

Local Plan Committee

Item
8

8 June 2015

Report of	Head of Commercial Services	Author	Chris Downes ☎ 01206 282476
Title	Update on the new Local Plan 'Call for Sites' process		
Wards affected	All		

The Local Plan Committee is asked to note the 'Call for Sites' submissions received by the Council as part of the new Local Plan preparation. It is also asked to agree consultation on the Strategic Land Availability Assessment Templates.

1. Decision(s) Required

- 1.1 To note the submissions received through the Call for Sites process and agree consultation on the Strategic Land Availability Assessment templates.

2. Reasons for Decision(s)

- 2.1 In order that the Local Plan Committee is informed of the sites received during the recent Call for Sites process, which will be fed into the Strategic Land Availability Assessment, Sustainability Appraisal and the site allocations processes as part of the wider preparation of the new Local Plan.

3. Alternative Options

- 3.1 No alternatives are proposed, since it is important for Members of the Committee to be aware of the submissions received by the Council and the subsequent Strategic Land Availability Assessment (SLAA) and Sustainability Appraisal (SA) processes whereby these submissions are assessed for their suitability for allocation and development. Members have agreed to the preparation of a new Local Plan; the Call for Sites forms an important part in the process of assessing the availability of land for future development and allocation through the Local Plan process.

4. Supporting Information

- 4.1 The Council has embarked on the preparation of a new Local Plan which, once adopted, will set out the growth strategy, planning policies and land allocations for the Borough from 2017 to 2032 and beyond.

- 4.2 As part of the initial stages of drafting the new Local Plan the Council must identify the land supply available to accommodate its growth needs. The new Local Plan will need to allocate land for the provision of new housing, jobs, open space, community facilities and other uses, in order to meet the Borough's existing and future needs.
- 4.3 The 'Call for Sites' forms part of the Strategic Land Availability process and follows guidance set out in the national Planning Practice Guidance (PPG). The Call for Sites involves inviting land owners, developers and other stakeholders to put forward sites to be assessed and considered for allocation through the production of the new Local Plan.
- 4.4 Two Call for Sites were carried out from July to September 2014 and January to February 2015. Throughout both periods the Council received 224 submissions for various proposed uses including residential, commercial and leisure uses. The submissions are contained in the appendix to this report and are shown by geographical area. A list of the residential proposals on sites over 5 hectares is also attached as an appendix.
- 4.5 The submissions received through the Call for Sites will inform part of the evidence base to demonstrate the supply of land available to accommodate the growth requirements of the Borough.
- 4.6 It is important to note that, at this stage, none of the sites have been assessed. It is also important to note that their submission through the Call for Sites process does not give them any planning status, nor does it determine any future planning status.
- 4.7 In addition to the Call for Sites submissions the Council will also proactively look to identify any additional potential sites and locations for growth, in order to ensure its approach to new land allocations is comprehensive.
- 4.8 The sites received through the Call for Sites, plus any additional sites identified, will be assessed through the Strategic Land Availability Assessment (SLAA). The SLAA will appraise the suitability, availability and achievability of sites with the aim of objectively determining which sites will be deliverable over the plan period.
- 4.9 In addition to the SLAA process, sites and broad locations for growth will be subject to Sustainability Appraisal (SA). The SA is used to appraise every stage of plan preparation, including potential site allocations, in order to ensure that the new Local Plan will contribute to sustainable development in the Borough.
- 4.10 In respect of proposed allocations for the new Local Plan the SA will appraise sites for the social, environmental and economic impacts which would result if they were allocated for a new use. Appraising

sites in this way ensures that development positively contributes to identified issues in local communities, the Borough and the wider area.

- 4.11 The outcome of the SLAA and SA will inform, but not necessarily determine, which sites are allocated for housing, commercial, leisure and other uses in the new Local Plan. Other factors such as public consultation, the duty to cooperate and emerging neighbourhood plans will provide valuable input into the land allocation process to ensure that the new Local Plan reflects the needs and aspirations of the Borough.
- 4.12 It is anticipated the Council will publish its Preferred Options (Draft Plan) towards the end of the year for consultation in early 2016. This will include specific and broad locations for growth over the plan period. The Preferred Options stage will be subject to a full six week public consultation.

5. Proposals

- 5.1 To note the submissions received through the Call for Sites process and agree to consult on site assessment frameworks for Strategic Land Availability Assessment. A draft of the housing assessment framework is attached and similar detailed templates are being developed for employment, gypsy and traveller sites and other uses, when finalised these will be subject to consultation along with the SA Framework.

6. Strategic Plan References

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

7. Consultation

- 7.1 The Call for Sites was run in an inclusive manner whereby all members of the public were invited to submit proposals for future use of land in the Borough. Public consultation will be carried out on the draft Local Plan in 2016 in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012. This will give stakeholders the opportunity to comment on proposed land allocations.

8. Publicity Considerations

- 8.1 There is likely to be continued interest in the new Local Plan preparation particularly the proposed allocation of lands for development. It will be important to manage publicity carefully, to help minimise misconception and concern where possible.

9. Financial Implications

9.1 There are no direct financial implications.

10. Equality, Diversity and Human Rights implications

10.1 An Equality Impact Assessment has been prepared for the Local Plan and is available to view on the Colchester Borough Council website by following this pathway from the homepage: Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Commercial Services > Local Plan.

10.2 There are no particular Human Rights implications.

11. Community Safety Implications

11.1 None

12. Health and Safety Implications

12.1 None

13. Risk Management Implications

13.1 Production and adoption of a new Local Plan will reduce the risk of inappropriate and unsustainable development from coming forward in the Borough.

14. Disclaimer

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

Call for Sites – Residential Submissions over 5ha (including mixed use):

Ref	Site Location	Site Area (Ha)	Proposed Use
87	Berechurch Hall Road, Colchester	5.039	Residential
106	The Folley, Layer-de-la-Haye	5.114	Residential
151	Land adj Colchester Road, West Mersea	5.129	Residential
149	Land north of Halstead Road, EAG	5.257	Residential
119	Land North of Lakelands Country Park & Primary Sch	5.929	Residential & Prmy Sch
202	School Road, Copford	6.11	Residential/Leisure
167	Shaw's Farm, Parson's Heath	6.187	Residential
80	Halstead Road, Eight Ash Green	6.561	Residential
69	Motts Farm, Birchwood Road, Langham	6.586	Residential
165	High Trees Farm, West Bergholt	6.619	Residential
14	Ruskins Farm, Langham Lane, Boxted	6.693	Residential
29	Chitts Hill, Stanway	6.735	Residential
28	Gosbecks Phase 2	6.819	Residential
35	Milestone Farm, Halstead Road	6.881	Residential
39	Halstead Road, Eight Ash Green	6.968	Residential
97	Brickhouse Field, West Mersea	8.318	Residential
118	Lakelands NE1, Stanway	8.333	Residential
63	Seven Star Green, Eight Ash Green	8.414	Residential
38	London Road, Copford	8.481	Residential
13	Colchester Road, West Bergholt	8.501	Residential
94	Old London Road, Marks Tey	8.854	Residential
78	Land adjoining Millfield School, Wivenhoe	8.869	Residential
139	Rectory Road, Copford Green	9.881	Residential
83	Dawes Lane, West Mersea	9.936	Residential
104	Maldon Road, Tiptree	10.095	Residential
108	East Road, East Mersea	10.545	Residential
145	Land North of Bromley Road, Colchester	10.72	Residential
111	Bromley Road, Colchester	10.77	Residential
19	Pennsylvania Lane, Tiptree	11.203	Residential
217	Ivy Lodge, Great Horkesley	11.85	Residential
33	Battlewicks Farm, Rowhedge	12.285	Residential
159	Land off Colchester Road, Wivenhoe	12.76	Residential
218	Nursery, London Road, Great Horkesley	13.39	Residential
4	Peakes, Maldon Road, Tiptree	13.565	Mixed
130	North Lane, Marks Tey	13.706	Residential
37	South of Colchester, Lexden	13.779	Mixed
21	Rectory Road, Wivenhoe	15.184	Residential
180	Elmstead Road, Wivenhoe	15.37	Residential
127	Land in North West Tiptree	16.418	Mixed
144	Land off Hillview Close, Rowhedge	17.17	Residential
112	Great Horkesley Manor, Great Horkesley	21.937	Residential
68	St John's Road, Colchester	26.455	Residential

99	Hall Road, West Bergholt	37.276	Residential
95	Park Lane, Langham	38.24	Residential
123	Land between London Road and A12, Stanway	46.015	Mixed
178	Land off Ballast Quay Road, Fingringhoe	73.2	Mixed
89	St Andrew's Avenue, Colchester	115.2	Mixed
122	Land adjacent to A12, Stanway	323.454	Mixed
121	Gateway 120, Marks Tey	666.898	Mixed
182	Greyhound Hill, Langham	5 (TBC)	Residential
221	Langham Garden Village	441	Mixed

**Draft Strategic Land Availability Assessment
Framework for the assessment of housing
April 2015**

Site name	
Reference number	
Settlement	
Size	
Proposed use/s	

Planning history / context
This section provides a brief overview of any significant planning history on the site (including relationship to neighbourhood plans where applicable) to identify any factors that may require particular focus in the assessment of the site.

Stage 1: Initial sieve

Any red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process as they are considered to be unsuitable for development at the current time, in accordance with national and local policy.

Assessment criterion	RAG Rating	Comments
Is the site greenfield and within flood zone 3b (more than 50%)?		
Is the site for fewer than 5 dwellings or less than 0.25ha?		
Is the site physically separate from an existing development boundary and is it outside of the vicinity of potential areas for growth, as identified in the Local Plan Issues and Options Consultation Paper?		
Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?		

Stage 2: Second sieve

Any red rating for any of the assessment criteria within this section means the site will not be taken onto the next stage of the assessment process. In the event that assessment of the remaining sites results in an insufficient number of potential development sites. The sites assessed in this stage of the process will be revisited to determine whether the constraints could be overcome.

Assessment criterion	RAG Rating	Comments
Can the site be accessed from the road network / public highway? Are there any local or strategic highway constraints?		
Utilities – is it feasible to provide the necessary utilities?		
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?		

Stage 3: Suitability and sustainability

Assessment criterion	RAG rating	Comments	Mitigation measures
Physical constraints			
Is the site within the settlement boundary (or could it form part of a new settlement within the identified growth areas)?			
Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?			
Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)			

<p>What is the agricultural land classification?</p> <p>G – Grades 4-5 (50% or more)</p> <p>A – Grades 3b (50% or more a combination of categories)</p> <p>R – Grades 1, 2 & 3a (50% or more)</p>			
<p>Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?</p>			
<p>Is the site within a neighbourhood plan area?</p> <p>G – No, or the NP is not seeking to allocate sites</p> <p>A – Is within a NP area, but unlikely to be any cross-over with Local Plan in relation to the allocation of sites</p> <p>R – Yes and the NP is looking at allocating land to accommodate a 'reasonable' contribution to the Council's housing supply.</p>			
Environmental constraints			
<p>Landscape impact – would development harm landscape character or setting, particularly relevant to the AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?</p>			
<p>Impact on areas of biological or geological importance – would development be likely to cause harm to these areas?</p>			
<p>Local nature / wildlife designation – is the site covered by, or partially covered by, a local designation?</p>			
<p>Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?</p>			
<p>Impact on open space – would development of the site result in the loss of, or partial loss of, open space?</p>			

Flood risk – is the site within, or partially within, an area of flood risk (including Critical Drainage Areas)?			
Access to services			
Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m			
Distance to train station with a frequent service at least six days a week G – up to 800m A – 801m – 1,200m R – over 1,200m			
Distance to primary school (or could a new school be provided as part of new development) G – up to 400m A – 401m - 800m R – over 800m			
Distance to secondary school (or could a new school be provided as part of new development) G – up to 400m A – 401m - 800m R – over 800m			
Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m - 800m R – over 800m			
Distance to town/local centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 400m A – 401m - 800m R – over 800m			

Distance to supermarket (or would it be likely that a new development would be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m			
Distance to Strategic Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 400m A – 401m - 800m R – over 800m			
Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m			
Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 400m A – 401 - 800m R – over 800m			

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

Stage 4: Availability

Assessment criterion	Rag rating	Comment	Mitigation measures
Has the site been promoted for development?			
Site ownership G – Single known ownership A – site owned by 2-3 different parties R – ownership not known / multiple ownership (more than 3)			
Is the site currently in use?			

Summary and conclusion in relation to the site's availability

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Stage 5: Achievability

Assessment criterion	Rag rating	Comment	Mitigation measures
Viability – is development of the site economically viable? Are there any factors which could limit its viability?			
Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?			
Current land uses – is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development of the site coming forward?			
Is the land currently protected for an alternative use? Inc. minerals safeguarding			
If protected for a particular use (other than that proposed), is there			

evidence to suggest that the site could or should be released for an alternative use?			
Contamination – is the site contaminated or partially contaminated?			
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?			
Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)			
Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)			
Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)			
Unimplemented permissions – does the site have a history of unimplemented permissions?			
Are there any other known reasons why the development of this site for the specified purpose could raise issues or have unintended consequences – such as impeding the delivery of future infrastructure projects?			

Summary and conclusion in relation to the site's achievability

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Stage 6: Result of Assessment

Overall conclusions and recommendations

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

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