was adopted in July 2022 which falls outside the monitoring period of this AMR. The 2023 AMR will be reviewed and updated in order to reflect the policies and targets within the new Colchester Local Plan.

### Local Plan Progress

- 1.9 Information on the timetable for preparation and adoption of the Development Plan Documents is contained in the Local Development Scheme (LDS) which is updated on a regular basis, most recently June 2021.
- 1.10 The development of a new Local Plan has involved an initial Issues and Options consultation, carried out in January/February 2015; a Preferred Options document consultation, carried out from 9 July - 16 September 2016; and a Publication Draft Consultation carried out from 16 June – 11 August 2017. The plan is comprised of a strategic Section 1 which provides policies shared by Braintree, Colchester and Tendring Councils along with a locally specific Section 2 which contains policies and allocations specific to Colchester. Both sections of the Local Plan were submitted to the Planning Inspectorate in October 2017.
- 1.11 The Shared Strategic Section 1 Local Plan 2013 to 2033 was adopted in February 2021.
- 1.12 Following conclusion of the Section 1 Local Plan Examination, the Section 2 Local Plan Examination Hearing Sessions were held over a two week period in April 2021. Following this, the Inspector recommended the modifications to the Section 2 Local Plan he considers necessary for the plan to be considered 'sound'. These modifications were subject to public consultation for six weeks from 4 October to 18 November 2021. The Inspector's Final Report was received on 19 May 2022, which concluded that the plan met the legal requirements and subject to the modifications, was 'sound'. The Section 2 Local Plan was adopted by Full Council on 4 July 2022.
- 1.13 Further information regarding the Section 2 Local Plan can be found in Chapter 4.

## 2. Statistical Profile of Colchester

2.1 The Borough of Colchester is located in North East Essex, bordered by Braintree District, Tendring District, Maldon District and Babergh District Councils. The borough is diverse with the main town being Colchester, other large settlements include Stanway, Tiptree, West Mersea and Wivenhoe, and large areas of countryside. Table 1 below summaries key statistics for the Borough of Colchester.

Table 1: Statistical Profile of Colchester

Indicator	Data	Source
<b>POPULATION</b>		
Total Population (2021)	192,700	Population estimates, ONS
Population Rank	99 <sup>th</sup> out of 309 Local Authorities	2021 Census (ONS)
Population Density	587 people per square Kilometre	2021 Census (ONS)
Population Increase since 2011 Census	11.3%	2021 Census (ONS)
<b>HOUSING</b>		
Number of dwellings	83,268 as at 1 <sup>st</sup> April 2021	Department of Levelling Up Housing and Communities (DLUHC) live tables
Total new homes delivered (2021/22)	1,034	Colchester Borough Council
Affordable Homes delivered (2021/22)	117 (of which 72 homes were acquired by the Council).	Registered Providers Returns
Number of households	79,700	2021 Census (ONS)
Average household price (£)	£312,927 as at April 2022	Hometrack
Lower quartile house/flat price (£)	£222,500 as at April 2022	Hometrack

Indicator	Data	Source
Total Empty Properties <sup>1</sup> (classified as empty for Council Tax purposes)	There were 1,916 empty properties as at April 2022 (1,791 privately owned or owned by Registered Providers and 125 owned by CBC)	Colchester Borough Council
Length of time Total Empty Properties have been empty	0 – 6 months            1008 7 – 12 months           382 1 – 2 years                327 2 – 5 years                137 5+ years                   62	Colchester Borough Council
Households on the Housing Register	As at 31 <sup>st</sup> March 2022 there were 2,885 households	Gateway to Homechoice
Homelessness households	For the year 2021-22 CBC accepted a full homeless duty for 177 households. Action was taken to prevent homelessness for 190 households and relieved homelessness for 108 households.	Colchester Borough Council
Households in temporary accommodation	As at 31 <sup>st</sup> March 2022 there were 230 households in temporary accommodation	Colchester Borough Council
Further information on housing in Colchester	Colchester Housing Strategy	<a href="#">Housing Strategy 2022-27 · Colchester Borough Council</a>

<sup>1</sup> These figures also include properties that fall under the exemption categories. Empty properties may be exempt if they:

- are owned by a charity (these are exempt for up to 6 months)
- are left empty by someone who has gone into prison
- are left empty by someone who has moved to give personal care, or who has moved to receive personal care
- are waiting for probate or letters of administration to be granted (after someone has died) and for up to six months after
- have been repossessed
- are the responsibility of a trustee on behalf of someone who is bankrupt
- have no-one allowed to live in them by law
- are waiting to be lived in by a minister of religion.

Indicator	Data	Source
<b>EMPLOYMENT</b>		
Economically active population	97,000 (June 2022)	Annual population survey, ONS
In employment	94,900	As above
Total employees	86,600	As above
Self-employed	8,300	As above
Unemployed (model-based)	2,900	As above
Universal Credit (including Job Seekers Allowance)	4,750 (3.8% of individuals aged 16-64) (September 2021)	Claimant count, ONS
Economically inactive population	29,700	Annual Population Survey, ONS
Full-time employees	50,000 (2021)	Business Register and Employment Survey, ONS
Part-time employees	31,000 (2021)	As above
Number of businesses (total)	7,415 Enterprises (2022), accounting for 8,650 "Local units"	Inter Departmental Business Register (ONS)
Visitor trips numbers	4,574,000 Day trips; 151,000 Staying visitor trips; 450,000 Staying visitor nights.	Cambridge Model to measure Economic Impact of Tourism on Colchester Borough 2021
Visitor spend/value	£259.3 million	Cambridge Model to measure Economic Impact of Tourism on Colchester Borough 2021
Tourism related employment	5176	Cambridge Model to measure Economic Impact of Tourism on Colchester Borough 2021
Further information on Colchester's economy	Colchester Economic Strategy  Annual Economic Report 2020/21	<a href="https://www.colchester.gov.uk/info/cbc-article/?catid=our-council-strategies&amp;id=KA-01485">https://www.colchester.gov.uk/info/cbc-article/?catid=our-council-strategies&amp;id=KA-01485</a>  <a href="#">CAER-2020-21.pdf (colchesterultraready.co.uk)</a>

Indicator	Data	Source
<b>ENVIRONMENT</b>		
Area of Ancient Woodland	573 ha	Ancient Woodland Inventory
Number of houses at risk from surface water flooding within Critical Drainage Areas	418 (1 in 100 years event risk level)	Surface Water Management Plan Action Plan Update 2018
Number of Neighbourhood Plans	7 adopted (Myland and Braiswick, Boxted, Wivenhoe, West Bergholt and Eight Ash Green, Marks Tey and West Mersea)  2 at Examination stage (Tiptree and Copford with Easthorpe)  1 area designation (Great Horkesley)	Colchester Borough Council
Number of Air Quality Management Areas	3 (Central Corridors, East Colchester and Stanway)	Colchester Borough Council
Number of Conservation Areas	24	Colchester Borough Council
Number of Listed Buildings and Scheduled Monuments	1,609	Historic England
Number of listings on Heritage at Risk Register	9	Historic England
Number of Historic Parks & Gardens	3	Historic England
Nationally designated sites Special Sites of Scientific Interest (SSSIs)	9 SSSIs- Marks Tey Brickpit, Upper Colne Marshes, Roman River, Abberton Reservoir, Blackwater Estuary, Tiptree Heath, Bullock Wood, Cattawade Marshes and Wivenhoe Gravel Pit	Natural England
Areas of Outstanding Natural Beauty (AONB)	1 (Dedham Vale AONB)	Colchester Borough Council

Indicator	Data	Source
Internationally Designated Sites (Special Areas of Conservation – SAC and Special Protection Area – SPA)	Essex Estuaries SAC	Environment Agency
	Colne Estuary SPA	
	Abberton Reservoir SPA	
	Blackwater Estuary SPA	

## 2021 Census

2.2 The first phase of population data from the 2021 Census was released in June 2022. Phases 2 and 3 expected to release further data from early 2022 and Spring 2023.

2.3 In Colchester, the population size has increased by 11.3%, from around 173,100 in 2011 to 192,700 in 2021. This is higher than the overall increase for England (6.6%), where the population grew by nearly 3.5 million to 56,489,800.

2.4 Nearby areas like Maldon and Tendring have seen their populations increase by around 7.4% and 7.3%, respectively, while others such as Braintree saw an increase of 5.5% and Babergh saw smaller growth of 5.2%.

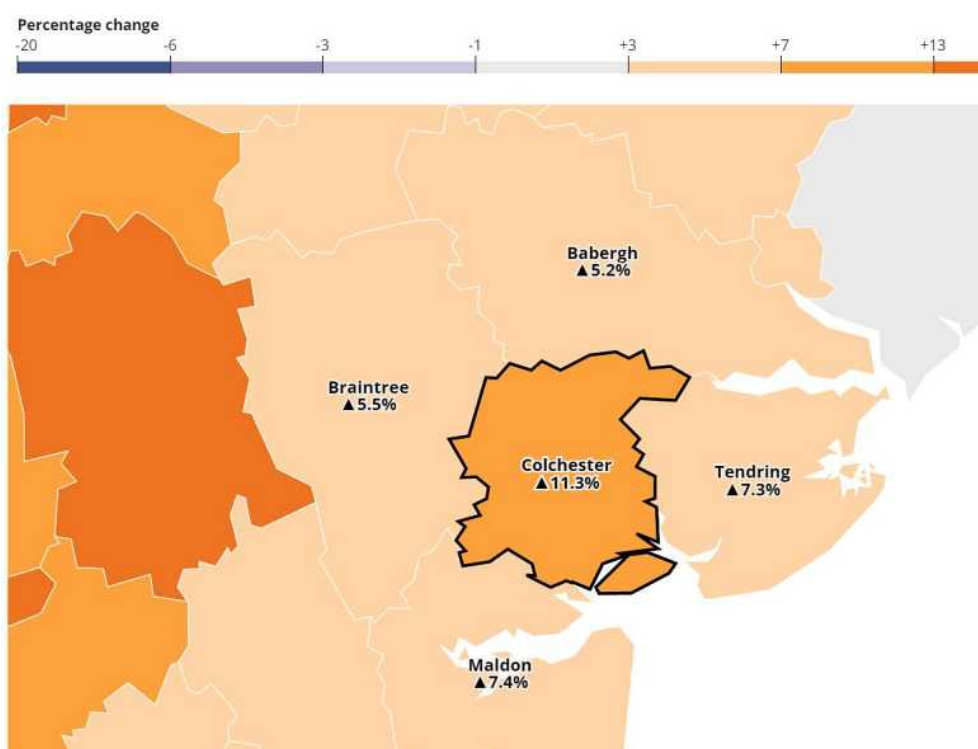


Figure 1: Population change local authority surrounding Colchester between 2011 and 2021

2.5 At 11.3%, Colchester's population increase is higher than the increase for the East of England (8.3%).

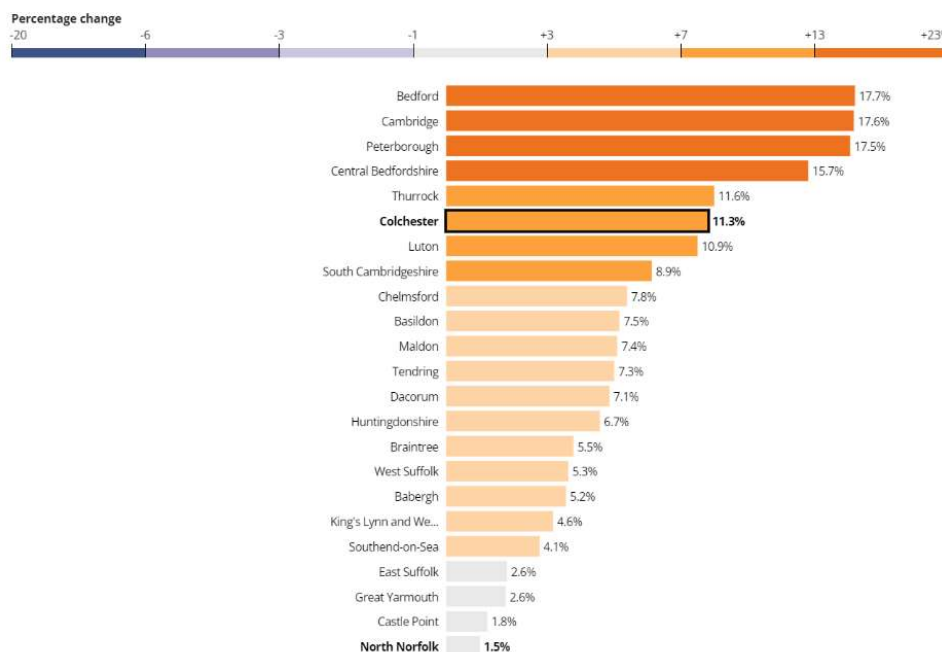


Figure 2: Population change of selected local authority areas in the East of England between 2011 and 2021

2.6 In 2021, Colchester ranked 99<sup>th</sup> for total population out of 309 local authority areas in England, moving up six places in a decade.

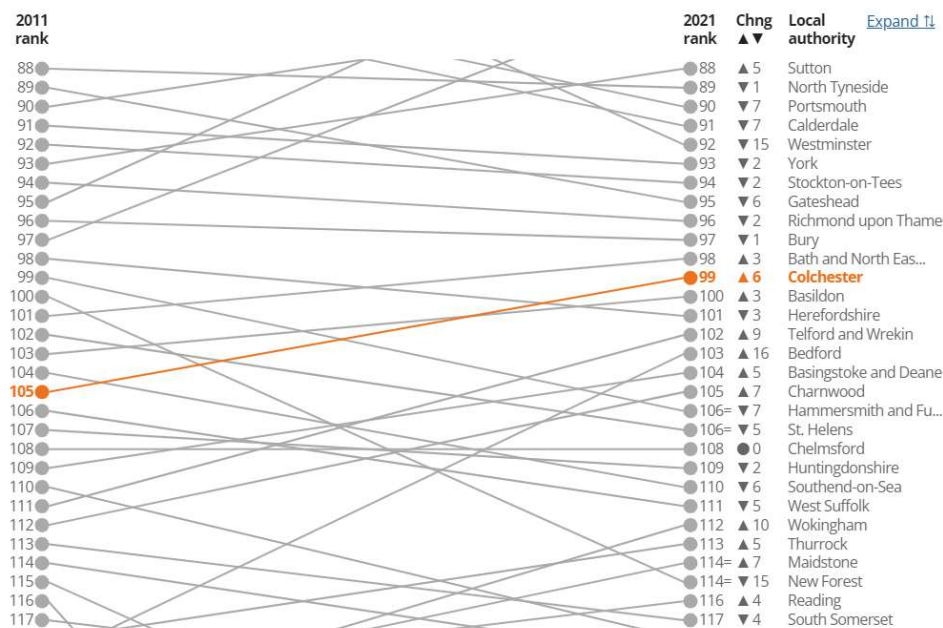


Figure 3: Population rank of Colchester at the time of the 2011 and 2021 Censuses



- 2.7 As of 2021, Colchester is the 19th most densely populated in the East of England's 45 local authority areas, with around four people living on each football pitch-sized area of land.
- 2.8 In Colchester there has been an increase of 25.6% in people aged 65 years and over, an increase of 7.0% in people aged 15 to 64 years, and an increase of 15.3% in children aged under 15 years.
- 2.9 Further information regarding the first release of Census 2021 data for Colchester Borough is available via the [Census Website](#).

### 3. Duty to Cooperate

- 3.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the LPA's monitoring report must give details of what action has been taken during the monitoring year to satisfy the duty to cooperate. CBC has met this requirement by holding a number of meetings on cross-border, sub-regional and regional issues with relevant stakeholders.

#### Colchester Local Plan

- 3.2 The [Duty to Cooperate Statement \(October 2017\)](#) details how the Council has undertaken to co-operate with relevant public sector bodies on strategic matters. While the format of the statement primarily considers the Duty to Co-operate in the context of the joint approach to strategic plan-making found in Section 1, the statement also fully addresses the requirement for the Council to demonstrate cooperation in its own right in relation to Section 2. Partners include but are not limited to district/borough/city councils, the County Council, Essex-wide bodies such as the Essex Planning Officers' Association and Essex Chief Executives' Association, North Essex Garden Communities Ltd. Board and the Haven Gateway Partnership covering north-east Essex and south-west Suffolk.
- 3.3 In November 2016, Colchester Borough Council signed a Memorandum of Cooperation with Braintree and Tendring District Councils and Essex County Council confirming that the Councils are collaborating on joint Local Plan work to identify an agreed strategic approach to the allocation and distribution of large-scale housing led mixed use development, including employment opportunities and infrastructure provision, in the form of Garden Communities.
- 3.4 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.
- 3.5 Various updates to the evidence base documents including those jointly commissioned, have occurred throughout the Local Plan process. A collaborative approach by Colchester Borough Council, Braintree District Council and Tendring District Council known as the North Essex Authorities (NEAs) continued throughout the examination of the Section 1 Local Plan.
- 3.6 In the Section 1 [Inspector's Final Report](#) (10 December 2020) he concluded that each of the NEAs has met the duty to cooperate in preparation of the Section 1 Local Plan.
- 3.7 During the Section 2 Local Plan Examination, several Statements of Common Ground (SoCG) have been agreed between the Council and various stakeholders. These can be found on the [Examination website](#).

- 3.8 The Section 2 [Inspector's Final Report](#) (19 May 2022) concludes that there are no other cross boundary issues with neighbouring authorities and other organisations which have not been considered through the Section 1 Examination. The Inspector found that the duty to cooperate in preparation of the Section 2 Local Plan has been met.

### **Tendring Colchester Borders Garden Community Development Plan Document (DPD)**

- 3.9 Following adoption of the Section 1 Local Plan, the NEAs have continued to work together to prepare the Tendring Colchester Borders Garden Community Development Plan Document (DPD).
- 3.10 This has included commissioning evidence base documents and a range of officer workshops and regular meetings around a number of topics including transport, Masterplanning, public consultation and engagement and a general planning working group.
- 3.11 Councillors also regularly meet and are updated through briefings and monthly email updates.
- 3.12 As part of the evidence base to support the DPD, the NEAs will produce an updated Duty to Cooperate Statement to outline how the duty has been met through the production of the DPD.

## 4. 2021-22 Progress on Plan Preparation

4.1 The current Local Development Scheme (LDS) sets out the programme for plan preparation from 2021 to 2024. This is available on the [Council's website](#) and a summary chart is included at Appendix C.

4.2 The LDS was updated in June 2021. The table below summarises the progress of the Development Plan Documents and identifies key milestones.

Table 2: Local Development Scheme Progress

Development Plan Document	Progress / Current stage Comments	Target Date/ Key Milestones
New Local Plan	Issues & Options Consultation Feb/March 2015	Section 1 Local Plan Adopted February 2021
	Preferred Options Draft and Consultation July-September 2016	Section 2 Local Plan Adopted July 2022
	Submission Plan Consultation June- August 2017	
	Submission to PINs 9 October 2017	
	<b>Section 1</b>	
	Examination Hearing Sessions from 16 January to 25 January 2018	
	Additional Hearing Session 9 May 2018	
	Letters from Inspector received 8 June 2018, 27 June 2018 and 2 August 2018	
	Technical Public Consultation on updated evidence base documents 19 August - 30 September 2019	
	Further Examination Hearings Sessions (Section One) from 14 - 30 January 2020	
	Letter from Inspector 15 May 2020	
	Main Modifications Consultation 27 August to 9 October 2020	

Development Plan Document	Progress / Current stage Comments	Target Date/ Key Milestones
	<p>Inspectors Final Report received 10 December 2020</p> <p>Adoption by Full Council 1 February 2021</p> <p><b>Section 2</b></p> <p>Examination Hearing Sessions from 20 April to 30 April 2021</p> <p>Main Modifications Consultation from 4 October to 18 November 2021</p> <p>Inspectors Final Report received 19 May 2022</p> <p>Adoption by Full Council 4 July 2022 (out of the Monitoring period)</p>	
Joint Strategic Growth DPD	<p>Planning Framework Document related to strategic allocation for new development at the Tendring Colchester Borders Garden Community. Will need to be aligned with Section 1 Local Plan and comply with Duty to Co-operate with neighbouring authorities.</p> <p>Issues and Options Consultation November 2017 to February 2018</p> <p>Draft approved by members of the TCBGC Joint Committee agreed to progress to public consultation</p> <p>Public Consultation on Draft DPD (Regulation 18) 14 March – 25 April 2022</p> <p>Reviewing consultation comments, updating evidence base and prepare final version of DPD</p>	<p>Member approval for draft DPD Consultation Regulation 18 Commenced March 2022</p> <p>Regulation 19 Consultation Winter 2022/2023</p> <p>Adoption Summer/Autumn 2023</p>
Planning Obligations SPD	<p>Presentation at Local Plan Committee December 2019</p>	<p>Work to recommence early 2023 with view to adopt by end of 2023</p>

Development Plan Document	Progress / Current stage Comments	Target Date/ Key Milestones
	Consultation 24 January to 9 March 2020	
	Work to recommence early 2023	
Affordable Housing SPD	Initial draft prepared for member approval for public consultation  Presentation at Local Plan Committee December 2019  Consultation 24 January to 9 March 2020  Presentation at Local Plan Committee October 2022  Public Consultation 20 October – 2 December 2022	Following conclusion of consultation, work to review responses and update SPD.  Presentation at Local Plan Committee for adoption early 2023
Self and Custom Build and Specialist Housing SPD	Initial draft prepared for member approval for public consultation  Presentation at Local Plan Committee December 2019  Consultation 24 January to 9 March 2020  Following consultation, decision made to review and reconsult once Section 2 Local Plan adopted  Work to recommence Winter 2022/23	Presentation to Local Plan Committee during 2023/24
Climate Change SPD	Work commenced Autumn 2022  Initial workshop with members Winter 2022	Presentation to Local Plan Committee Spring 2023
Biodiversity SPD	Work commenced Autumn 2022  Initial workshop with members Winter 2022	Presentation to Local Plan Committee Spring 2023
Statement of Community Involvement (SCI)	Statement of Community Involvement Updated in July 2020 to reflect specific requirements arising from national guidance and procedures on dealing with Covid-19 implications.	Will consider need for review annually and/or in line with national policy and guidance.

## Section 2 Colchester Local Plan

- 4.3 Following the Section 1 Inspectors Letter of May 2020, the Planning Inspectorate appointed two Inspectors to examine the Section 2 Colchester Local Plan. The Inspectors were Jameson Bridgwater PGDiTP MRTPI and Anne Jordan BA (Hons) MRTPI.
- 4.4 The Inspector issued Matters, Issues and Questions on 15 March 2021 to set out the topic of the hearing sessions, the issues of consideration and the questions which require further information. The Inspector requested hearing statements were received via the Programme Officer by 6 April 2021.
- 4.5 Hearing sessions were held for 6 days virtually via Zoom between Tuesday 20 April and Thursday 29 April 2021. Each hearing session was live streamed on the Council's YouTube channel, in a similar way to the Council's virtual committee meetings.
- 4.6 The Inspector confirmed his recommended 'Main Modifications' he considers necessary for soundness to the Section 2 Local Plan in September 2021.
- 4.7 The Main Modifications recommended by the Inspector were published for a six week public consultation from 4 October to 18 November 2021. Officers sent all valid representations to the Inspector for his consideration.
- 4.8 On 19 May 2022, the Council received the Inspectors' Final Report on the Examination of the Colchester Local Plan 2017-2033 (Section 2). The Inspectors' Report concludes that subject to a number of main modifications, set out in the Appendix to their report, the Colchester Local Plan 2017-2033 Section 2 is sound, legally compliant and capable of adoption.
- 4.9 Local Plan Committee on 13 June 2022, recommended to Full Council that the modified Section 2 Local Plan was adopted.
- 4.10 Full Council adopted the Colchester Borough Local Plan Section 2 Plan on 4 July 2022.
- 4.11 Further information can be found on the Council's [Examination Website](#).

## **Tendring Colchester Borders Garden Community Development Plan Document (DPD)**

- 4.12 Following the approval from the members of the Tendring Colchester Borders Garden Community (TCBGC) joint committee at their first meeting in February 2022, a public consultation was held for six weeks for members of the public and stakeholders to have their say on a Draft Plan (or Development Plan Document). The Consultation commenced on 14 March 2022 and concludes on 25 April 2022.
- 4.13 The Draft Plan for the TCBGC contains policies, visions, and a preferred masterplan layout option for the development. The policies in the Draft Plan include: Development at the Garden Community; Land Uses and Spatial Approach; Community and Social Infrastructure; Buildings, Places and Character; Economic Activity and Employment; Movement and Connections; Sustainable Infrastructure; Nature; and Infrastructure Delivery and Impact Mitigation.
- 4.14 The Councils will take into account the comments made, commission further evidence including a strategic masterplan, and consider what updates are required to work towards the final submission version of the plan. This submission version will then be published for another consultation (Regulation 19), before it is submitted to the Secretary of State for 'Examination in Public'. Once the Plan is formally adopted by the Councils, any future planning applications to develop the Garden Community must conform to the policies set out in the Plan.

## **Neighbourhood Plans**

- 4.15 Neighbourhood planning has remained high on the national government's agenda since regulations were introduced in 2012. Revisions to the Neighbourhood Planning Regulations in January 2018, the revised NPPF (July 2021) and changes to the National planning practice guidance in May 2019 continue to demonstrate the importance of Neighbourhood Plans (NPs) for housing provision and local planning matters.
- 4.16 A number of Neighbourhood Plans have progressed during the monitoring period. Table 3 summarises the current position of NPs within the Borough.
- 4.17 During the 2021-22 monitoring period the following has occurred:
- Marks Tey Neighbourhood Plan Regulation 16 Consultation held from 22 February to 5 April 2021;
  - Marks Tey Neighbourhood Plan Examination commenced in August 2021. The Examiner recommended proceeding to referendum in October 2021 and the Plan was made (adopted) in March 2022;
  - West Mersea Neighbourhood Plan Regulation 16 Consultation held from 20 July to 3 September 2021;
  - West Mersea Neighbourhood Plan Examination commenced in October 2021. The Examiner Recommended proceeding to referendum in December 2021 and the Plan was made (adopted) in March 2022;



- Copford with Easthorpe Neighbourhood Plan Regulation 14 Consultation commenced 7 December to 18 January 2022;
- Tiptree Neighbourhood Plan Regulation 14 Consultation held from 11 March to 1 May 2022; and
- Myland and Braiswick Review commenced mid-2021. A resident's survey was carried out in early 2022, with the Regulation 14 consultation commencing in August/Sept 2022.

4.18 The following key milestones have occurred in the next monitoring period (2022/23) but for completeness have also been recorded in this report:

- Great Horkesley Neighbourhood Plan area designated in June 2022;
- Copford Neighbourhood Plan Regulation 16 Consultation held from 4 August to 19 September 2022. Examination commenced in October 2022; and
- Tiptree Neighbourhood Plan Regulation 16 Consultation held from 30 August to 12 October 2022. Examination commenced in October 2022.

Table 3: Neighbourhood Plans Progress

Neighbourhood Plan	Area Designated	Current Stage
Boxted	October 2012	Adopted December 2016, part of the Development Plan used for decision making.
Myland and Braiswick	January 2013	Adopted December 2016, part of the Development Plan used for decision making.  Plan review commenced mid 2021. A resident's survey was carried out in early 2022.  The Regulation 14 Consultation was held in August/Sept 2022
Wivenhoe	July 2013	Adopted May 2019, part of the Development Plan used for decision making.  Considering scope of plan review.
West Bergholt	July 2013	Adopted October 2019, part of the Development Plan used for decision making.  Considering scope of plan review.
Eight Ash Green	June 2015	Adopted December 2019, part of the Development Plan used for decision making.
Marks Tey	September 2015	Adopted March 2022, part of the Development Plan used for decision making.

Neighbourhood Plan	Area Designated	Current Stage
West Mersea	November 2016	Adopted March 2022, part of the Development Plan used for decision making.
Tiptree	February 2015	<p>The Tiptree Neighbourhood Plan recommenced work at the Regulation 14 stage. Consultation held from 11 March to 1 May 2022.</p> <p>Regulation 16 Consultation held from 30 August to 12 October 2022.</p> <p>Examination commenced October 2022.</p>
Copford with Easthorpe	May 2015	<p>Regulation 14 Consultation held from 7 December 2021 to 18th January 2022</p> <p>Regulation 16 Consultation held from 4 August to 19 September 2022</p> <p>Examination commenced in October 2022.</p>
Great Horkesley	June 2022	Evidence gathering and plan preparation
Great Tey	June 2017	Evidence gathering and plan preparation.
Messing	July 2013	Work abandoned. No active NHP group currently.
Stanway	June 2014	Work abandoned. No active NHP group currently.

## 5. Planning Applications

Planning Applications Indicator 1	Record of planning decisions including appeals	Section 1 CLP Policy SP1
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5.1 The level of planning applications provides a useful backdrop against which the effects of policies can be considered. Table 4 below summarises planning applications determined in this monitoring period.

Table 4: Planning Applications Summary 1 April 2021 to 31 March 2022

Planning Applications from 1 April 2021 to 31 March 2022	
The number of applications received (major, minor and other)	1,982
The number of applications approved	1,613
The number of applications refused	220
The number of appeals made	48
The number of appeals allowed	9 (0 Partial, 1 Withdrawn & 30 Dismissed)
The number of departures	0
Minor applications decided within 8 weeks	95%
Major applications decided within 13 weeks	100%

5.2 The total number of applications (major, minor and others i.e. change of use and listed building consent) received between 1 April 2021 and 31 March 2022 of 1,982 shows an increase on last year's total of 1,535. This figure however does not include all applications i.e. discharge of condition and preliminary inquiries.

5.3 Decision rates remain high with 95% of minor applications decided within 8 weeks; a slight increase from the previous figure of 94% recorded in the previous year.

5.4 Performance in the major applications category has increased from 98% in 2020/21 to 100% in this monitoring period. This is higher than the previous two monitoring years (2019/20) of 95% and (2018/19) and demonstrates that year on year majority of applications are being determined with all applications being dealt with in this monitoring period within the specified decision time limits.

5.5 Overall, it can be seen that the Council's implementation of project management measures for applications, including pre-application advice and Planning Performance Agreements have and continue to enhance consistency and quality in processing applications.

## 6. Key Theme: Housing Indicators

### Overview

6.1 In line with the NPPF, the Council is required to ensure sufficient housing land is supplied to meet local housing needs. The Council has developed an Objectively Assessed Need (OAN) target for the Colchester Local Plan of 920 houses a year which takes into account the requirements of the NPPF 2012; 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.

6.2 The target of 920 homes a year reflects a comprehensive evidence base which includes the following:

- Objectively Assessed Housing Need Study produced by Peter Brett Associates (PBA) in July 2015 and updated November 2016 for Braintree, Chelmsford, Colchester and Tendring Councils:
- Review of the Strategic Housing Market Assessment (SHMA) work in Chelmsford, Colchester, Braintree and Tendring to bring it into compliance with the NPPF and PPG - HDH Planning and Development Ltd, December 2015.

6.3 In February 2021, Section 1 of the Colchester Local Plan was adopted. This included Policy SP4 which confirms the objectively assessed need for housing as 920 dwellings per annum.

6.4 The Council has published an updated [2022 Housing Land Supply Position Statement](#) for the current 5 year period. This demonstrates that Colchester has a sufficient supply of deliverable housing sites against the Local Plan target (920 dwellings per annum). A total of 5.25 years is deliverable within the period 2022/23 to 2026/27.

### Brownfield Register

6.5 The Council has a statutory requirement to publish and maintain a Brownfield Land Register. The Council has published a register which provides up-to-date and consistent information on brownfield sites that local authorities consider to be appropriate for residential led development. The register is in two parts, Part 1 comprises all brownfield sites appropriate for residential development and Part 2 outlines those sites granted permission in principle.

6.6 The Council has granted planning permission on a number of brownfield sites via the traditional planning application process only. There a number of brownfield sites across the borough where building works have now commenced. No new sites have been submitted to the register in this monitoring period. The register is live and is

published on the Council website and provides transparent information about sites within the register. The Council continues to have an open call for sites for the register as advertised on the Council website.

6.7 There are 24 sites on the current register and several sites are currently going through the planning application process. If applications are successful, these sites will be removed from the register as and when building works commence. No sites have been removed from the register during this monitoring period.

6.8 Further information can be found [online](#).

Housing Indicator 1	Housing Delivery	Section 1 CLP Policy SP4
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6.9 Colchester has delivered 19,817 new homes between 2001/02 and 2021/22 at an average rate of 943 dwellings per year. During the last monitoring period, a total of 1,034 units were delivered within the Borough. See Table 5 and Figure 1 below.

Table 5: New Dwelling Completions in Colchester 2001/2 to 2021/22

Year	Total Units
2001/2002	566
2002/2003	980
2003/2004	916
2004/2005	1,277
2005/2006	896
2006/2007	1,250
2007/2008	1,243
2008/2009	1,028
2009/2010	518
2010/2011	673
2011/2012	1,012
2012/2013	617
2013/2014	725
2014/2015	943
2015/2016	1,149
2016/2017	912
2017/2018	1,048
2018/2019	1,165
2019/2018	1,124
2020/2021	741
<b>2021/2022</b>	<b>1034</b>
<b>Total from 2001 to 2022</b>	<b>19,817</b>

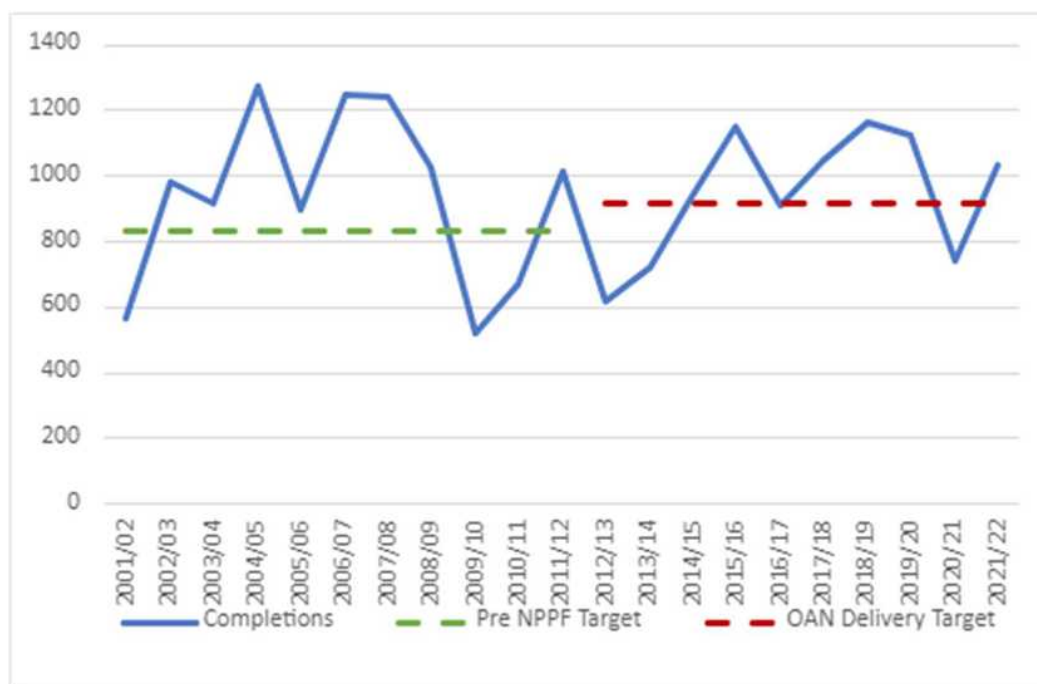


Figure 4: New Dwelling Completions in Colchester 2001/02 to 2021/22

6.10 Table 6 illustrates the context of delivery rates across other Essex authorities, Colchester continues to demonstrate a good track record against housing requirement.

Table 6: Essex Local Authority Housing Delivery

Authority	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total Units
Basildon	816	412	341	340	464	317	438	8,082
Braintree	523	291	492	534	883	861	1,064	11,582
Brentwood	111	150	213	246	200	168	407	4,293
Castle Point	123	114	150	200	71	166	205	2,958
Chelmsford	792	1,002	1,008	1,256	832	829	866	14,316
Colchester	1,149	912	1,048	1,165	1,124	741	1,034	19,817
Epping Forest	267	149	526	426	223	198	328	5,351
Harlow	225	340	351	676	725	535	416	5,734
Maldon	230	243	166	306	462	426	330	3,885
Rochford	67	117	299	262	347	349	456	4,163
Tendring	245	658	565	915	784	646	777	9,596
Uttlesford	551	727	966	981	519	362	208	10,033
<b>Essex Total</b>	<b>5,099</b>	<b>5,115</b>	<b>6,125</b>	<b>7,307</b>	<b>6,634</b>	<b>5,598</b>	<b>6,529</b>	<b>99,810</b>

Source: Essex County Council, District/Borough and Unitary Councils

6.11 Colchester's build rate has been on target in recent years. A slight drop was seen in the previous monitoring period which was caused by the global pandemic. When taking an average of the past five years, Colchester has provided a net additional 1,022 new homes per year, which provides reassurance on future target delivery. In addition to locational and market factors, this reflects the Council's willingness to work with developers to bring schemes forward. The Council accordingly expects to be able to continue a sufficient rate of delivery.

6.12 Of the 1,034 dwellings completed in this monitoring period, 271 units were from windfall sites. This is in line with previous years where we see an average delivery rate of 294 windfall units over a five-year period. See Figure 5 and table 7 below.

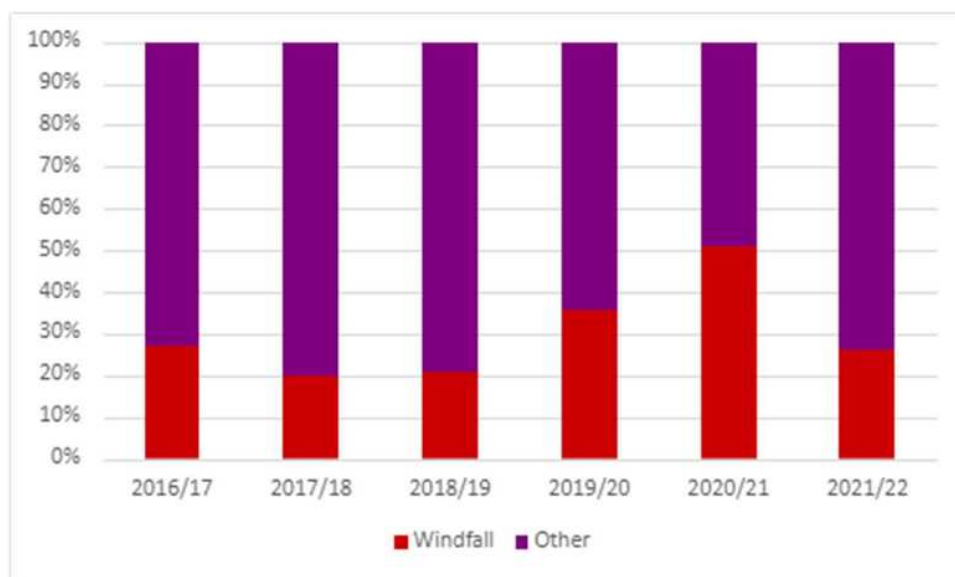


Figure 5: Percentage of Windfall Site Completions 2016/17 to 2021/22

Table 7: Colchester Historic Windfall Completions

Year	2016/17	2017/18	2018/19	2019/20	2020/21	5 Year Average	2021/22
Number of Dwellings from Windfall	248	207	243	399	377	294	271

6.13 The housing completions included in this report show that a net of 1,034 homes were built between 1 April 2021 and 4 July 2022. The usual monitoring period is 1 April to 31 March, however for the 2021/22 monitoring period is aligned to the adoption of the Section 2 Colchester Local Plan. See Table 8 below.

Table 8: Housing Completions (site by site basis) 1 April 2021 to 4 July 2022

PLANNING REFERENCE	SITE LOCATION	WINDFALL	21/22
<b>BERECHURCH</b>			
VARIOUS	ABBAY PARK, BERECHURCH ROAD (HARDING)	YES	32
<b>CASTLE</b>			
180045	COWDRAY CENTRE, MASON ROAD, COLCHESTER	NO	74
170424	FMR CO-OP, LONG WYRE STREET, COLCHESTER	YES	24
182163	2-3 TRINITY STREET COLCHESTER	YES	1
200269	7 EAST STOCKWELL STREET, COLCHESTER	YES	1
202560	1 THOMAS COURT, COLCHESTER	YES	10
202763	CASTLE COURT, ST PETERS STREET, COLCHESTER	YES	1
202028	53 NORTH HILL, COLCHESTER	YES	1
192234	64A HIGH STREET, COLCHESTER	YES	1
200814	78 CULVER STREET EAST, COLCHESTER	YES	9
211936	59 PRIORY STREET, COLCHESTER	YES	1
<b>GREENSTEAD</b>			
160224/191477	SPORTS GROUND, BROMLEY ROAD, COLCHESTER	YES	10
<b>LEXDEN &amp; BRAISWICK</b>			
160927	37 OAKS DRIVE, COLCHESTER	YES	1
152322	LITTLE PORTERS, PORTERS LN, FORDHAM HEATH	YES	1
202596	LAND OFF HALSTEAD ROAD, EIGHT ASH GREEN	NO	5
180152	FRIARS FARM BARN, DAISY GREEN, EIGHT ASH GREEN	YES	1
180380	POND FARM, BURES ROAD, WEST BERGHOLT	YES	1
192561	WEMADIT, 58 CHITTS HILL	YES	1
192671	HARDINGS CLOSE, ALDHAM	YES	4
183024	48 LEXDEN ROAD, WEST BERGHOLT	YES	1
181624	COOKS HALL ROAD, WEST BERGHOLT	YES	2
182761	179 COLCHESTER ROAD, WEST BERGHOLT	YES	2
202842	THE COACH HOUSE, EIGHT ASH GREEN	YES	1
210331	L/A LEXDEN MANOR, COLVIN CLOSE	YES	1



Authority Monitoring Report 1 April 2021 to 31 March 2022

PLANNING REFERENCE	SITE LOCATION	WINDFALL	21/22
<b>MILE END</b>			
100502	FORMER SEVERALLS HOSPITAL PHASE 2, COLCHESTER	NO	130
150473	CHESTERWELL, (BOTH OUTLETS)	NO	59
192890	MILE END ROAD, COLCHESTER	YES	7
<b>NEW TOWN &amp; CHRISTCHURCH</b>			
173017	GARRISON DEVELOPMENT - B (LE CATEAU)	NO	8
170621	GARRISON DEVELOPMENT - K1 (ASSITED LIVING)	NO	38
191676	60 CREFFIELD ROAD, COLCHESTER	YES	7
131336	47 & 49 WICKHAM ROAD, COLCHESTER	YES	1
<b>OLD HEATH &amp; HYTHE</b>			
163197	RISING SUN PH & WAREHOUSES, HYTHE STATION RD, COLCH	NO	24
172549	L/A 13 FINGRINGHOE ROAD, COLCHESTER	YES	2
190106	32 BALLANTYNE DRIVE, COLCHESTER	NO	37
190303	38 ROWHEDGE ROAD, COLCHESTER	YES	1
210635	HYTHE HOUSE, 142 HYTHE HILL	YES	10
<b>PRETTYGATE</b>			
171325	HEATH LODGE , 11 HEATH ROAD, COLCHESTER	YES	5
<b>SHRUB END</b>			
160524	34 KING HAROLD ROAD, COLCHESTER	YES	1
190522	GOSBECKS PHASE 2, COLCHESTER	NO	26
<b>ST JOHNS AND ST ANNES</b>			
172057	FORMER M & F WATTS	YES	2
191780/202889	18 ST ANNES ROAD, COLCHESTR	YES	1
<b>STANWAY</b>			
VARIOUS	LAKELANDS	NO	110
180873	DYERS ROAD , COLCHESTER (MERSEA HOMES)	NO	13
160696	WYVERN FARM, LONDON ROAD, STANWAY	NO	18
172272	LAND R/O FIELD HOUSE, DYERS ROAD	NO	3
172049	CHITTS HILL, STANWAY	YES	42
181859	WYVERN FARM, LONDON ROAD, STANWAY	NO	73

Authority Monitoring Report 1 April 2021 to 31 March 2022

PLANNING REFERENCE	SITE LOCATION	WINDFALL	21/22
200600	235 LONDON ROAD, STANWAY	YES	4
200303	R/O INTERNATIONAL HOUSE, PEARTREE ROAD	YES	10
<b>MARKS TEY &amp; LAYER</b>			
172108	LAYER MARNEY NURSERIES, SMYTHES GREEN, LAYER MARNEY	YES	4
175790	WINTER COTTAGE, COPFORD	YES	1
180042	CHESTNUT FARM, ABBERTON ROAD, LAYER DE LA HAYE	YES	1
180808	"MILL FARM" BIRCH STREET, BIRCH, COLCHESTER	YES	1
182272	GREEN FARM, THE STREET, SALCOTT	YES	1
182469	LITTLE WINTERS FARM, LAYER MARNEY	YES	1
191425	APPLETREES, SCHOOL ROAD, MESSING	YES	1
192756	LAYER BRETON HILL, LAYER BRETON	YES	1
191128	L/A WYKE COTE, NEWBRIDGE ROAD, LAYER MARNEY	YES	3
210823	THE KILN, THE FOLLEY, LAYER DE LA HAYE	YES	1
211252	GODBOLTS FARM, GREAT TEY ROAD, LITTLE TEY	YES	2
<b>MERSEA &amp; PYEFLEET</b>			
160750	STANDISH, IVY LANE, EAST MERSEA	YES	2
171843	94 FAIRHAVEN AVENUE, WEST MERSEA	YES	1
192715	3 BLACKWATER DRIVE, WEST MERSEA	YES	1
194915	NORTH FARM BARN, EAST MERSEA	YES	1
190864	55 EMPRESS AVENUE, WEST MERSEA	YES	1
211416	L/A 19 EMPRESS AVENUE, WEST MERSEA	YES	1
<b>ROWHEDGE</b>			
VARIOUS	ROWHEDGE WHARF	NO	42
190753	FORMER ROWHEDGE PORT, ROWHEDGE	NO	19
<b>RURAL NORTH</b>			
160906	HORKESLEY HAMLET, GREAT HORKESLEY	YES	4
170997	HILL FARM, BOXTED	NO	8
150859	TEY CROSS FARM, EARLS COLNE RD, WAKES COLNE	YES	1
182427	"REDHOUSE FARM2 REDHOUSE LANE, BOXTED	YES	1
182950	RAMS FARM RD, FORDHAM	YES	1

Authority Monitoring Report 1 April 2021 to 31 March 2022

PLANNING REFERENCE	SITE LOCATION	WINDFALL	21/22
183113	"UPP HALL FARM" SALMONS LANE, GREAT TEY	YES	1
200533	TANKERTON, NAYLAND ROAD, GREAT HORKESELEY	YES	1
202381	10 THE CRESCENT, GT HORKESELEY	YES	1
192219	WAKES HALL, WAKES COLNE	YES	14
192671	GARAGE SITE, HARDINGS CLOSE, ALDHAM	YES	4
203902	POST OFFICE, WORMINGFORD	YES	2
211053	ANNEX, LIONS FARM, LANGHAM	YES	1
<b>TIPTREE</b>			
122134	FLORENCE PARK, GRANGE ROAD, TIPTREE	NO	26
130245/191414	LAND ON NORTH EAST SIDE OF FACTORY HILL, TIPTREE	NO	45
161462	SPRINGFIELD, KELVEDON ROAD, TIPTREE	YES	4
173326	1 & 2 BOUNDARY COTTAGES, HALL ROAD, TIPTREE	YES	2
170292	84 MALDON ROAD, TIPTREE	YES	3
171250	63 NEWBRIDGE ROAD, TIPTREE	YES	1
210398	BARBROOK LANE, TIPTREE	NO	5
210251	STABLE VIEW, NEWBRIDGE ROAD, TIPTREE	YES	1
180730	22 STATION ROAD, TIPTREE	YES	2
<b>WIVENHOE</b>			
191120	140 HIGH STREET	YES	1
200089	4 FORRESTERS COURT, WIVENHOE	YES	1
201662	33 THE CROSS, WIVENHOE	YES	1
<b>BOROUGH TOTAL COMPLETED NEW DWELLINGS</b>			<b>1034</b>

Housing Indicator 2	Affordable housing completions	Section 1 CLP Policy SP4
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- 6.14 During this monitoring year 45 new build affordable housing units were delivered, 29 were Affordable Rent, 6 were Social Rent and 10 were Shared Ownership. The comparable figures for the previous three years were 42 in 20/21, 202 in 19/20, and 110 in 18/19. This demonstrates the second lowest number of new build affordable housing units delivered in the last four years, the main reason for this being the Covid-19 pandemic and uncertainty with the housing market.
- 6.15 39 of the new build affordable homes were delivered through section 106 obligations, with the remaining 6 units delivered via the Council's Development Company – Amphora Housing Ltd.
- 6.16 Outside of Section 106 and the Council's Development Company, a further 72 units have been delivered through the Council's acquisitions programme.
- 6.17 For the year 2021/22, no commuted sums were received for affordable housing.

Housing Indicator 3	Percentage of affordable housing in rural areas	Core Strategy Policies H4 and ENV2
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- 6.18 No new build affordable homes were delivered in rural areas during this monitoring period.

Housing Indicator 4	Gypsy and Travellers Provision	Core Strategy Policy H5
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- 6.19 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 (Published in July 2014, with September 2014 revisions and a Colchester specific report in June 2017). 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.
- 6.20 Council monitoring established that in February 2022 there were 40 caravan/mobile units across 10 sites within the Borough. This includes 16 on the Local Authority Site at Severalls Lane. 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.
- 6.21 The development of policies and allocations for gypsies, travellers and travelling show people has been guided by the Gypsy and Traveller Accommodation Assessment work noted above, which found that the Council will need to provide an

overall total of 15 further pitches to meet demand to 2033, including 2 pitches for nomadic travellers, and 13 pitches for those identifying as gypsies and travellers. This is outlined Section 2 Colchester Local Plan Policy DM11.

6.22 A new site for the accommodation of gypsies and travellers will be delivered within the northern neighbourhood of the Tendring and Colchester Borders Garden Community south of the A120 and west of the new A120-A133 Link Road with good access to those roads. The precise location and size of the site and details of its layout and configuration will be determined through Masterplanning which will be approved by the Councils ahead of any proposals for development at the northern neighbourhood.

## 7. Key Theme: Economic Growth

### Overview

7.1 Colchester has a diverse and relatively resilient economy. This combined with significant investments from the Government's Town Deal (£19.2m) and private sector investments in Ultrafast Broadband and 5G, means that Colchester is well placed to support economic recovery. Complementary to this growth is a steadily growing population, estimated to be at 197,200 in 2021.

7.2 Future economic growth through job and business creation is outlined in the [Colchester Economic Growth Strategy \(2015-2021\)](#). A mid-term review of the strategy (2019) has highlighted the following priority sectors, classified as such due to high growth potential and high numbers of jobs:

- **Creative, Digital and Tech:** Publishing, software and games development and digital marketing enabled further by Ultrafast Gigabit broadband connectivity
- **Care:** The concentration of NHS and allied services and care homes together with demographic trends across North Essex offers opportunity for innovation and growth in the sector
- **Energy:** Colchester is well-positioned to benefit from the major projects coming on stream in the region including wind, nuclear and heat networks
- **Construction:** The North Essex construction pipeline is significant, including infrastructure projects, schools' expansion, major residential and associated commercial development. This will ensure growth in this sector for decades to come.

7.3 Other sectors are classified as 'core' to the local economy to support growth opportunities for the Borough and include the financial and business services, retail, tourism and advanced manufacturing sectors.

7.4 The North Essex Economic Strategy (NEES) 2040 has been developed in partnership with Braintree District, Colchester Borough, Essex County, Tendring District and Uttlesford District Councils. This provides a platform for strategic intervention at a scale which will achieve transformation in the overall economic prosperity of the North Essex area and compliment local economic activity delivered by the partners. The overall vision of the strategy is as follows:

***"North Essex is a high-value, productive and sustainable economy. People choose to live and work locally, in new and established communities that are well connected and inspire innovation and creativity."***

7.5 To deliver this vision, four key missions have been identified that will focus the partners shared activity over the next five years:

- Driving innovation and technology adoption;

- Developing a skilled and resilient workforce;
- Creating a network of distinctive and cohesive places; and
- Growing a greener, more sustainable economy.

7.6 The North Essex Economic Strategy was approved by Cabinet on 20 November 2019. The Strategy can be viewed [online](#). A new strategy has been drafted but has yet to be approved.

### Business and Demography Growth

7.7 As of 2022, Colchester had 7,415 enterprises consisting of 8,650 local units. The type of enterprise is defined by the number of employees. A micro enterprise would have 0-9 employees, small 10-49, medium 50-249 and large being above 250.

7.8 Micro enterprises are the most dominant across Colchester, making up 89% of total enterprises in 2021, and remaining largely the same as the 2019 figure of 88.8%. There is significant drop in the number of small businesses over the past year from 13.2% to 9%. The number of large enterprises continues to be below 1% of the total.

### Employment Growth

7.9 The latest figures available from the ONS demonstrate that 94,900 people in Colchester were in employment, which included 50,000 (61%) full time workers and 31,000 (37.8%) part time workers.

7.10 In 2020, there were 126,200 people within the Borough considered as working age (age 16-64). This included 97,000 of this population in employment, with self-employment comprising 8,300 people. Within the working age population, 29,700 people are economically inactive which includes students, sick, retired or homemakers and there are a further estimated 2,900 unemployed.

7.11 Although the number of people registered as claimants for out of work benefits appears high at 3,335 people (2.6% of the total working age population in Colchester), as Universal Credit is rolled out across the Country, the number of people recorded as being on the Claimant Count is likely to rise due to the broader span of claimants who are required to look for work than previously required under Jobseekers Allowance. However, the Colchester figure of 2.6% of the total population, does compare favourably with the eastern region figure of 3% and the Great Britain figure of 3.7%.

7.12 The total number of people unemployed has dropped, from 4,200 in 2021 to 2,900 in this monitoring period. This represents 2.9% of the Colchester population and is below both the Regional and National averages of 3% and 3.8% respectively.

7.13 In 2021, 46,700 people aged 16-64 had achieved an NVQ Level 4+ qualification (degree or higher-level) representing 37.7% of the working age population in Colchester. This is an increase in comparison to 2020 (34.6%). Although this is lower than the regional average of 39.6% for the East of England and also significantly lower than the Great Britain figure of 43.6%.

7.14 In 2021/22, 860 apprenticeships were started; ranging from intermediate (210), advanced (350) and higher (300) levels. The apprenticeships also cover a wide age range with 170 apprentices aged 19, 290 aged 19-24 and 400 aged over 25.

7.15 In 2021/22, 5,340 people were studying a course in a Further Education College, with a training provider, in their local community. This is an increase in comparison with 2020/2021 with of 3,330 people in further education, which aligns with an increase nationally.

### Key Programmes Update

7.16 Colchester Borough Council's commercial arm Colchester Amphora Trading is driving the development of the £200m Northern Gateway development which surrounds the Community Stadium, home of Colchester United FC. This landmark development is themed around health and leisure reflecting the need to keep the area's rapidly ageing population fit, active and healthy and encouraging participation in sport and leisure activities. Construction completed in Spring 2021, bringing 76 acres of new sport and leisure facilities to Colchester's booming population including a new cycling track, a new sports centre with café, gym, studio and sports hall and a new Club House for Colchester Rugby Club. New homes, a healthcare campus and potentially 500,000sq ft of new office space will also be developed to the south of the A12.

7.17 Such developments offer great opportunities to rethink supporting infrastructure and the Northern Gateway development is leading the way on the installation of a low carbon heat network which is supported by the Government Heat Network Investment project and significantly reduces carbon emissions from buildings use of heating and domestic hot water using an open loop ground source heat pump into the confined chalk aquifer below the site.

7.18 During 2021-22, Colchester Amphora Trading, working on behalf of CBC and DCMS, completed the deployment of Colchester's Local Full Fibre Network programme. This government-financed scheme saw the creation of a Town Centre datacentre; dedicated, high-capacity fibre links to Telehouse (the UK's main internet exchange in London); and the build of a large fibre optic distribution network across the town centre and many of Colchester's suburbs. The target reach for the network is 25,000 properties, residential and business alike. The new networks are at the centre of several redevelopment programmes and will bolster Colchester's attractiveness to the creative and tech sectors in particular.

7.19 The University of Essex's £250m expansion plan is also spearheading local growth, which is well under way, servicing a double-digit rise in student population as well as the University's global ambitions.

7.20 Following Colchester's recent award of £19.2m from the Government's Town Deal fund, a suite of regeneration and placemaking projects are now moving into their delivery phase. Colchester is working with partner organisations to maximise the opportunities this programme will bring. Coupled with the emerging Town Centre



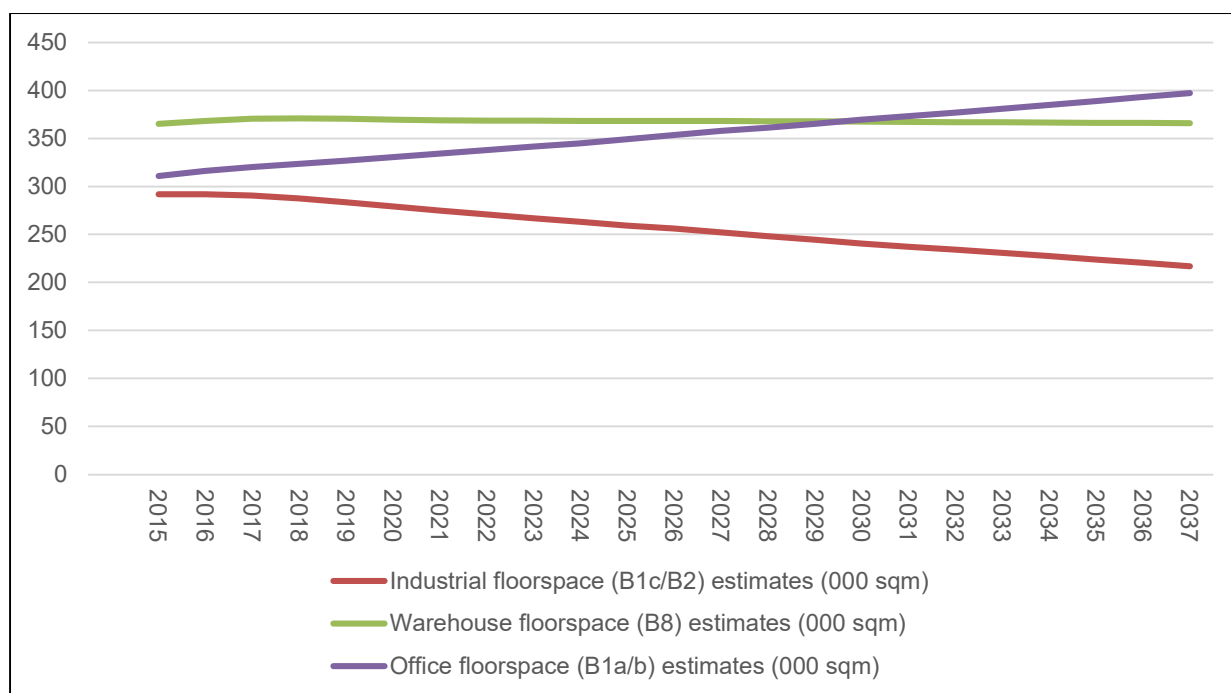
Masterplan and a range of other initiatives, it will help to make Colchester a healthier, greener place which celebrates and respects its history, heritage and culture and brings access to opportunity for all.

7.21 A further £1m was awarded to Colchester in September 2020 from the Town Fund and has recently delivered the first phase of improvements adjacent to the refurbished Mercury Theatre and Balkerne Gate. The next project which will commence in 2023 will transform St Nicholas Square (bounded by Three Wise Monkeys, the rear of the new St Nicholas Hotel and the former Co-op building) into a high-quality square for the benefit of visitors, residents and in particular the adjacent businesses. Together these schemes boost impressions and sense of pride in our Town Centre through enhancing its setting and sense of place.

<b>Economic Growth Indicator 1</b>	<b>Employment land available</b>	<b>Core Strategy Policies CE1, CE2 and CE3</b>
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7.22 Demand for commercial space is largely a derived demand from the levels of business formation and expansion in the economy. It is also subject to wider changes in working practices, such as flexible and homeworking in jobs leading to changes in the use of existing space.

7.23 The Council's [May 2017 Employment Land Supply Delivery Trajectory Report](#) provides an assessment of the availability and deliverability of sites identified by the council as having the potential to contribute towards meeting future office and industrial floorspace requirements identified in the Colchester Local Plan to 2033. The report concludes that Colchester has sufficient employment space in overall quantitative terms to meet the needs associated with growth over the Plan period. The report considers 15 identified sites in detail but also notes that there will be other sites that make some contribution to meeting future needs including the Garden Community.



Source: EEFM, January 2016

Figure 6: Projected Employment Land Use in Colchester 2015 – 2037

7.24 The Council's evidence base for employment land is from three sources; 2015 Colchester Employment Land Needs Assessment, 2017 Employment Land Trajectory by NLP and North Essex Garden Communities Employment and Demographic Study April 2017. The range of hectares of employment land to be provided in the Joint Strategic Section 1 Local Plan and then carried forward to Section 2; was based on two of the four scenarios developed by NLP to consider future need for employment land.

7.25 The Section 1 Local Plan Policy SP5 (Employment) sets the overall range of employment land to be delivered within Colchester during the plan period as 22-30ha.

7.26 Policy SP9 of the Section 1 Local Plan outlines that the Tendring Colchester Borders Garden Community will allocate approximately 25ha of B use employment land, through the Development Plan Document (DPD). This is being further developed through detailed masterplanning work and additional evidence to support and inform the DPD.

7.27 In order to support the Section 2 Local Plan examination, the Council prepared a specific [Topic Paper](#) on economic growth policies to explain how and why the Council is suggesting amendments to certain policies in response to changes in national policy and legislation, recent planning permissions and comments received in representations. A further [Topic Paper](#) on Consequential Changes arising from national legislation also explores the implications to employment policies arising from the changes in Use Classes Order.

7.28 Appendix 1 of the Economic Growth Topic Paper provides an updated analysis of Colchester economic growth statistics to add to the Local Plan evidence base. This

review of employment growth patterns and resulting demand for land allocations produced figures which broadly align with the Council's revised employment land allocations.

- 7.29 An additional [Topic Paper](#) and [Appendix](#) (Retail and Town Centre Uses) was also prepared to support the Section 2 Local Plan examination, in particular the policies SG5, SG6 and SG6a. This includes an update to the 2016 Retail Study.
- 7.30 This confirmed that Colchester Town Centre is the Borough's most significant centre in relation to the scale and mix of retail and non-retail uses, retailer representation, and its market shares of expenditure (particularly 'high street' comparison goods retail expenditure) secured from a sub-regional catchment. It further confirmed that the District Centres, whilst varying in terms of their scale and nature, each perform an important role serving their local populations as well as providing access to shops and services for a wider than local catchment (but not to a level comparable with Colchester Town Centre).
- 7.31 As a result of all of the above, the Inspector proposed modifications to the Section 2 Colchester Local Plan Policy SG3: Colchester Employment. This included updating the figures to reflect the reduction in Stanway allocations, deletion of reference to the Colchester Braintree Borders Garden Community and reinstatement of employment land at Marks Tey. No further changes were required to the policy. As noted above, the Section 2 Local Plan was adopted in July 2022.

## 8. Key Theme: Transport

### Overview

- 8.1 Continued engagement with the community has illustrated that transport and traffic issues are still very high on the public's list of priorities.
- 8.2 The Borough Council worked with Essex County Council and others to produce the Colchester Future Transport Strategy. The Strategy's vision is to '*transform Colchester into a place which prioritises active and safe sustainable travel to bring about health, environmental and economic benefits*'. Following consultation, the Strategy is now being used to help prioritise investment in the borough.
- 8.3 The Council continues to work with developers to ensure sustainable and active travel infrastructure is included within planned developments as well as linking them to destinations.
- 8.4 The Council regularly engages with key stakeholders and has been working with Transport East on higher level plans for the eastern region, and responded to Transport East's Transport Strategy consultation. The Council has also responded to the County Council's Bus Service Improvement Plan consultation.

### Sustainable travel in Colchester

- 8.5 Following the adoption of the Essex Cycling Strategy, Colchester Borough Council continues to work with Essex County Council on the Colchester Cycling Action Plan and the Walking Strategy and as part of the Government's Local Cycling and Walking Investment Plan. A bid was successfully made to the Department for Transport for Active Travel investment and plans were drawn up to implement improved walking and cycling routes in line with LCWIP proposals.
- 8.6 In addition to this, free Adult Cycle training has been on offer funded through a Defra grant, offering Learn to Ride, Advanced Cycle Skills and Cycle Confidence sessions to adults and groups.
- 8.7 Following Essex County Council's successful bid for funding from the Department for Transport (DfT) Active Travel Fund to create safe walking and cycling routes in Essex, and the subsequent consultation, two routes were approved for further design work. The Council worked with partners to design and prioritise the East West and North South schemes.
- 8.8 The council set up an eCargo bike short term loan scheme following a successful grant to the EST/DfT in 2020 to purchase 25 eCargo Bikes and 5 electric trailers. The scheme launched in 2021. 10 Local Champion organisations also have long term loan of an eCargo bike and some are being used by CBC staff. By March 2022 the eCargo bike fleet had collectively ridden over 16,000 miles.

## Shared Transport

8.9 A number of shared transport schemes have been supported or are in the process of being set up to help give residents and businesses transport choice and to encourage a reduction in car use and car ownership.

## E-scooters

8.10 Colchester is part of the DfT trial for e-scooters in Essex. Spin were commissioned by ECC to be the trial partner, and Spin have subsequently been taken over by Tier. The trial has now been extended to May 2024.

## eBike/Cargo bike hub

8.11 Defra funding is being used to set up two shared eBike/eCargo bike hubs, one led by the Council and one Community led. Public engagement took place over the summer at a number of events and through survey work and door to door conversations, which indicated strong interest in the bike hubs. Work took place to identify a location for the hub and how it will be run. The hubs are expected to open in late 2022/early 2023.

## E-Carclub

8.12 Defra funding will secure the first two electric car club cars in Colchester. The contract was put out for tender and the first car will be based in Priory Street car park. The contract is anticipated to start by the end of 2022. This will start the growth of a network of pay as you go cars that will be delivered through external, developer and other funding opportunities. Where appropriate car club cars continue to be requested as part of new developments.

## Transport Infrastructure

8.13 Work on the Rapid Transit route, which will link the new Garden Community with the town centre, rail station and the park and ride site continues. This route will also improve accessibility for active travel modes.

8.14 The Town Deal route linking the High Street to Greenstead and the University, has been subject to design work and a start date of early 2023 is planned.

8.15 The Borough Council is working with partners on the town centre masterplan, which will set out how people access the town centre. The Council will continue to lobby for investment to realise the improvements needed to align with the Masterplan proposals.

8.16 The Borough Council continues to work with Greater Anglia, the rail operator, to help promote investment in the Colchester, Wivenhoe, Marks Tey, Hythe rail stations, allowing better access for all and encouraging rail use instead of the private car.

## Air Quality

8.17 In 2021/22, the Council continued work in implementing the Air Quality Action Plan (AQAP) 2016-2021 while also preparing a review of a new Air Quality Action Plan as the current one expired in 2021. The 2016 - 2021 and future AQAP is produced in partnership with Essex County Council and outlines the ambitious set of measures the Council proposes to take to improve air quality in Colchester.

8.18 In early 2021 the Council were successful with a third bid to DEFRA and was awarded a further £248,700 in funding to continue running the CAREless Pollution No Idling Campaign and deliver a Home Burning campaign, an electric car club and two cargo bike hubs to offer residents transport choice on a pay as you go basis. These are all projects to change behaviour and reduce air pollution in Colchester's Air Quality Management Areas (AQMA)'s.

8.19 Throughout 2021/22 the CAREless Pollution campaign has continued to build momentum in the community through work with residents, schools, businesses and community groups to tackle idling within the AQMAs. It has seen the development of a Schools Toolkit, a Volunteer Toolkit, a template corporate no idling policy for businesses, two community films and a range of resources including outdoor signage, posters, banners, myths and facts postcards and car stickers. After the first 12 months of the campaign, 56% of drivers surveyed said they were switching off their engines more than they were before, and this increased to 65% amongst drivers outside schools. The campaign has been nationally recognised and was awarded Highly Commended in Edie's National Sustainability Leaders Awards 2022. The campaign currently has funding until June 2023.

8.20 The Homeburning campaign ran for four months from December 2021 through to March 2022. The aim was to raise awareness of the health impacts of pollution generated by home fires and log burners, specifically Particulate Matter (PM2.5) and provide information to help local people take positive action to reduce these risks and 'burn safe', 'burn better', 'burn clean' and 'burn less'. The campaign included public engagement events, social media, a home burning web page, and the development of resources including an information leaflet, posters, infographics and pull up banner. Through the course of the campaign there were:

- Over 900 face to face home burning conversations with local residents
- 10 home burning events delivered across 5 locations
- 178 visits to the webpage
- 8 posts were shared across the Eco Colchester and Enjoy Colchester Facebook and Twitter pages with the potential of each post being seen by 26,500 residents
- 1 online article published
- Over 1,200 materials distributed

In November 2021, prior to the launch of the campaign, 67% of people (based on 63 responses in our on-street polls) were aware that open fires and log burners generated pollution that could damage their health. In April 2022 the number of respondents who said they were aware of the health impacts had increased to 86%

(+19%). In November 2021, 73% of people (on-street poll) did not know that fires and log burners in the home produce the same amount of pollution as 18 family diesel cars. In April 2022, 70% of respondents didn't know the levels of pollution from fires and log burners (+3% more aware).

8.21 Since early 2021, Colchester Borough Council have been trialling roadside signage in pollution hotspots on Brook Street and at East Gates (Air Quality Management Area 1). Each message used on the Colchester Road sign is grounded in a different psychological approach to social influence identified for its effectiveness in short-term trials carried out in Norwich and Canterbury. The effectiveness of the signage is being monitored and evaluated in partnership with the University of Essex. To date we have evidenced that at its most effective, the signage has led to an 11% increase in the number of drivers switching off their engines (from pre signage baseline data to peak engine switch off rates) with an average of 26% of drivers switching off their engines. The signage had planning permission to be in place until September 2022. A full analysis into the data is now being carried out and recommendations will be made regarding their continued use.

<b>Transport Indicator 1</b>	<b>To obtain an agreed Travel Plan for all major commercial/community developments</b>	<b>Core Strategy Policy TA1</b>
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8.22 The Colchester Travel Plan Club (CTPC) has continued to work closely with CTPC members and Essex County Council to further develop their travel plans, and to continue the process of gaining Modeshift STARS accreditations.

8.23 CTPC has continued to work closely with existing members, including Colchester Institute and The Maltings student accommodation. CTPC and CBC have also worked closely with East Suffolk and North Essex Foundation Trust and the University of Essex who have both had further development on their sites that have resulted in Travel Plan reviews. New developments including Elmstead Road, Avon Way and Hawkins Road student accommodations have joined CTPC as full members, and CTPC has been working with them and the University to create a joined-up approach to travel change behaviour at the University.

8.24 CTPC has continued to work with Colchester Borough Council officers to develop and facilitate CBC active and sustainable travel projects to benefit CTPC members. An important function of CTPC is to serve as a point of contact, knowledge sharing and consultation between CBC and CTPC members.

8.25 A Travel Plan has been requested for all major developments and existing Travel Plans provided have been reviewed to ensure they are robust and progressing to meet their goals.

8.26 The Council continues to work closely with the train operating company under the Station Travel Plan. The Borough continues to be an active partner in the Community Rail Partnership scheme. CTPC have lobbied bus companies for improved services and flexible fares to ensure convenient and reliable services.

8.27 CTPC is now made up of 24 full members and 60 associate members.

8.28 A total of 212 Residential Travel Information Packs have been provided to new residents of residential developments in Colchester in 2021/22 as detailed below:

Table 9: Residential Travel Information Packs Issued 2021/22

Developer	Number of packs provided	Development name
Bloor Homes	50	Gosbecks Farm
Bloor Homes	50	Land off Barbrook Lane
Persimmon Homes Essex	46	St Michaels Place
Persimmons Homes	66	269 London Road



## 9. Key Theme: Environment and Heritage

### Overview

- 9.1 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 Essex Estuaries Special Area of Conservation (SAC).
- 9.2 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.
- 9.3 The Council continues 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).

Environment Indicator 1	Number of planning applications approved contrary to Environment Agency advice on flood defence or water quality grounds	Core Strategy Policy ENV1
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- 9.4 No applications were granted contrary to Environment Agency advice during the monitoring period.

Environment Indicator 2	Number and area of Local Nature Reserves (LNRs) Local Sites (LoWs) within Colchester	Core Strategy Policy ENV1
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- 9.5 No new Local Nature Reserves (LNRs) or Local Wildlife Sites (LoWs) were designated during the monitoring period.

Environment Indicator 3	Amount of development in designated areas (SSSI, AONB)	Core Strategy Policy ENV1
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- 9.6 Policy ENV1 of the Core Strategy seeks to protect the Borough's biodiversity within designated sites. During this monitoring period, 73 applications have been approved in the Dedham Vale Area of Outstanding Natural Beauty and a further 57 applications within other designated sites (SSSIs (2), SAC (1), SPA (1), SINC (52), RAMSAR (1) sites.

<b>Environment Indicator 4</b>	<b>Increase in areas of public open space</b>	<b>Core Strategy Policy PR1</b>
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9.7 The Council have taken on an additional area of 5,638m<sup>2</sup> of open space during the monitoring year 2021/22. This includes 811m<sup>2</sup> at Barton Boulevard and 4,827 m<sup>2</sup> at Northfields Open Space. The adoption of this area is in the process of being legally formalised.

9.8 As of October 2022, across the borough 2.2% of land is used for outdoor recreation, and a further 8.0% of land is residential gardens. Of the total land within Colchester Borough, 10.7% of all land is developed, 89.1% of land is undeveloped and 0.2% is vacant. <sup>2</sup>

<b>Environment Indicator 5</b>	<b>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</b>	<b>Core Strategy Policy UR2</b>
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9.9 In the 2020/21 monitoring period, no Listed Buildings (Grade I & II) were lost due to demolition, development or dereliction.

9.10 No Scheduled Monuments were lost as part of development proposals in the monitoring period.

9.11 In February 2021, Local Plan Committee confirmed that an Article 4 Direction be made for Mill Field Estate Conservation Area, this formally completes the Article 4 Direction procedure. An Article 4 Direction means that permitted development in longer automatically permitted (by Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015) and must instead be subject to a planning application. The Confirmation of the Article 4 Direction for Mill Field Estate Conservation Area was advertised by letter sent via post to the owners/occupiers of the properties affected by the Direction. Notice was published at the Local Press (Daily Gazette) and site notices erected within the area covered by the Direction on 19 November 2021.

9.12 A Roman Circus Management Plan has also been adopted as a supplementary planning guidance document in June 2021. This provides an overarching strategy for the management of Colchester's Roman Circus including defining the roles and responsibilities of the Council and key stakeholders. The Plan sets out a framework for the conservation, enhancement, interpretation, presentation and celebration of the Colchester Roman Circus for the next five years.

9.13 A Development Brief for the Abro site has been adopted as a supplementary planning guidance document in August 2021. The Development Brief provides planning guidance on the issues and opportunities associated with the site and

<sup>2</sup> Land Use Statistics England 2022 – Live Table P400a – Ministry of Housing, Communities and Local Government.

provide a clear and robust development framework to aid the future delivery of a suitable development scheme at the site. To increase the weight afforded to the development brief, the Council undertook further work for this to be upgraded to a Supplementary Planning Document (SPD). This was adopted at SPD in December 2021.

Table 10: Colchester Heritage Assets

Heritage Asset	2021/22	Comment
Grade I, II and II* Listed Buildings (National Heritage List for England)	1,560	<p>No change to the overall number during the monitoring period. One asset removed and one asset added.</p> <p>On 15 March 2021, 142 Hythe Hill, Colchester was removed from the List of Buildings of Special Architectural or Historic Interest.</p> <p>On 28 September 2021, Heath Cottages, The Heath, Layer-de-la-Haye, a Cast iron water pump and stone basin was listed. List Entry Number: 1475921.</p>
Scheduled Monuments (National Heritage List for England)	49	Medieval moat at Marks Tey Hall awarded Scheduled Monument Status 11 November 2021
Number of heritage assets on the National Heritage at Risk Register	9	<p><b>Place of Worship</b> Church of St Peter was added to the National Heritage at Risk Register in this monitoring period.</p> <p><b>Conservation Area</b> Birch</p> <p><b>Archaeological Sites</b> Tudor blockhouse at East Mersea, Roman villa South of Warren's Farm at Great Tey Remains of St Mary the Virgin's Church</p> <p><b>Buildings/Structures</b> Municipal Water Tower (Jumbo) Former Church of Holy Trinity Ruins of Church of St Mary (North of Birch Hall Barn South of Marks Tey Hall</p>
Number of assets on Colchester's Borough's Local List	780	No changes during the monitoring period.

Heritage Asset	2021/22	Comment
Number of Conservation Areas	24	A four week consultation was held from 8 February 2021 to 8 March 2021 to extend the Garrison Conservation Area to include the Abro Site, Roman Circus House, adjacent open space and Artillery Folley. Following the consultation, Local Plan Committee agreed to extend the Garrison Conservation Area in June 2021.

Environment Indicator 6	Percentage of household waste recycled and composted	Core Strategy Policy ER1
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- 9.14 This indicator enables the identification of how much waste is being generated by households in the Borough, and how much of this is collected, recycled or composted. Table 11 below summaries the household waste activity for this monitoring period.
- 9.15 In 2021/22 Residents have continued to generate more waste than in 2018/19 and 2019/20 although campaigns for residents to keep to 3 bags / 1 wheeled bin and the 'reduce waste Social Media campaign' have delivered a lower Residual Waste per Household than in 2020/21.
- 9.16 In 2021/22 Household Waste reused, recycled and composted has improved over 2020/21 in response to both campaigns to reduce residual waste and the reintroduction of Textile collections.

Table 11: Household Waste Activity

Activity	Achieved 2018/19	Achieved 2019/20	Achieved 2020/21	Achieved 2021/22
Residual waste produced per household	346kg	351kg	385kg	378kg
Household waste reused, recycled and composted	53.71%	53.34%	51.67%	52.29%

Environment Indicator 7	Essex Coast RAMS mitigation contributions received	Section 1 CLP Policy SP2
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- 9.17 12 Essex LPAs have been working together, for several years, on a mitigation strategy to protect the internationally designated Essex Coast from the effects of increased recreational disturbance as a result of population growth throughout Essex.
- 9.18 The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) sets out the necessary measures to avoid and mitigate the effects from increased recreational disturbance. The RAMS sets a per dwelling tariff, which is index linked with a base date of 2019 (£122.30 in 2019/20). For the year 2021/22, the tariff was £127.30 per dwelling. The tariff will be reviewed periodically and published accordingly. This tariff will apply to all residential proposals, even proposals for one dwelling. This is because the whole of the Borough is within the Zone of Influence and the RAMS seeks to avoid and mitigate the in-combination effects from all new dwellings.
- 9.19 In September 2019, the project become part of the 'Bird Aware' brand and launched a website: Bird Aware Essex Coast - [Home - Essex Bird Aware](#). The Bird Aware brand was developed by a mitigation partnership on the south coast (Bird Aware Solent) to communicate the importance of the birds and their habitats that breed and winter at the coast. Joining the Bird Aware brand and launching the website is an early avoidance measure and will help to spread the message of the importance of the Essex coast and the need to protect the birds in a positive way.
- 9.20 Chelmsford City Council (CCC) became the Accountable Body for the project on 1 November 2020. As the Accountable Body, CCC hold all contributions from the 12 LPA partners, employ the project Delivery Officer and will employ the Rangers. The Delivery Officer manages and co-ordinates the project. The Delivery Officer started in November 2021, and this launched the project into the delivery and implementation stage.
- 9.21 The Essex Planning Officers Association (EPOA) Chief Officer's group are the Project Board, with the role of governing and overseeing the project. The Essex Coastal Forum form part of the governance arrangements and provide a high-level elected member oversight into the project. A steering group of Officers is responsible for managing the project.
- 9.22 RAMS contributions have been collected since December 2018 and in November 2020, the Council transferred contributions to CCC for the first time, where it had confirmed that development had commenced. As this is a new indicator, the past two AMR's have reported on the contributions transferred within the calendar year. However, now the indicator is more established, in line with other indicators, RAMS

contributions will be reported for the financial year. For this monitoring period, this means that majority contributions were reported in last year's AMR.

9.23 For completeness, during this monitoring period the Council transferred £75,738.73 of RAMS contributions to CCC.

## 10. Key Theme: Accessible Services and Community Facilities

### Overview

10.1 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 to the community at one accessible location. In addition, the Council will work with local partners, such as Parish and Town Councils to plan and manage community facilities.

10.2 The Council will safeguard existing facilities where appropriate and will work with partners including the local community to bring together funding from a variety of public and private sources to improve existing facilities and deliver new community facilities where needed. Development proposals will be required to review community needs (e.g., through a Health Impact Assessment) and provide community facilities or contributions towards them to meet the needs of the new population and mitigate impacts on existing communities.

<b>Community Indicator 1</b>	<b>Recorded losses of community facilities as a result of development</b>	<b>Core Strategy Policies SD1, SD2, UR1, PR1, TA3, and TA4</b>
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10.3 No community facilities were lost as a result of new developments during this monitoring period.

<b>Community Indicator 2</b>	<b>Identify and monitor progress of strategic Infrastructure projects</b>	<b>Core Strategy Policies SD1, SD2, UR1, PR1, TA3, and TA4</b>
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### Infrastructure and Community Project Delivery

10.4 Table 6d in Section 6 of the Core Strategy identifies a number of key infrastructure and community projects which have been subdivided into the categories 'necessary' and 'local and wider benefit'. Although a number of these have already been completed during the Plan period, Table 12 below provides a progress update of other community projects during the monitoring period.

Table 12: Project Delivery Update

<b>Project</b>	<b>Progress</b>
Collingwood Road Scout Hut	Covid had caused delays to this project however works have begun to progress again. Likely to be completed in 2023.

### **Contributions secured towards Community, Leisure & Recreation**

10.5 Core Strategy Policy PR1 seeks to ensure the protection and enhancement of Open Space, Sport and Recreational Facilities and Community Facilities. Contributions are being collected, monitored and allocated to local projects for the benefit of the increasing residential numbers.

10.6 Over this monitoring period, a total of £60,000 has been received for leisure services maintenances, £779,880.47 for public open spaces and a Local Equipped Area of Play (LEAP). A further £649,915.99 has been received for community facilities.



## 11. Key Theme: Climate Change

### Overview

- 11.1 Colchester Borough Council declared a Climate Emergency in July 2019, committing the organisation to become net zero in all its operations by 2030. The Council have been working with the Carbon Trust to measure the emissions from its operations, and those of related organisations, such as its wholly owned companies Colchester Borough Homes and Colchester Commercial Holdings Limited. In January 2020, the Council published its first Climate Emergency Action Plan which sets out a strategy for how to reach the carbon neutral target. In June 2021, the Council updated the Climate Emergency Action Plan and this can be viewed on the [Council's website](#).
- 11.2 Several key actions have been achieved since the climate emergency declaration. In 2021/2022, around 7,170 trees were planted in green spaces across Colchester along with 23,000 trees being given out to schools, community groups and parish councils as part of the Woodland and Biodiversity Project.
- 11.3 The Council is also changing the way it manages its green spaces, trialing approaches to reduce its mowing of green spaces in order to 'rewild' them and support pollinators, along with phasing out the use of glyphosate herbicide, noting the harm that this herbicide can cause to wildlife and humans. The Council is working to share these approaches with other organisations in the community.
- 11.4 The Council has also been a key part of an electric cargo (eCargo) bike revolution in Colchester, as outlined in paragraph 8.8 above. For information regarding a Defra funded project regarding air quality, is outlined in Chapter 8.

Climate Change Indicator 1	Carbon emissions and Climate Change	Core Strategy Policy SD1
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- 11.5 In 2018/19 the Council calculated a new carbon footprint baseline for the Council of 6004 tCO<sub>2</sub>e (tonnes of carbon dioxide equivalent) emissions, a 40% reduction on emissions relative to 2008 levels, meeting the 40% emission reduction target set for 2020 one year early. This was refreshed to take into account additional emissions from commuting, staff travel, waste production and water consumption that the Council wanted to include as part of its baseline emissions, meaning the recorded emissions in 2018/19 was 6,549.3 tCO<sub>2</sub>e.
- 11.6 In 2019/20, emissions had reduced by 5.4% relative to the 2018/19 baseline. As part of setting the net zero target, the Council will be measuring emissions from its waste production, water consumption and employee commuting, which will be included in the net zero target. In 2020/21, emissions decreased by 12.8% relative to 2019/20. However, this was a year where Council operations and activities were heavily impacted by Covid-19, with many buildings being closed during the 2020/21 financial year.

11.7 In 2021/22, a year less impacted by Covid-19, emissions totaled 5931.4 tCO<sub>2</sub>e, a 9.7% increase on 2020/21 levels, but a 4.3% decrease on pre-covid levels (2019/20). Within 2020/21 and 2021/22 emission reporting, the Council estimated emissions associated with working from home, noting this was how a majority of staff were working during these years.

11.8 On the back of pathway modelling of the Council's emissions to 2030, the Council is working to create a new Local Authority Carbon Management Plan to set out in detail new projects that could be carried out to reduce the Council's emissions to carbon neutral by 2030. The Carbon Management Plan, alongside the Climate Emergency Action Plan will be our two main areas of work to deliver our zero net carbon target in a decade. Where possible, community engagement is carried out to help inform and involve the community in the development of our actions in response to the climate emergency.

<b>Climate Change Indicator 2</b>	<b>Climate Change Adaptation</b>	<b>Core Strategy Policies SD1, ENV1 and ER1</b>
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11.9 The Council's wholly owned Energy Company (Colchester Amphora Energy Limited) promotes the use of more low carbon sources of heat and power through a range of projects and initiatives, delivering new energy choices for people in Colchester.

11.10 Working with the Council, CAEL is developing a low carbon District Heating scheme at the Northern Gateway and has so far installed and tested five boreholes from which water will be abstracted to be the heat source for a 800 kW heat pump which will deliver domestic hot water and space heating to offices, housing and healthcare facilities in the development. CAEL is also working on the feasibility of developing a solar farm and micro grid for the development using solar PV to generate electricity for use in the development.

<b>Climate Change Indicator 3</b>	<b>Renewable energy installed by type</b>	<b>Core Strategy Policy ER1</b>
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11.11 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.

11.12 During the monitoring period, 12 applications have been granted relating to renewable energy. This included one solar farm, three ground mount solar arrays and 8 solar panel applications.

11.13 This is a steep increase of eleven applications in this monitoring period from 2020/21 where only one application was granted. There is a potential for applications to increase in the future as Government spearheads a green recovery to the Covid-

19 pandemic, and climate change continues to climb the national and international government agenda.

## Appendix A – Local Plan Policies

### Core Strategy Policies

<b>Sustainable Development Policies</b>	
SD1	Sustainable Development Locations
SD2	Delivering Facilities & Infrastructure
SD3	Community Facilities
<b>Centres and Employment Policies</b>	
CE1	Centres and Employment Classification and Hierarchy
CE2	Mixed Use Centres
CE2a	Town Centre
CE2b	District Centres
CE2c	Local Centres
CE3	Employment Centres
<b>Housing Policies</b>	
H1	Housing Delivery
H2	Housing Density
H3	Housing Diversity
H4	Affordable Housing
H5	Gypsies, Travellers and Travelling Showpeople
H6	Rural Workers Dwellings
<b>Urban Renaissance Policies</b>	
U1	Regeneration Areas
U2	Built Design and Character
<b>Public Realm Policies</b>	
PR1	Open Space and Recreational Facilities
PR2	People Friendly Streets
<b>Transport and Accessibility Policies</b>	
TA1	Accessibility and Changing Travel Behaviour
TA2	Walking and Cycling
TA3	Public Transport
TA4	Roads and Traffic
TA5	Parking
<b>Environment and Rural Communities Policies</b>	
ENV1	Environment
ENV2	Rural Communities
<b>Energy, Resources, Waste, Water &amp; Recycling Policy</b>	
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
<b>Centres and Employment</b>	
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
<b>Housing</b>	
DP11	Flat Conversions
DP12	Dwelling Standards
DP13	Dwelling Alterations, Extensions and Replacement Dwellings
<b>Urban Renaissance</b>	
DP14	DP14 Historic Environment Assets
<b>Public Realm</b>	
DP15	Retention of Open Space and Indoor Sports
DP16	Private Amenity Space and Open Space Provision for New Residential Development
<b>Transport and Accessibility</b>	
DP17	Accessibility and Access
DP18	Transport Infrastructure Proposals
DP19	Parking Standards
<b>Environment and Rural Communities</b>	
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
<b>Energy, Resources, Waste, Water and Recycling</b>	
DP25	Renewable Energy

## Site Allocations Policies

SA CE1	Mixed Use Sites
<b>Housing</b>	
SA H1	Housing Allocations
SA H2	Gypsy and Traveller Accommodation
<b>Urban Renaissance</b>	
Town Centre and North Station	Town Centre and North Station
SA TC1	Appropriate Uses within the Town Centre and North Station Regeneration Area
<b>East Colchester</b>	
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
<b>Garrison</b>	
SA GAR1	Development in the Garrison Area
<b>North Growth Area</b>	
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
<b>Stanway Growth Area</b>	
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
<b>Tiptree</b>	
SA TIP1	Residential sites in Tiptree
SA TIP2	Transport in Tiptree
SA GAR1	Development in the Garrison Area

## Section 1 Local Plan Policies

SP1	Presumption in Favour of Sustainable Development
SP2	Recreational disturbance Avoidance and Mitigation Strategy (RAMS)
SP3	Spatial Strategy for North Essex
SP4	Meeting Housing Needs
SP5	Providing for Employment
SP6	Infrastructure and Connectivity
SP7	Place Shaping Principles
SP8	Development and Delivery of a New Garden Community in North Essex
SP9	Tendring/Colchester Borders Garden Community

## Section 2 Local Plan Policies

<b>Sustainable Growth</b>	
SG1	Colchester's Spatial Strategy
SG2	Housing Delivery
SG3	Economic Growth Provision
SG4	Local Economic Areas
SG5	Centre Hierarchy
SG6	Town Centre Uses
SG6a	Local Centres
SG7	Infrastructure Delivery and Impact Mitigation
SG8	Neighbourhood Plan
<b>Environmental Assets</b>	
ENV1	Environment
ENV2	Coastal Areas
ENV3	Green Infrastructure
ENV4	Dedham Vale Area of Outstanding Natural Beauty
ENV5	Pollution and Contaminated Land
<b>Climate Change</b>	
CC1	Climate Change
<b>Place Policies</b>	
PP1	Generic Infrastructure and Mitigation Requirements
TC1	Town Centre Policy and Hierarchy
TC2	Retail Frontages
TC3	Town Centre allocations
TC4	Transport in Colchester Town centre
NC1	North Colchester and Severalls Strategic Economic Areas
NC2	North Station Special Policy Area
NC3	North Colchester
NC4	Transport in North Colchester
SC1	South Colchester Allocations
SC2	Middlewick Ranges
SC3	Transport in South Colchester
EC1	Knowledge gateway and University of Essex Strategic Economic Area
EC2	East Colchester / Hythe Special Policy Area

EC3	East Colchester
EC4	Transport in East Colchester
WC1	Stanway Strategic Economic Area
WC2	Stanway
WC3	Colchester Zoo
WC4	West Colchester
WC5	Transport in Colchester
SS1	Abberton and Langenhoe
SS2	Boxted
SS3	Chappel and Wakes Colne
SS4	Copford
SS5	Eight Ash Green
SS6	Fordham
SS7	Great Horkesley
SS8	Great Tey
SS9	Langham
SS10	Laver de La Haye
SS11	Marks Tey
SS12a	West Mersea
SS12b	Coast Road West Mersea
SS12c	Mersea Island Caravan Parks
SS13	Rowhedge
SS14	Tiptree
SS15	West Bergholt
SS16	Wivenhoe
OV1	Development in Other Villages
OV2	Countryside
<b>Development Management</b>	
DM1	Health and Wellbeing
DM2	Community Facilities
DM3	Education Provision
DM4	Sports Provision
DM5	Tourism, leisure, Culture and Heritage
DM6	Economic Development in Rural Areas and the Countryside
DM7	Agricultural Development and Diversification
DM8	Affordable Housing
DM9	Development Density
DM10	Housing Diversity
DM11	Gypsies, Travellers and Travelling Showpeople
DM12	Housing Standards
DM13	Domestic Development
DM14	Rural Workers Dwellings
DM15	Design and Amenity
DM16	Historic Environment
DM17	Retention of Open Space
DM18	Provision of Open Space and Recreation Facilities
DM19	Private Amenity Space



DM20	Promoting Sustainable Transport and Changing Travel Behaviour
DM21	Sustainable Access to development
DM22	Parking
DM23	Flood Risk and Water Management
DM24	Sustainable Urban Drainage Systems
DM25	Renewable Energy, Water Waste and Recycling

## Appendix B – Glossary

**Affordable Housing** – housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

**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.

**Colchester Local Plan** - The Colchester Local Plan includes all major planning policy for the District in a single document. This is in two sections with the Section 1 of the Local Plan including policies on strategic cross boundary issues including infrastructure and housing numbers including proposals for a new Garden Community, in partnership with Braintree District Council and Tendring District Council. Section 2 of each Local Plan considers the individual local authority policies and allocations.

**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).

**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 and 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, and a focused review in 2014 following publication of the NPPF in 2012. This has now been superseded by the Colchester Local Plan Section 1 and Section 2.

**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. This has now been superseded by the Colchester Local Plan Section 1 and Section 2.

**Evidence Base** – The evidence base for Colchester's Local Plan 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 the Council's website.

**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 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.

**North Essex Authorities (NEAs)** – joint authorities working to progress large scale strategic development known as Garden Communities in North Essex. This includes Braintree District Council, Colchester Borough Council and Tendring District Council.

**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. This has now been superseded by the Colchester Local Plan Section 1 and Section 2.

**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 Plan 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. This has now been superseded by the Colchester Local Plan Section 1 and Section 2.

**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.

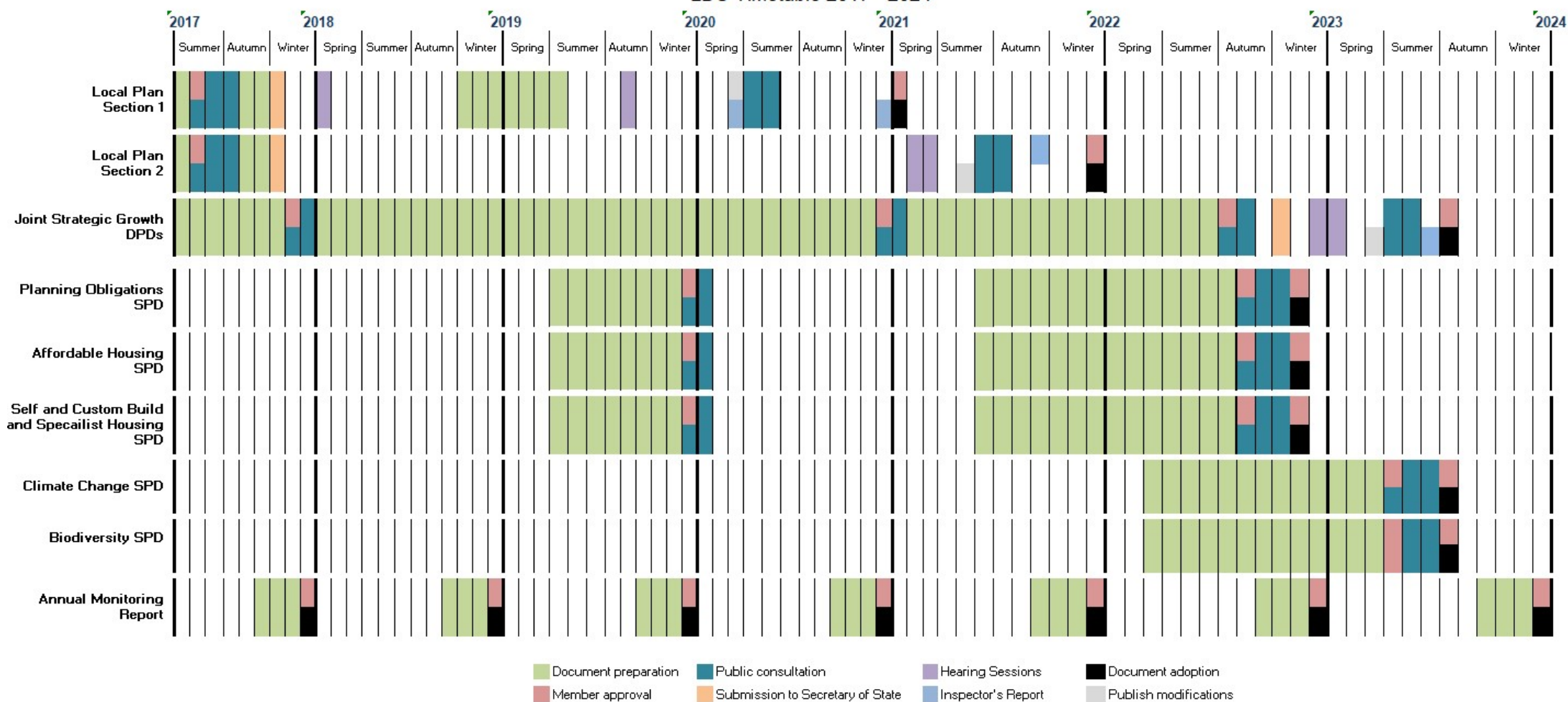
**Sustainable Drainage Systems (SuDS)** – A range of techniques for managing the runoff of water from a site. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through storm water systems.

**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 2021-2024

LDS Timetable 2017 - 2024







12 December 2022

<b>Report of</b>	<b>Assistant Director of Place and Client Services</b>	<b>Author</b>	<b>Karen Syrett Yana Saxby 506477 &amp; 282403</b>
<b>Title</b>	<b>Infrastructure Funding Statement (IFS)</b>		
<b>Wards affected</b>	All		

## 1. Executive Summary

- 1.1 This report is for Members' information and provides a summary of the amount of developer contributions obtained, allocated and spent in the previous financial year.
- 1.2 In the IFS for the period between the 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022 the following information is presented;
  - £7,884,324.44 was agreed by the Council through S106 obligations
  - £2,312,037.65 was received in S106 receipts
  - £1,361,479.38 of S106 receipts was spent
  - £1,120,847.61 was held by the Council in contributions which were allocated to a project but not yet spent
  - £9,690,983.64 was held by the Council which was yet to be allocated to a specific project
  - 29 affordable homes were delivered as a result of previous S106 agreements
  - 161 affordable homes were secured through S106 agreements finalised during the year

## 2. Recommended Decision

- 2.1 No decision is required since the report is for information only. The information contained within the statement is factual and the statement must be published before the 31<sup>st</sup> December.

## 3. Reason for Recommended Decision

- 3.1 To ensure members are aware of the amount of developer contributions obtained, allocated and spent in the previous financial year.

## 4. Alternative Options

- 4.1 There are no alternative options as the Council is required to publish an Infrastructure Funding Statement (IFS) in accordance with the Community Infrastructure Levy (CIL) Regulations.

## **5. Background Information**

- 5.1 Since December 2020, planning authorities have been required to publish an Infrastructure Funding Statement (IFS) in accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019: "Part 10a Reporting and monitoring on CIL and planning obligations; paragraph 121A. The purpose of an IFS is to give communities a better understanding of how developer contributions have been or are planned to be used to deliver infrastructure in their area.
- 5.2 Infrastructure Funding Statements must be published annually, before 31 December, and cover the previous financial year running from 1 April to 31 March.
- 5.3 Developer contributions in the Borough of Colchester include section 106 planning obligations and unilateral agreements secured as part of the planning application process. Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development.
- 5.4 Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms. S106 obligations include:
- Site specific financial contributions- these are secured and must be used for defined purposes; for instance, the provision of community facilities, sport provision, open space contributions and affordable housing contributions (when accepted in lieu of on-site provision)
  - Provision of on-site affordable housing; and
  - Non-financial obligations, including requirements such as employment and skills strategies, construction management plans and travel plans.
- 5.5 Colchester City Council is responsible for securing funding and the delivery of affordable homes, community facilities, sport and recreation including public open space. The IFS provides details of how funds have been spent in these service areas. The CCC Infrastructure Funding Statement does not include details of contributions secured for Education, Highways and Transportation. Essex County Council are responsible for these matters and details of planning obligations to provide things like additional school places and highway improvements can be found by referring to the Essex County Council Infrastructure Funding Statement as they are the responsible authority.
- 5.6 The data collected is split into three files;
1. Developer Agreements 2021/22
  2. Developer Agreement Contributions 2021/22
  3. Developer Agreement Transactions 2021/22
- 5.7 The IFS should include a register in a format provided by the Government (a CSV file) and an explanatory report which identifies infrastructure needs, the total cost of this infrastructure, anticipated funding from developer contributions, and the choices the authority has made about how these contributions will be used.
- 5.8 The Department for Levelling Up, Housing and Communities (DLUHC) recommends that local planning authorities follow their specification on how to format, label and publish their development contributions data. DLUHC recommend publishing infrastructure contributions in three steps:
1. Create three developer contribution CSV files to store the data: one showing developer agreements; one showing the amount and purpose of the contributions;

and a third one showing the transactions and their current status ('secured', 'received', 'allocated', 'transferred', 'spent' and 'returned')\*.

2. Publish the CSV files and a short, written report illustrating the data.
3. Submit the data to the national register of developer contributions; set up and maintained by MHCLG.

- 5.9 The Infrastructure Funding Statement is attached as an Appendix. This will be published on the website following the committee meeting. Please note the links in the document do not work but will be added when the Statement is published.

## **6. Equality, Diversity and Human Rights implications**

- 6.1 An Equality Impact Assessment has been prepared for the Local Plan, and is available to view by clicking on this link:

<https://cbccrmdata.blob.core.windows.net/noteattachment/Equality%20Impact%20Assessment%20June%20202017.pdf>

## **7. Strategic Plan References**

- 7.1 All themes in the Strategic Plan are relevant, in particular: Delivering homes for people who need them; creating safe, healthy and active communities and tackling the climate challenge.

## **8. Consultation**

- 8.1 N/A

## **9. Publicity Considerations**

- 9.1 The publication of information in relation to S106 agreements may generate publicity for the Council. Although it should be seen in a positive light there will always be criticism that not enough infrastructure is provided to support new development.

## **10. Financial implications**

- 10.1 S106 funding is used to mitigate the impact of new development.

## **11. Health, Wellbeing and Community Safety Implications/ Health and Safety Implications/ Risk Management Implications**

- 11.1 No direct implications.

## **12. Environmental and Sustainability Implications**

- 12.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.
- 12.2 S106 agreements have been used specifically to deliver green infrastructure, electric charging points and sustainable travel measures.

## **Appendices**

1. Infrastructure Funding Statement 2021/22



# Infrastructure Funding Statement



## **CONTENTS**

- 1. INTRODUCTION**
- 2. INFRASTRUCTURE FUNDING STATEMENT 2021/2022**
- 3. OUR PROCESSES**
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- 5. OPEN SPACE**
- 6. FOOTPATH IMPROVMENT**
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- 8. PUBLIC REALM & TRANSPORT**
- 9. STUDENT TRAVEL/TRAVEL CLUB**
- 10.AFFORDABLE HOUSING**
- 11.HEALTHCARE**
- 12.RECREATIONAL DISTURBANCE AVOIDANCE MITIGATION STRATEGY (RAMS)**
- 13.SUMMARY OF INFORMATION TO COMPLY WITH SCHEDULE 2 OF THE COMMUNITY INFRASTRUCTURE  
LEVY (AMENDMENT) (ENGLAND) (NO.2) REGULATIONS 2019**

# 1. INTRODUCTION

Welcome to Colchester Borough Council's Infrastructure Funding Statement 2021/2022. Councils are now required to produce an Infrastructure Funding Statement (IFS) on an annual basis.

The Statement sets out income and expenditure relating to contributions secured through s106 Agreements on developments throughout Colchester. It is important to note that Colchester Borough Council is only responsible for some infrastructure, such as community facilities. This IFS does not therefore detail those contributions which relate to Essex County Council functions such as schools and transportation.

S.106 agreements are used to mitigate the impacts of development and ensure that Colchester Borough Council's planning policy requirements are fully met.

Planning obligations or 'developer contributions' are used to help fund:

- The provision of, or improvements to, open space provision, community facilities and affordable housing contributions accepted in lieu of on-site provision.
- Provision of on-site affordable housing; and
- Non-financial obligations, including requirements such as travel plans.

The information included in this statement will be updated annually and published on the Council's website. The statement does not include information on open space provision delivered on-site as part of new development in the Borough.

The data on contributions is imperfect as it represents estimates at a given point in time and can be subject to change. However, it is the most robust available at the time of publication.

Infrastructure Funding Statements are required to comply with regulations published by the Government and are only concerned with financial and non-financial obligations secured through S106 agreements. Financial developer contributions are always secured through S106 agreements but there are occasions where some non-financial obligations are secured through planning conditions. These obligations are not listed within this statement. This Statement only relates to S106 obligations for which Colchester Borough Council is legally responsible for ensuring compliance. The data in this IFS therefore does not cover S106 obligations applying to land in the Borough in the following cases:

- (A) Where the S106 obligation is given to Essex County Council and where the County Council are signatory to the legal agreement (e.g., education; highway works; sustainable transport; Public Rights of Way)
- (B) Where Essex County Council is the Local Planning Authority and is responsible for determining the application (e.g. mineral and waste applications)
- (C) Section 278 Highways works agreements between the developer and Essex County Council
- (D) Where Colchester Borough Council determined a planning application, but where Essex County Council is signatory of the S106 to the effect that it is directly responsible for compliance — this mainly relates to certain highway payments.

Therefore, this Infrastructure Funding Statement should be read in conjunction with the IFS produced by Essex County Council to obtain the complete picture of all financial and non-financial developer contributions originating from developments in Colchester. The Essex County Council IFS will be made available on their website: [Welcome to Essex County Council](#)

## 2. INFRASTRUCTURE FUNDING STATEMENT 2021/2022

### S106 Contributions Summary

For the financial year 2021/22 the Council received a total £2,312,037.65 in financial contributions with £1,361,479.38 spent across the Borough. The contributions received can be spent over a number of years and this enables the Council to plan ahead for the growth and future needs of the Borough and budget for larger scale, or more expensive, projects.

<b>2021/2022</b>	
<b>Infrastructure Type</b>	<b>S106 Contributions Received</b>
Affordable Housing	£167,381.03
Archaeology	£23,096.44



Business Enterprise Contribution	£157,512.95
Community	£649,915.99
Environmental Improvements	£10,765.05
Footpath Improvements	£23,946.21
Health	£170,0176.67
Highways Bus Shelter Contribution	£20,409.15
Infrastructure Improvements	£201,391.18
Leisure/Open Space	£779,880.47
Travel Club	£1,000.00
RAMS	£106,562.51
<u>Total</u>	<u>£2,312,037.65</u>

<b>2021/2022</b>	
<b>Infrastructure Type</b>	<b>S106 Contributions spent</b>
Community	£973,586.52
Footpath Improvement	£725.00
Leisure/Open Space	£248,529.75
Public Realm & Transport	£41,500.86
RAMS	£75,739.25
Student Travel/Travel Club	£21,398
<u>Total</u>	<u>£1,361,479.38</u>

## Section 106 agreements signed

Developments with notable s106 agreements signed in the last financial year 2021/22 include:

- 190335 - Land Rear of Weston Business Centre, The Colchester Centre, Hawkins Road, Colchester – Outline Application Redevelopment of site to provide 282 student bedrooms (sui generis) in an 8-storey building with ancillary ground floor space combining cafe, meeting space, bin store, cycle store, laundry, reception/office, plant rooms and car parking.
- 182220 - Fiveways Fruit Farm, Heath Road, Stanway, Colchester – Outline Application Part detailed/part outline planning permission for up to 420 residential units, with associated access, parking, servicing, open space and amenity space, landscaping, and utilities (details for means of vehicular access to the site only).
- 191093 - Land at Berechurch Hall Road, Colchester – Full Application Residential Development of 32 no. detached and semi-detached dwellings and flats complete with garages, access and open space.
- 192837 - Garrison Area K2, Butt Road, Colchester – Full Application Conversion and alterations to retained Garrison buildings to provide 7 residential units and erection of 26 new residential units, creating a total of 33 residential units with access, parking, landscaping and associated works.
- 201140 - Land east of Plummers Road, Fordham, Colchester – Outline Application - for the erection of 17 no. dwellings.
- 201208 - "Land South Of", Cambian Fairview, Colchester – Outline Application with all matters reserved with the exception of access for 26 dwellings.
- 201631 - Colchester Northern Gateway, "Land at Cuckoo Farm West", United Way, Colchester – Full Application Redevelopment of the site to provide a Cinema (use class D2), active leisure units (D2), a hotel (C1), restaurants (A3) and/or hot food takeaways (A5), including drive through units, and/or a Public House (A4) in the alternative as well as flexible A3/A5 and/or D2 floorspace in the alternative, together with the provision of a single decked car park, a landscaped plaza with associated hard and soft landscaping, cycle parking, service laybys and drop off zones, the creation of a pedestrian and cycle link connecting United Way with Tower Lane and the installation/construction of balancing ponds, substations and associated infrastructure.
- 201686 - "Land south of West Bergholt Cricket Club", Colchester Road, West Bergholt, Colchester – Outline Application for up to 18 dwellings with access to be determined and all other matters reserved.
- 201882 - Former Lookers Renault "72-78", Military Road, Colchester – Full Application Demolition of existing car showroom buildings and construction of a sheltered housing facility, comprising 44 no. 1- and 2-bedroom apartments, and the construction of a residential apartment building, comprising 10 no. 1- and 2-bedroom dwellings, together with associated access, basement and above ground parking and landscaping (AMENDED AND ADDITIONAL PLANS SUBMITTED)

- 202025 - Land south of Berechurch Hall Road, Colchester – Full Application Development of 153 dwellings with associated parking, landscaping, open space, drainage and infrastructure and formation of new access and alterations to existing access onto Berechurch Hall Road.
- 202695 - Land to West of the Village and adjoining Birch Road, Layer De La Haye – Full Application Construction and operation of a solar photovoltaic ('PV') farm and associated infrastructure, including inverters, security cameras, fencing, access tracks and landscaping. UPDATED ENVIRONMENTAL STATEMENT
- 210763 - Mary Barron Building "Colchester General Hospital", Turner Road, Colchester – Full Application Erection of building to provide an Elective Orthopaedic Centre comprising 8283sqm internal floor area; Demolition of Mary Barron building & removal of Cardiac Catheterisation Unit, administrative block & part removal of Elmstead Day Unit (Endoscopy only), relocation of clinical services; New service loop road including drop off parking, delivery area & ambulance bays; Provision of an external link corridor to the existing Elmstead Day Unit; Landscaping & ancillary works. [Additional information and drawings received].
- 212506 - Chesterwell Day Nursery, Cordelia Drive, Colchester – Full Application Mixed use development comprising nursery at ground floor level and residential units at first floor with associated parking and landscaping as a part of Neighbourhood Centre NC2

### 3. OUR PROCESSES

#### **The Planning Application:**

S.106 Agreements are a mechanism that makes a development proposal, that would not otherwise be, acceptable in planning terms.

The tests for when a S.106 Agreement can be used, are:

- a) necessary to make the development acceptable in planning terms
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

Once signed, the S.106 Agreement is binding on successive owners of the land.

**The Obligations:**

Details of the obligations, and the point at which they become due, are detailed within the Agreement. This may, for example, be on commencement of development or after a certain number, or percentage, of properties are built or sold.

**Collection of Monies Due:**

Where the obligation is financial, the amount due will be calculated and the developer invoiced at appropriate times. The sum due is index linked and given a specific budget code to allow us to monitor spend and balance.

**Requests to Spend:**

Many S.106 Agreements contain specific covenants that detail where the monies must be spent or provision of housing, located.

For open space, sport, leisure and community facilities monies, it is important that up to date, local information is used to inform spend. This can be provided by Town & Parish Councils as well as ward Councillors. S.106 contributions may be used for the provision or upgrade of open space, play areas and community facilities in accordance with Council policy.

Once a payment has been made, the financial database is updated to show the amount now available to spend.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

## **4. MONITORING FEES**

The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 allow Local Authorities to charge a monitoring fee through section 106 agreements, to cover the cost of the monitoring and reporting on delivery of the section 106 obligations it contains. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation.

The regulations allow monitoring fees to be either a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount. Monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring and authorities are required to report on monitoring fees in their Infrastructure Funding Statements.

Colchester Borough Council set monitoring fees at £400 per trigger for financial contribution clauses and £570 for all other clauses per trigger.

£54,955 was received in monitoring fees during the period 2021/22.

## 5. OPEN SPACE

In 2021/22, £248,529.75 of S.106 monies were spent on open space provision or improvement across the Borough.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

Below we have detailed six of the off-site open space projects delivered in 2021/22

Open Space projects delivered off-site by S106 Contributions in 2021/22		
Development Site	Amount	Project Delivery
O/COL/06/1153 - Hawkins Road, Colchester	£80,694.52	Improvement works at Old Heath Recreation Ground.
121444/145131 - 505 Ipswich Road, Colchester	£44,443.18	Cricket Pavilion at Mile End Sports Ground
160551 - Rowhedge Wharf Phase 2, High Street, Rowhedge, Colchester	£26,733.48	Footpath widening at Rowhedge Recreation ground.
110058 - Former Peldon Garage Lower Road, Peldon Colchester 071528 - New Barn, Church Road, Peldon, Colchester	£11,210.98	Improvements to playground, Moss Hay, Peldon.
110573 - 61-67 Rectory Road, Wivenhoe Colchester CO7 9ES	£16,850.00	Improvement works to King George Basketball Court.
111584 - Greengates, Brick Kiln Lane, Great Horkesley Colchester, CO6 4EU	£26,765.73	Improvement works to Great Horkesley Village Hall.

*\*please note – spend may be over more than one financial year*

## 6. Footpath Improvement

In 2021/22, £725.00 of S.106 monies were spent on Footpath Improvement.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

Below we have detailed Footpath project delivered in 2021/22

<b>Footpath Improvement project delivered by S106 Contributions in 2021/22</b>		
<b>Development Site</b>	<b>Amount</b>	<b>Project Delivery</b>
144693 - "Rowhedge Wharf", Former Rowhedge Port, Rowhedge, Colchester, Essex	£725.00	Improvements to Rowhedge Trail

*\*please note – spend may be over more than one financial year*

## 7. COMMUNITY

In 2021/22, £973,586.52 of S.106 monies were spent on Community projects across the Borough.

Below we have detailed six of the off-site community projects delivered in 2021/22.

<b>Community projects delivered off-site by S106 Contributions in 2021/22</b>		
<b>Development Site</b>	<b>Amount</b>	<b>Project Delivery</b>
144976 - 99 London Road, Copford, Colchester, CO6 1LG 112447 - 107 London Road, Copford Colchester, CO6 1LH	£13,839.97	Copford Village Hall
100183 - Darcy Road, Colchester, CO2 8BA 100383 - No's 9,11,13,125,135,137 & 139, Albany Gardens, Colchester 101987 - 120 Hythe Hill, Colchester, CO1 2NP 132771 - 152 Old Heath Road, Colchester, CO2 8AG.	£979.38 £2,982.27 £292.36 £285.76	Various works at Hythe Community Centre.
152826 - Land to the east of Warren Lane & West of Dyers Road, Warren Lane, Stanway, Colchester, Essex	£91,965.93 £63,519.90	Lakelands Community Centre

151479 - Lakelands Development, Parcel NE2, Church Lane, Stanway 145494 - Wyvern Farm, London Road, Stanway, Colchester	£486,013.90	
170997 - Hill Farm, Carters Hill, Boxted, Colchester, CO4 5RD	£36,298.73	Management of playing fields and Community Hub
140208 - 82 Belle Vue Road, Wivenhoe, Colchester 200812 - "The Burrow", Warren Lane, Stanway 110088 - Mulberry Cottage, Mersea Road, Langenhoe, CO5 7LF	£1,789.18 £350.00 £1400.21	Provide disabled access at Colchester Mosque.

*\*please note – spend may be over more than one financial year*

## 8. PUBLIC REALM & TRANSPORT

In 2021/22, £41,500.86 of S.106 monies were spent on Public Realm & Transport in the Borough.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

Below we have detailed the project delivered in 2021/22

Public Realm & Transport projects delivered by S106 Contributions in 2021/22		
Development Site	Amount	Project Delivered
163093 - St. Nicholas House, High Street, Colchester, CO1 1DN 170424 - Colchester and East Essex Co-Op, Long Wyre Street, CO1 1LH	£20,681.02 £20,819.84,	Public realm scheme at St Nicholas Square.

*\*please note – spend may be over more than one financial year*

## 9. Student Travel/Travel Club

In 2021/22, £21,398 of S.106 monies were spent on Student Travel/Travel Club in the Borough.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

Below we have detailed two projects delivered in 2021/22

Student Travel/Travel Club projects delivered by S106 Contributions in 2021/22		
Development Site	Amount	Project Delivered
120380/145328 - THE MALTINGS Land Between Haven Road & King Edward Quay	£16,198.00	Student travel incentives/Finding your way App
171646/181096 -Aim Hire Site, Hawkins Road, Colchester	£800.00	Student travel plan club membership

*\*please note – spend may be over more than one financial year*



## 10. AFFORDABLE HOUSING

The Strategic Housing Market Assessment updated Dec 2015 summarised that there is a requirement in Colchester to deliver 920 homes per annum, of which 278 should be affordable homes. These numbers have been incorporated into the Council's emerging Local Plan 2013-2033.

In 2021/22, 29 affordable units were delivered via S.106 Agreements

<b>Examples of Affordable Housing delivered On Site by S106 Contributions 2021/2022</b>	
<b>Development Site</b>	<b>Project Delivered</b>
<u>Rowhedge Wharf</u>	1 affordable rented home this year was delivered by CHP in partnership with Hills.
<u>Horkesley Park</u>	3 affordable rent and 1 shared ownership properties were delivered this year by Eastlight in partnership with Mersea Homes.
<u>Land North of Dyers Road</u>	5 affordable rent and 1 shared ownership properties were delivered this year by Eastlight in partnership with Mersea Homes.
<u>Chesterwell Woods Ph1b</u>	3 affordable rent and 3 shared ownership properties were delivered this year this year by Eastlight in partnership with Mersea Homes.
<u>Stanway</u>	11 affordable rent and 1 shared ownership properties were delivered by Sage.

## 11. HEALTHCARE

In 2021/22, £170,0176.67 of S.106 monies were received for primary Healthcare projects across the Borough delivered by the NECCG.

Healthcare Contributions in 2021/22	
Development Site	Contribution Received
172049 - Land west of Chitts Hill, Stanway	£37,513.58
192136/200960 - Land at Brierley Paddocks, West Mersea	£61,176.33
191414 - Wilkin And Sons Ltd", Factory Hill, Tiptree, Colchester	£46,976.83
191997 - Land Adj West Bergholt CC & "Stable Cottage", Colchester Road, West Bergholt, Colchester	£24,509.93

## 12. RECREATIONAL DISTURBANCE AVOIDANCE MITIGATION STRATEGY (RAMS)

The Essex coast Recreational disturbance Avoidance and Mitigation Strategy (the 'Essex coast RAMS') aims to deliver the mitigation necessary to avoid significant adverse effects from 'in-combination' impacts of residential development that is anticipated across Essex; thus protecting the Habitats (European) sites on the Essex coast from adverse effect on site integrity.

The whole of Colchester Borough is within the Zone of Influence. All residential proposals within the borough should make a contribution towards the measures in the RAMS to avoid and mitigate adverse effects from increased recreational disturbance to ensure that Habitat Sites are not adversely affected, and the proposal complies with the Habitat Regulations.

Bird Aware Essex Coast is a tool being used to lessen potential impacts from increased local housing development. The initiative is run by the Essex Coast Recreational disturbance Avoidance and Mitigation Partnership (Essex Coast RAMS). This is made up of twelve local councils, Essex County Council and Natural England, and funded by contributions from all new residential dwellings within the Zones of Influence via S106 agreements.

The planned mitigation measures are set out in the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (Essex Coast RAMS). The mitigation measures include a team of rangers to help coastal visitors and communities understand the importance of the different bird species and the impact of disturbance. Additional work will take place to encourage responsible dog walking and visits to less sensitive parts of the coast. Mitigation measures will also include new habitat creation.

<b>RAMS Contributions in 2021/22</b>		
<b>Development Site</b>		<b>Contribution Received</b>
171529/192841/202522 - "Land Off", Halstead Road, Eight Ash Green		£19,071.47
192090 - Western Knowledge Gateway Site; Land Adj Capon & Annan Road, Colchester		£30,868.52
192136/200960 - Land at Brierley Paddocks, West Mersea		£12,352.30
191414 - Wilkin And Sons Ltd", Factory Hill, Tiptree, Colchester		£1,180.74
191997 - Land Adj West Bergholt CC & "Stable Cottage", Colchester Road, West Bergholt, Colchester		£5,235.49
191093 - Land at Berechurch Hall Road, Colchester		£4,091.77
Unilateral Undertakings from a range of schemes		£33,762.22
<u>Total</u>		<u>£106,562.51</u>

### 13. Summary of Information to comply with Schedule 2 of The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019

The matters to be included in the section 106 report for each reported year are —

- a) the total amount of money to be provided under any planning obligations which were entered into during the reported year; **£7,884,324.44**
- b) the total amount of money under any planning obligations which was received during the reported year; **£2,312,037.65**
- c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority; **£9,690,983.64**
- d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—
  - (i) in relation to affordable housing, the total number of units which will be provided; **161**
  - (ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided; N/A – Essex County Council are the Education Authority, and they have responsibility for Education related planning obligations. Refer to Essex County Council IFS for details.
- e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure; **£1,120,847.61**
- f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend); **£1,361,479.38**
- g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item.

Infrastructure Item	Amount Allocated
Business Enterprise	£34,073.93
CCTV	£15,077.07
Community	£816,106.46
Cycle Training	£2,457.21

Environmental Improvements	£24.80
Footbridge Contribution	£9,725
Footpath Improvements	£12,913.11
Highways	£10,000
Leisure	£241,986.55
Public Realm & Transport	£185.67
RAMS	-£25,487.70
Student Travel/Travel Club	£3,785.51
<b>Total</b>	<b>£1,120,847.61</b>

h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of;

(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

<b>2021/2022</b>	
<b>Infrastructure Type</b>	<b>S106 Contributions spent</b>
Community	£973,586.52
Footpath Improvement	£725.00
Leisure/Open Space	£248,529.75
Public Realm & Transport	£41,500.86
RAMS	£75,739.25
Student Travel/Travel Club	£21,398
<b>Total</b>	<b>£1,361,479.38</b>

- (ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); **N/A**
  - (iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations; **£54,955** was received in monitoring fees during the period 2021/22 and used to fund the costs directly associated with the monitoring of s.106 clauses.
- i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held. **Total amount of commuted sum retained £2,136,193.41, Total amount allocated for longer term maintenance £1,521,506.22**



## **Local Plan Committee - Background Information**

### **What is a Local Plan?**

A Local Plan is the strategy for the future development of a local area, drawn up by the Local Planning Authority (LPA) in consultation with the community. The Local Plan sets out the vision, objectives, spatial strategy and planning policies for the entire Colchester Borough. A Local Plan provides the overall framework for the borough in terms of employment and housing growth, infrastructure needs and identifying areas that require protection i.e., open space and community uses. The plan making process includes several rounds of public consultation with local communities, stakeholders and statutory consultees.

The Local Plan usually covers a 15-year period and identifies how communities will develop over the lifetime of the Plan.

In law, this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. A Local Plan must be prepared in accordance with national policy and guidance.

The National Planning Policy Framework (NPPF) states at paragraph 15 that *“The planning system should be genuinely plan-led. Succinct and up to date plans should provide a vision for the future of each area, a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings”*.

Planning involves making decisions about the future of our cities, towns and countryside. This is vital to balance our desire to develop the areas where we live and work with ensuring the surrounding environment is not negatively affected for everyone. It includes considering the sustainable needs of future communities.

Independent Planning Inspectors must examine all Local Plans that local authorities in England prepare. This examination is the last stage of the process for producing a Local Plan. The process should have fully involved everyone who has an interest in the document, and they should have had the chance to comment.

### **Why is a Local Plan important?**

A Local Plan is a statutory requirement as outlined in Section 19 of the Planning and Compulsory Purchase Act 2004.

The Local Plan contains policies to guide development by identifying a spatial strategy, site allocations for employment and housing development and protecting the environment, land and buildings for certain uses to ensure delivery of sustainable communities.

Without a Local Plan to identify where and how the borough should develop, planning applications are determined in accordance with national policy which does not provide

the local context of Colchester. Without a Local Plan, the borough would be at significant risk from speculative development. A Local Plan provides certainty of where development can be delivered sustainably across the Borough.

### **What is a Neighbourhood Plan?**

The Localism Act 2012 devolved greater powers to neighbourhoods and gives local communities more control over housing and planning decisions.

A Neighbourhood Plan is a planning document that communities can put together to set out how they would like their town, parish or village to develop over the next 15 years. The Neighbourhood Plan is prepared by the local community for a designated neighbourhood area, usually this is undertaken by the Parish/Town Council or a Neighbourhood Plan Development Forum can be established for areas without a parish/town council.

A Neighbourhood Plan enables communities to identify where new homes and other developments can be built and enables them to have their say on what those new buildings should look like and what infrastructure should be provided. This provides local people the ability to plan for the types of development to meet their community's needs.

A Neighbourhood Plan must undergo a number of formal processes to ensure it is robust and well-evidenced. This includes two formal consultation periods, independent examination and a public referendum.

A Neighbourhood Plan is subject to examination where the Examiner must determine if the Neighbourhood Plan complies with the Basic Conditions as set out in the Town and Country Planning Act 1990 (as amended). Following an Examination, the Neighbourhood Plan must be subject to a referendum. In order for the Neighbourhood Plan to pass a referendum and be 'made' (adopted) the majority of voters (more than 50%) must be in favour of the Neighbourhood Plan.

If a Neighbourhood Plan passes the referendum, this becomes part of the Statutory Development Plan for that area. Where a Neighbourhood Plan has been 'made', both the Neighbourhood Plan and Local Plan are used when determining planning applications alongside national policy.



## **What is included in the Development Plan for Colchester?**

The Development Plan is a suite of documents that set out the LPAs policies and proposals for the development and use of land and buildings in the authority's area. This includes Local Plans, Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Within Colchester Borough this currently includes:

- Section 1 Local Plan (adopted February 2021);
- Section 2 Local Plan (adopted July 2022);
- Tiptree Jam Factory DPD (adopted 2013);
- Neighbourhood Plans.

Section 1 of the Colchester Local Plan sets out the overarching strategy for future growth across Braintree, Colchester and Tendring, including the Tendring Colchester Borders Garden Community as well as including policies setting the overall housing and employment requirements for North Essex up to 2033. Section 2 provides the policy framework, site allocations and development management policies for Colchester Borough up to 2033.

In Partnership with Tendring District Council, a Development Plan Document (DPD) is being prepared to further guide development on the Tendring Colchester Borders Garden Community. This process is being governed by the Tendring Colchester Borders Garden Community Joint Committee.

There has been considerable neighbourhood planning activity within Colchester with seven 'made' (adopted) Neighbourhood Plans across the borough. These are:

- Myland and Braiswick
- Boxted
- Wivenhoe
- West Bergholt
- Eight Ash Green
- Marks Tey and
- West Mersea

Four further Neighbourhood plans are at various stages of the plan making process. These include Copford with Easthorpe, Great Horkesley, Great Tey and Tiptree.

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

- Essex Minerals Local Plan (2014)
- Essex and Southend-on-Sea Waste Local Plan (2017)

## **What is included within the Development Framework for Colchester?**

The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. A Local Development Framework is comprised of:

### **1. Development Plan**

Currently for Colchester this includes:

- Section 1 Local Plan (adopted February 2021)
- Section 2 Local Plan (adopted July 2022)
- Neighbourhood Plans (Myland and Braiswick, Boxted, Wivenhoe, West Bergholt, Eight Ash Green, Marks Tey and West Mersea)
- Essex Minerals Local Plan (2014)
- Essex and Southend-on-Sea Waste Local Plan (2017)

### **2. Supplementary Planning Documents (SPD)**

An SPD is a document produced by the Local Planning Authority to add further detailed guidance and information on a particular subject such as Sustainable Construction or Open Space, Sports and Recreational Facilities. An SPD is subject to a formal consultation period and then is used as a material consideration when determining planning applications.

Currently for Colchester these are:

- Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) – August 2020
- Affordable Housing – August 2011
- Backland and Infill – December 2010
- Better Town Centre – December 2012
- Cycling Delivery Strategy – January 2012
- Provision of Community Facilities – July 2013
- Provision of Open Space, Sport and Recreational Facilities – July 2006, updated April 2019
- Shopfront Design Guide – June 2011
- Street Services Delivery Strategy – October 2012 revised February 2016
- Sustainable Design and Construction – June 2011
- Sustainable Drainage Systems Design Guide – April 2015
- Vehicle Parking Standards – September 2009
- ABRO Development Brief SPD (December 2021)
- Archaeology and Planning (2015)

A number of these will be reviewed and updated along with new SPDs to be compliment with new policies in the Adopted Local Plan.

### **3. Local Development Scheme (LDS)**

The LDS is a project plan for a three-year period for the production of all documents that will comprise the Development Plan. It identifies each Local Development Plan Document and establishes a timescale for preparing each.

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

The AMR is a report published annually by the LPA, monitoring progress in delivering the Local Plan policies and allocations. The report covers the financial year from 1 April to 31 March and for Colchester is published in December.

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

The SCI sets out the standards that the Local Planning Authority (LPA) intend to achieve in relation to involving the community and all stakeholders in the preparation, alteration and continuing review of all Local Development Plan documents and in significant planning applications. The SCI also outlines how the LPA intends to achieve those standards. The SCI itself, is not a development plan document, but is subject to independent examination. A consultation statement showing how the LPA complies with its SCI should accompany all Local Development Plan documents.

### **What are housing targets and why do we have them?**

The Government have committed to delivering 300,000 new homes per year across England to significantly boost the supply of homes.

A Local Plan identifies the minimum number of homes needed through policies which are informed by a local housing need assessment produced in accordance with the Standard Methodology as outlined in national planning guidance, unless exceptional circumstances justify an alternative approach. The Standard Method was introduced through the National Planning Policy Framework (NPPF) in 2019.

For Colchester, the minimum housing requirement has been established in the Section 1 Local Plan. Policy SP4 set out the minimum housing requirement figure for Colchester as 920 dwellings per annum and 18,400 new homes over the period 2013 to 2033. This number was based on the previous assessment method outlined in the NPPF 2012 known as the Objectively Assessed Need. The Local Plan has been examined in accordance with the transitional arrangements outlined in the NPPF 2019, which requires examination of the Plan under the NPPF 2012.

The Council are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement figure as set out in the Local Plan, this is often referred to as the five year housing land supply (5YHLS).

The Council publish annually a Housing Land Supply Statement. This sets out Colchester's housing land supply position over a five-year period from 1 April of each year and explains how this position complies with the requirements of national policy and guidance. The Statement is prepared by the LPA with engagement from developers and agents regarding expected delivery of new homes.

### **What happens if the borough does not meet their housing target?**

If an LPA cannot demonstrate a five-year supply of housing, national planning policy takes precedence over the Local Plan. The '*presumption in favour of sustainable development*' as outlined in national policy (NPPF paragraph 11d) will be triggered.

This means that if a planning application is considered to deliver sustainable development, then planning permission should be granted, even if the site is not identified for development in the Local Plan. In effect, the Council would have little control over where new homes are built and would be required to approve planning applications for sites that they may not have chosen for development. Many authorities can reject these schemes, but the decision can be overturned, and planning permission granted on appeal.