

Local Plan Committee

**Grand Jury Room, Town Hall
16 December 2013 at 6.00pm**

This committee deals with

the Council's responsibilities relating to the Local Plan.

**COLCHESTER BOROUGH COUNCIL
LOCAL PLAN COMMITTEE
16 December 2013 at 6:00pm**

Members

Chairman : Councillor Bill Frame.
Deputy Chairman : Councillor Martin Goss.
Councillors Lyn Barton, Elizabeth Blundell, Andrew Ellis,
John Jowers and Kim Naish.

Substitute Members : All members of the Council who are not members of the
Planning Committee.

Agenda - Part A

(open to the public including the media)

Pages

1. Welcome and Announcements

1

(a) The Chairman to welcome members of the public and Councillors and to remind all speakers of the requirement for microphones to be used at all times.

(b) At the Chairman's discretion, to announce information on:

- action in the event of an emergency;
- mobile phones switched to silent;
- the audio-recording of meetings;
- location of toilets;
- introduction of members of the meeting.

2. Substitutions

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

3. Urgent Items

To announce any items not on the agenda which the Chairman has agreed to consider because they are urgent and to give reasons for the urgency.

4. Declarations of Interest

The Chairman to invite Councillors to declare individually any interests they may have in the items on the agenda. Councillors should consult Meetings General Procedure Rule 7 for full guidance on the registration

and declaration of interests. However Councillors may wish to note the following:-

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

5. Have Your Say!

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

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

6. Minutes

2 - 8

To confirm as a correct record the Minutes of the meeting held on 25 September 2013.

7. Stanway Southern Sites Access Development Brief

9 - 26

Please see the report of the Head of Commercial Services.

8. Annual Monitoring Report

27 - 149

Please see the report of the Head of Commercial Services.

9. Exclusion of the Public

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).

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, which is usually published 5 working days before the meeting, and minutes once they are published. Dates of the meetings are available at www.colchester.gov.uk or from Democratic Services. Occasionally meetings will need to discuss issues in private. This can only happen on a limited range of issues, which are set by law. When a committee does so, you will be asked to leave the meeting.

Have Your Say!

The Council values contributions from members of the public. Under the Council's Have Your Say! policy you can ask questions or express a view to most public meetings. If you wish to speak at a meeting or wish to find out more, please refer to Attending Meetings and "Have Your Say" at www.colchester.gov.uk

Audio Recording, Filming, Mobile phones and other devices

The Council audio records all its public meetings and makes the recordings available on the Council's website. Audio recording, photography and filming of meetings by members of the public is also permitted. The discreet use of phones, tablets, laptops and other such devices is permitted at all meetings of the Council, with the exception of Committee members at all meetings of the Planning Committee, Licensing Committee, Licensing Sub-Committee and Governance Committee. It is not permitted to use voice or camera flash functionality and devices must be kept on silent mode. Where permitted, Councillors' use of devices is limited to receiving messages and accessing papers and information via the internet. Viewing or participation in social media is at the discretion of the Chairman / Mayor presiding at the meeting who may choose to require all devices to be switched off at any time.

Access

There is wheelchair access to the Town Hall from St Runwald Street. There is an induction loop in all the meeting rooms. If you need help with reading or understanding this document please use one of the contact details at the bottom of this page and we will try to provide a reading service, translation or other formats you may need.

Facilities

Toilets with lift access, if required, are located on each floor of the Town Hall. A vending machine selling hot and cold drinks is located on the ground floor.

Evacuation Procedures

Evacuate the building using the nearest available exit. Make your way to the assembly area in the car park in St Runwald Street behind the Town Hall. Do not re-enter the building until the Town Hall staff advise you that it is safe to do so.

Library and Community Hub, Colchester Central Library, 21 Trinity Square,
Colchester, CO1 1JB
telephone (01206) 282222 or textphone 18001 followed by the full number you wish
to call
e-mail: democratic.services@colchester.gov.uk
www.colchester.gov.uk

LOCAL PLAN COMMITTEE 25 SEPTEMBER 2013

Present :- Councillor Bill Frame (Chairman)
Councillors Elizabeth Blundell, Andrew Ellis,
Martin Goss, John Jowers and Kim Naish

Substitute Member :- Councillor Barrie Cook for Councillor Lyn Barton

11. Minutes

The Minutes of the meeting held on 29 July 2013 were confirmed as a correct record.

12. Strategy for Landscape Planning of Development Sites

Councillor Jowers (in respect of his being an Essex County Council Cabinet Member with Strategic Plan responsibility, a Statutory Strategic Plan Consultee and a Major Funder of the Rural Community of Essex) and Councillor Naish (in respect of his role on the Environment Agency, Anglian Trust and East of England Fresh Water Forum) declared a non-pecuniary interest in this item pursuant to the provisions of Meetings General Procedure Rule 7(5).

The Head of Commercial Services submitted a report requesting the adoption of the Strategy for Landscape Planning of Development Sites within Colchester Borough as Planning Guidance.

Mr Adam John, Landscape Planning Officer, attended to assist the Committee with its deliberations.

Councillor L. Sykes attended and, with the consent of the Chairman, addressed the Committee. She welcomed the involvement of the community and Councillors in this area. She highlighted the need for sustainability in the landscape and suggested that closer work was needed to be done with developers. She also suggested that work needed to be done on adopted spaces during developments, as developers were generally too busy with finishing schemes to do a satisfactory job. She stated that planting on verges needed to be appropriate and take into consideration the effects of and affect on parking. She claimed that people desired more green space near where they lived and that standards of maintenance needed to be raised.

It was explained by Mr Vincent Pearce, Major Development Manager, that a process for fast track adoption was being worked on, with liability being introduced in Section 106 Legal Agreements for areas pre-adoption.

The Landscape Planning Officer clarified that rivers, ponds and wetlands were included in landscape management and could be included and reinforced in this Strategy. He also stated that Contract Monitoring was an area being further developed, where developers would employ landscape consultants to monitor developments in progress and Colchester Borough Council would take over once we'd been notified of

completion.

The Committee was generally pleased by the Strategy, stating that such guidelines were a key tool for managing Colchester's open spaces. A Member suggested that the Strategy could have been more adventurous.

RESOLVED that the Strategy for Landscape Planning Development Sites be adopted within Colchester Borough as Planning Guidance.

13. DCLG Consultation Paper: Housing Standards Review

Councillor Jowers (in respect of his being an Essex County Council Cabinet Member with Strategic Plan responsibility, a Statutory Strategic Plan Consultee and a Major Funder of the Rural Community of Essex) and Councillor Naish (in respect of his role on the Environment Agency, Anglian Trust and East of England Fresh Water Forum) declared a non-pecuniary interest in this item pursuant to the provisions of Meetings General Procedure Rule 7(5).

The Head of Commercial Services submitted a report providing a brief explanation and examination of the implications of the Government's published suggestions for changes to a range of current housing standards achieved via the Building Regulations and planning processes. Officer comments on the consultation paper were provided in Appendix 1 to the report.

Mr Vincent Pearce, Major Development Manager, attended to assist the Committee with its deliberations.

Councillor G. Oxford attended and, with the consent of the Chairman, addressed the Committee. He spoke on the issue of providing lifetime homes that would, in practicality, last someone their entire life. He suggested that the only way to provide this would be to build all developments to the highest standard, Level 3. He claimed that this would allow for future adjustments if required, without calling for individuals to move house. A percentage of housing at Level 3 would not be sufficient, in his eyes.

Accessibility

The Major Development Manager commented that Government has indicated that housing needs to be viable and, as such, a blanket Level 3 approach would not be practicable. He suggested that combining Levels 1 and 2 would give developers less opportunity to utilise the lower levels. He also clarified, after the Committee raised the question, that a minimum door width of 900mm was required in even the lowest level.

The Committee raised concern about the prospect of different standards relating to different areas and stated they considered a national standard much more appropriate.

Space Labelling

The Committee endorsed this idea, citing the importance of consumers knowing

precisely what they purchase. A Member of the Committee suggested such labelling be mandatory.

Security

The Committee did not support the inclusion of compulsory sprinklers in residential buildings but agreed they should be included in commercial developments.

It was also agreed that it should be recommended that wiring for alarm systems be installed as standard in new builds but the security system be left to the discretion of the occupier.

Water Efficiency

The Committee discussed the possibility of re-using 'grey water' and suggested that simple water conservation methods, such as water butts or the use of SUDS be included in new builds. A caveat was suggested that this would only happen if it were to cost less or equivalent to traditional plumbing measures.

Indoor Standards

A Member of the Committee enquired as to whether it was possible to recommend that the Local Authority be the only source for Building Inspectors. The Major Development Manager explained that, although that was not possible, Colchester Borough Council remained the Enforcement Authority for all Building Inspectors in the Borough.

Materials

The question was raised as to whether it could be recommended that local suppliers were used, however it was noted that resources in Colchester were low and often imported from across Europe.

The Committee requested that a copy of the response be circulated to them before being considered by the Portfolio Holder.

RESOLVED that –

- (i) The comments detailed in Appendix 1 to the report be agreed; and
- (ii) These comments, in addition to comments made by the Committee, will form the basis of a recommendation to the Portfolio Holder for Planning, Community Safety and Culture, who will consider and finalise the formal Council response.

14. Eight Ash Green Village Design Statement

Councillor Jowers (in respect of his being an Essex County Council Cabinet Member with Strategic Plan responsibility, a Statutory Strategic Plan Consultee and a Major Funder of the Rural Community of Essex) and Councillor Naish (in respect of his role on the Environment Agency, Anglian Trust and East of

England Fresh Water Forum) declared a non-pecuniary interest in this item pursuant to the provisions of Meetings General Procedure Rule 7(5).

The Head of Commercial Services submitted a report requesting the adoption of the Eight Ash Green Village Design Statement as a Planning Guidance Note.

Ms Beverly McClean, Coast and Countryside Planner, attended to assist the Committee with its deliberations. She highlighted an error in the report, which should refer to Heathfields rather than Heathlands.

Mr John Allcock, 8 Ash Green Village Design Statement Chairman, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He explained that the VDS was a result of two years work by volunteers and thanked Colchester Borough Council Officers for their help. He said that the VDS had managed to capture the essence of the village, detailing its character, its village greens, details of settlements and plans for the future. He claimed that it reflected the true views and wishes of local people and commended it to the Committee.

In response to a question, Mr Allcock stated that nobody had come forward in relation to activities on the River Colne but they'd be happy to add to the VDS, if needed.

Councillor Willetts attended and, with the consent of the Chairman, addressed the Committee. He explained that several consultations had been made throughout the village at each available opportunity. He said that further small scale, appropriate development would be welcomed in the area. He also suggested that development in small commercial space was desired in their various Brownfield sites.

The Committee thanked Mr Allcock and his volunteers for their work, which clearly showed the pride they had in their local area.

RESOLVED that the Eight Ash Green Village Design Statement be adopted as a Planning Guidance Note.

15. The Role and Remit of the Marine Management Organisation

Councillor Jowers (in respect of his being an Essex County Council Cabinet Member with Strategic Plan responsibility, a Statutory Strategic Plan Consultee, a Major Funder of the Rural Community of Essex and a Member of Kent and Essex Inshore Fisheries and Conservation Authority) and Councillor Naish (in respect of his role on the Environment Agency, Anglian Trust and East of England Fresh Water Forum) declared a non-pecuniary interest in this item pursuant to the provisions of Meetings General Procedure Rule 7(5).

The Head of Commercial Services submitted a report setting out the role and influence of the Marine Management Organisation.

Ms Beverly McClean, Coast and Countryside Planner, attended to assist the Committee with its deliberations.

The Committee recognised that this Organisation could have a significant impact on the Colchester area and there was considerable overlap in the work of the MMO and the Council.

Duty of Co-operation between the MMO and Local Authorities was flagged up as an important issue. The Coast and Countryside Planner identified that this duty was still in development however the intent seemed to be one of flexibility.

It was explained that an Inshore Plan and an Offshore Plan were both being developed by the MMO, which would differ. It was also established that the MMO was a British organisation which would have significant input into the fishing quotas as they had total control of matters beyond the Highwater point.

RESOLVED that the content of the report be noted.

16. Dedham Vale AONB Position Statement

Councillor Jowers (in respect of his being an Essex County Council Cabinet Member with Strategic Plan responsibility, a Statutory Strategic Plan Consultee and a Major Funder of the Rural Community of Essex) and Councillor Naish (in respect of his role on the Environment Agency, Anglian Trust and East of England Fresh Water Forum) declared a non-pecuniary interest in this item pursuant to the provisions of Meetings General Procedure Rule 7(5).

The Head of Commercial Services submitted a report seeking endorsement of the updated Dedham Vale Area of Outstanding Natural Beauty (AONB) Planning Position Statement.

Ms Beverly McClean, Coast and Countryside Planner, attended to assist the Committee with its deliberations.

The Committee thanked those involved for their hard work and expressed their approval of the Position Statement, which brought together all the relevant issues very well.

RESOLVED that the content of the updated Dedham Vale Area of Outstanding Natural Beauty Planning Position Statement be endorsed.

17. Government Consultation – Greater Flexibilities for Change of Use

Councillor Jowers (in respect of his being an Essex County Council Cabinet Member with Strategic Plan responsibility, a Statutory Strategic Plan Consultee and a Major Funder of the Rural Community of Essex) and Councillor Naish (in respect of his role on the Environment Agency, Anglian Trust and East of England Fresh Water Forum) declared a non-pecuniary interest in this item pursuant to the provisions of Meetings General Procedure Rule 7(5).

The Head of Commercial Services submitted a report seeking the noting of the current Government consultation proposing greater flexibilities for change of use and the agreement of the proposed Officer response.

Ms Sarah Pullin, Planning Policy Officer, attended to assist the Committee with its deliberations.

The Committee expressed their displeasure at the idea that such decisions would be covered by Permitted Development Rights and taken out of the control of the Council. Several Members of the Committee did, however, suggest they would like to see more flexibility around such change of use decisions, although within the remit of the Council and not PDR's. The greater flexibilities suggested in the consultation were considered to be contra-democracy and contra-localism.

RESOLVED that –

- (i) The current Government consultation, which proposes greater flexibilities for change of use be noted; and
- (ii) The proposed Officer response be agreed.

18. Revision of the Local Development Scheme

Councillor Jowers (in respect of his being an Essex County Council Cabinet Member with Strategic Plan responsibility, a Statutory Strategic Plan Consultee and a Major Funder of the Rural Community of Essex) and Councillor Naish (in respect of his role on the Environment Agency, Anglian Trust and East of England Fresh Water Forum) declared a non-pecuniary interest in this item pursuant to the provisions of Meetings General Procedure Rule 7(5).

The Head of Commercial Services submitted a report seeking agreement of the revised Local Development Scheme, which detailed the programme of work and documents to be produced as part of the Local Plan up to December 2016.

Mr Mark Edgerley, Planning Policy Officer, attended to assist the Committee with its deliberations.

It was explained that an additional project covering the Northern Gateway was planned to be added and further information on this would be circulated to Members in due course. It was clarified that this project was not expected to alter the programme of work.

The Committee congratulated the Planning Policy Team on their work. A Member of the Committee enquired as to why the Community Infrastructure Levy had been delayed. Karen Syrett, Place Strategy Manager, explained that the delay was due to viability issues and the Government consultation that suggested the scaling back of Section 106 Agreements could be delayed. The Council would continue to work with Section

106 Agreements and monitor the implementation of CIL until the Government made a definitive decision on the scaling back of Section 106 Agreements.

RESOLVED that the revised Local Development Scheme be agreed.



Colchester

Local Plan Committee

16 December 2013

Item
7

Report of	Head of Commercial Services	Author	Laura Chase ☎ 282473 Rachel Forkin ☎ 282625
Title	Stanway Southern Sites Access Brief		
Wards affected	Stanway		

The Local Plan Committee is asked to agree the Stanway Southern Sites Access Brief as a planning guidance note which will be a material planning consideration.

1. Decision(s) Required

- 1.1 To agree the Stanway Southern Access Brief which provides a guiding framework for future access arrangements to new residential development in the Stanway Growth Area (attached as Appendix A)

2. Reasons for Decision(s)

- 2.1 The Council is working with developers and landowners in the Stanway Growth Area to pursue a co-ordinated approach to future development. As a first stage of the masterplanning process, the Council is setting forth its preferred principles for access arrangements to southern sites in Stanway which will predetermine many elements of the layout and access arrangements for individual developments. The brief is not the only option for access arrangements but at this stage it is the Council's preferred option.

3. Alternative Options

- 3.1 The Council could elect not to produce a brief, but the work is considered to provide a valuable steer to guide developer proposals. If the Access Brief is not agreed there will be less certainty for potential developers in regard to the Council's expectations for the site.

4. Supporting Information

- 4.1 The Council's adopted Core Strategy provides for a Growth Area in Stanway programmed to deliver a minimum of 800 residential units on greenfield sites in the 2016-2023 period.
- 4.2 Policy STA1 of the Site Allocations document provides that a Master Plan will be prepared to ensure that the development is planned

comprehensively and delivered in a co-ordinated manner. All planning applications will be expected to comply with the Master Plan and have regard to a number of issues, including the use of Sustainable Urban Drainage systems; landfill gas emissions; flooding; archaeology; public open space; protected species; and wastewater and sewerage infrastructure.

- 4.3 Policy STA2 provides that development is not expected to commence until 2016, although some flexibility will be allowed in phasing where monitoring proves it necessary. Monitoring to date has not indicated that an earlier date would be justified given that the Council considers it can demonstrate a five-year housing supply. However, the policy was written and adopted prior to the publication of the National Planning Policy Framework (NPPF) which is now a material planning consideration. The NPPF supports sustainable development and states that development proposals that accord with a development plan should be approved without delay. It is therefore expected that sites will come forward before 2016 and the Council needs to set out clear guidance.
- 4.4 Policy SA STA4 (Transportation in Stanway Growth Area) states that all development in the Stanway Growth Area will be expected to contribute to a package of sustainable transport measures including walking, cycling and public transport. The policy also specifies the delivery of road improvements required for the area, including the Warren Lane/Dyers Road junction.
- 4.5 The attached access brief forms an initial part of the masterplanning work identified in the Local Plan and focuses on access to land at the southern end of the Stanway Growth Area allocated for residential development.
- 4.6 Ownership of land in the southern part of Stanway Growth Area is divided between different landowners. While there has been some co-ordination between developers, a masterplan is considered important to ensure a co-ordinated view is taken on area-wide issues such as connectivity, sustainable access and appropriate design. In particular, developers will now be forming their own initial plans for development in the area, and it is considered important to resolve key issues of access to the area well in advance of the receipt of any preliminary enquiries or planning applications.
- 4.7 The Access Brief will accordingly be the Council's preferred option to feed into a masterplan for the overall Stanway area to guide future development. The work will also help guide consideration of planning applications for the wider area in terms of their fit with access arrangements set forth in the brief.

5. Proposals

- 5.1 The Stanway Southern Sites Access Brief focuses on access arrangements and principles for sites allocated in the Local Plan for new residential development.
- 5.2 The brief provides that the new residential area will be accessed via both Blackberry Road and a new fourth arm off the new roundabout at the southern end of the Stanway Western Bypass. An estate spine road would provide a route through the sites linking Blackberry Road and Warren Lane.
- 5.3 The spine road would provide access to the sites and links to the local area, including the Tollgate and Peartree Road Urban District Centres with their associated retail and employment uses. It would also provide links to the wider area including the Strategic Road Network at Junction 26 of the A12, southern Colchester and the town centre, and the surrounding rural area. East-west access across Colchester is also currently provided by Blackberry Road and Maldon Road. A new road would provide an alternative, rather than the only, means of access to the wider strategic network and accordingly would not be expected to address all the local demand in the area. The brief suggests detail on the design and layout of the spine road, which reflects the need for it to be appropriate for a residential area.
- 5.4 The brief states that pedestrian and cycle opportunities need to be addressed as part of any future design and site layout. Dyers Road, although no longer functioning as a through route to cars, should remain open to pedestrians and cyclists. The brief highlights that the site also has the opportunity to link into the wider South Colchester cycle network by providing links into the proposed Stanway to Tollgate cycle link (Colchester Cycling Delivery Strategy SPD, January 2012).
- 5.5 The existing bus services in the vicinity of the site run along Blackberry Road. The brief recommends that early discussions on the precise routing of local bus services needs to be agreed with the local Bus Operators to ensure the appropriate balance between coverage of the existing residential areas and providing convenient access to bus services for the sites. The spine road could provide a bus route through the new sites.

6. Strategic Plan References

- 6.1 Effective strategic planning supports the Strategic Plan Vision for Colchester as a place to live, learn, work and visit, and in particular informs the priorities of leading for the future, being cleaner and greener, and inspiring and innovating.

7. Consultation

- 7.1 This initial phase of work on access to the southern sites will be incorporated into an overall masterplan for the area, which will be

consulted on in line with the Council's Statement of Community Involvement.

8. Publicity Considerations

- 8.1 There is likely to be continued interest in developments in Stanway resulting in publicity for the Council. Working in partnership with landowners/developers should reduce the risk of misunderstanding resulting in negative publicity.

9. Financial Implications

- 9.1 Planning Performance Agreements will be sought to help fund further Council work on developing plans and proposals for the area.

10. Equality, Diversity and Human Rights implications

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

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

or go to the Colchester Borough Council website

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

- 10.2 There are no particular Human Rights implications.

11. Community Safety Implications

- 11.1 None

12. Health and Safety Implications

- 12.1 None

13. Risk Management Implications

- 13.1 Agreement on development principles will reduce the risk of inappropriate development being permitted.

14. Disclaimer

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

STANWAY SOUTHERN SITES ACCESS DEVELOPMENT BRIEF

1 INTRODUCTION

- 1.1 The Council's adopted Local Plan provides for a Growth Area in Stanway programmed to deliver a minimum of 800 residential units on greenfield sites in the 2016-2023 period. This development brief focuses on land at the southern end of the Stanway Growth Area and includes greenfield areas allocated for residential development in the Council's adopted Site Allocations Development Plan Document. This brief concentrates on access issues in the area, and will be followed by further masterplan work for the Stanway area as a whole, including residential and commercial allocations for the northern part of the site.
- 1.2 Colchester Borough Council has a strong record in producing development briefs and guidance notes to inform development proposals on a variety of sites across the Borough. These documents provide a greater understanding of the issues and constraints the Council has identified for particular sites as well as an indication of how adopted policies will be interpreted.
- 1.3 The purpose of this document is to:
- Provide sustainable and coherent development framework principles for access to the area that promotes comprehensive development of the sites and helps co-ordinate action by landowners/developers;
 - Provide details of the local and national policies relevant to the area and issues addressed in this brief;
 - Outline the key constraints in the area affecting access and the opportunities that exist;
 - Outline the Council's expectations of delivering improvements to accessibility of the area by walking and cycling, public transport, community infrastructure, the public realm and streetscape, and
 - Outline the broad design and development principles that should govern transport access to the area.
- 1.4 Ownership of land in the southern part of Stanway Growth Area is divided between different landowners. While there has been some co-ordination between developers, a masterplan is considered important to ensure a co-ordinated view is taken on area-wide issues such as connectivity, sustainable access and appropriate design. In particular, developers will now be forming their own initial plans for development in the area, and it is considered important to resolve key issues of access to the area well in advance of the receipt of any preliminary enquiries or planning applications.
- 1.5 The access brief will provide the basis for a coordinated and comprehensive approach to access arrangements to future development within the Stanway Growth Area. It reflects agreement between Colchester Borough Council and Essex County Council on

access and transport priorities and principles for the area. Prospective developers should use this document alongside adopted local and national policies to guide their proposals, and as a starting point for pre-application discussions with the local authority.

- 1.6 This brief is not intended to be prescriptive, but is to be used to guide future development in the area. The development brief will become part of the decision making process and weight will be given to the details during the determination of relevant planning applications.
- 1.7 This document will also provide general information for members of the public about possible future changes in the area and what type and form development may take.

2. POLICY CONTEXT

2.1 National Planning Policy Framework

Any development at the site should have regard to relevant national planning policy, primarily found within the National Planning Policy Framework (NPPF) which was published in March 2012.

2.2 The NPPF promotes social, environmental and economic objectives to respond to the different opportunities for achieving sustainable development in different areas.

2.3 Within these roles outlined in the NPPF, a set of core land use planning principles underpin plan making and decision making. In total the NPPF contains 12 core planning principles and the ones most relevant to this development brief are outlined below:

- Planning should be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- It should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Planning should proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places.
- Take account of the different roles and character of different areas, promoting vitality of main urban areas;
- Support the transition to a low carbon future in a changing climate, and encourage the reuse of existing resources, including conversion of existing buildings and encourage the reuse of renewable resources;
- Encourage the effective use of land by reusing land that has been previously developed;
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas,

- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
 - Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- 2.4 All planning applications should have regard to the NPPF and the guidance contained within it.
- 2.5 Local Policies
At the local level, the Colchester Local Plan provides policy guidance for the redevelopment of the area and should be considered fully as part of any future planning application(s). The most relevant sections are detailed below;
- 2.6 Core Strategy
Within the adopted Core Strategy (December 2008) Policy SD1 (Sustainable Development Locations) identifies the “Stanway Growth Area” (which includes land the subject of this development brief) as a strategic area for new development. Policy H1 (Housing Delivery) confirms that housing development will be focused in strategic areas, to meet the Borough’s housing target – with at least 800 new homes to be delivered on greenfield sites in the Stanway Growth Area during the period 2016-2023. Under Policy SD2 (Delivering Facilities and Infrastructure), new development will be required to provide relevant infrastructure, community facilities and open space, as appropriate.
- 2.7 In addition to the overall strategic objectives of the Core Strategy, the following planning policies are also relevant to consideration of access to the Stanway southern sites:
- Policy SD2 – Delivering Facilities and Infrastructure – provides that the Council will work with partners that facilities and infrastructure are provided to support sustainable communities.
 - Policy UR2 (Built Design and Character) – provides for high quality and inclusive design in all developments;
 - Policy TA1 (Accessibility and Changing Travel Behaviour) – Future development in the borough will be focused on highly accessible locations and travel behaviour change towards sustainable modes will be encouraged;
 - Policy TA2 (Walking and Cycling) – provides that development shall contribute to walking and cycling improvements as appropriate;
 - Policy TA3 (Public Transport) – states that the Council will work with partners to deliver improved public transport

- Policy ER1 (Energy, Resources, Waste, Water and Recycling) – encourages new development to incorporate measure to reduce carbon emissions.

2.8 Site Allocations

The Site Allocations Development Plan Document was adopted in December 2010 and provides further detail to support the Core Strategy Policies. Stanway is identified as a Growth Area providing a sustainable location for programmed growth. The policies which are most relevant to this development brief are:

Policy SA STA1 (Appropriate Uses within the Stanway Growth Area) – Provides indicative totals of 1800 residential units and 81,600 sqm of employment floorspace, with the residential units to be accommodated within the following areas:

- Lakelands – existing allocation
- Land at Fiveways Fruit Farm – new greenfield allocation
- Land between Dyers Road and Warren Lane - new greenfield allocation
- Land between the A12 and London Road – new greenfield allocation

The policy provides that a Master Plan will be prepared to ensure that the development is planned comprehensively and delivered in a co-ordinated manner. All planning applications will be expected to comply with the Master Plan and have regard to a number of issues, including the use of Sustainable Urban Drainage systems; landfill gas emissions; flooding; archaeology; public open space; protected species; and wastewater and sewerage infrastructure.

- Policy SA STA2 (Phasing of greenfield sites in Stanway Growth Area) – Provides that development is not expected to commence delivery until 2016, although some flexibility will be allowed in phasing where monitoring proves it necessary and to allow lead in times.
- Policy SA STA4 (Transportation in Stanway Growth Area) – States that all development in the Stanway Growth Area will be expected to contribute to a package of sustainable transport measures including walking, cycling and public transport. The policy also specifies the delivery of road improvements required for the area, including the Warren Lane/Dyers Road junction.

2.9 Development Policies

The Development Policies DPD also adopted in December 2010 provides detail to guide the determination of planning applications and the following policies are relevant for this site:

- Policy DP1 (Design and Amenity) - all development to be designed to a high standard, with regard to social, economic and environmental sustainability;
- Policy DP3 (Planning Obligations and the Community Infrastructure Levy) - planning obligations will be sought where appropriate;
- Policy DP17 (Accessibility and Access) – development should enhance accessibility to sustainable modes of transport
- Policy DP19 (Parking Standards) - sets minimum parking standards for residential development of 1 space for every 1-bed dwelling and 2 spaces for every 2-bed or more dwellings with 0.25 visitor spaces per unit (lower standards may be acceptable in highly accessible locations)

2.10 The Council is undertaking a two-stage review of its Local Plan. The first stage is a partial Focused Review of those selected policies that can be brought into compliance with the National Planning Policy Framework without the development of an extensive evidence base. This will then be followed by the development of a new Local Plan including new policies and site allocations based on an updated evidence base. The Council submitted the Local Plan Focused Review to the Planning Inspectorate in October 2013. A Public Examination is expected in 2014 which is expected to result in a number of revised policies being adopted by the Council. The revised policies within the Local Plan Focused Review and subsequent new Local Plan will be relevant to the Stanway area and will be afforded full weight once formally adopted.

2.11 Other Adopted Guidance

The Council has developed a series of topic based Supplementary Planning Documents and Guidance Notes which have been adopted and are material planning considerations. These documents build on the policies contained within the Core Strategy, Site Allocations and Development Policies documents and provide more detail on various subjects. A full list of the Supplementary Planning Documents and Guidance Notes that have been adopted to date can be found on the Council's website but specific focus should be given to the following documents:

- Street Services SPD, adopted October 2012,
- Air Quality Management Guidance Note, adopted August 2012,
- Colchester Cycling Delivery Strategy SPD, adopted January 2012,
- Vehicle Parking Standards SPD, adopted September 2009.

3. SITE AREA and AREA ANALYSIS

3.1 Site and Surroundings

The area subject to this Development Brief is located in Stanway at the southern end of the Stanway Growth Area. It is bordered to the north by Blackberry Road, to the west by Warren Lane, and to the east by Heath Road. Dyers Road runs diagonally through the area linking Blackberry Road in the north-east to Warren Lane in the south-west.

The area has been primarily in agricultural use apart from the north-west corner which includes an extensive wooded area and the Par Air Kennels and Cattery. Fiveways Fruit Farm currently occupies the eastern side of the area.

An extract and a key from the Proposals Map showing the area subject to this Development Brief are attached as Appendix 1.

3.2 Movement and Accessibility

3.2.1 Vehicles

The area's main access is currently via Dyers Road from Blackberry Road to the north and from Warren Lane to the west. Blackberry Road serves the surrounding residential areas, in addition to the Peartree Road Urban District Centre and Employment Area. Blackberry Road is also used as a route to Tollgate from the surrounding residential areas in Stanway and beyond.

The northern end of Dyers Road serves the residential cul-de-sacs of Egremont Way and Pearmain Way.

The Stanway Bypass is currently being constructed, and is due to open in March 2014. This will link the A12, to Warren Lane. A roundabout has recently been constructed at the junction with Warren Lane. Colchester Quarry (Stanway) is accessed off Warren Lane and currently vehicles travelling to and from the mineral extraction sites use Warren Lane, Church Lane and Tollgate Road to travel between the mineral extraction sites on Warren Lane and the A12. The Bypass will enable vehicles to travel directly between Warren Lane and the A12.

3.2.2 Pedestrians and cyclists

A footway exists on the western side of Dyers Road between Blackberry Road and Egremont Way serving the existing residential development in the area. There are no footways on the remainder of Dyers Road.

A footway also exists within the existing residential development which links Egremont Way and Pearmain Way to Blackberry Road and the local shopping parade.

There are currently no cycle routes adjacent to the area although Dyer's Rd and Heath Rd are advisory routes. However there are opportunities to improve pedestrian and cycle accessibility between Stanway and Tollgate as outlined in the Colchester Cycling Delivery Strategy SPD (adopted January 2012). In particular, the Council will promote innovative schemes providing routes segregated from road traffic in order to enhance the area's sustainable connectivity.

3.2.3 Public transport

At the northern end of the area Blackberry Road is served by public transport. Service 65 is a 10 minute frequency service running between Tollgate and Stanway, via Blackberry Road to, the town centre, Colchester Station and Highwoods. The inbound service towards the town centre travels along Blackberry Road as far as Winstree Road, past the existing entrance to the site. However, the outbound service in the direction of Tollgate goes via Holly Road and only a short section of Blackberry Road, not passing Dyers Road.

3.3 Access to Facilities and Shopping

The area is well located in relation to the Peartree Road Urban District Centre which contains a supermarket and a number of larger retail outlets. The development brief area is also within close proximity to the range of other retail facilities, medical centre, business uses and food outlets found within the Tollgate Urban District Centre.

3.4 Topography

The majority of the area is largely flat with a gentle slope towards the Roman River Valley to the south.

3.5 Archaeology

The area is adjacent to the Gryme's Dyke Scheduled Ancient Monument and near by Gosbeck's Archaeological Park. The area was once the focus of the extensive pre-Roman settlement of Camulodunum (present day Colchester). The Site Allocations document notes that there would be a requirement for archaeological field evaluation prior to any development. If nationally important archaeological remains are discovered the development would need to be designed to ensure that these were preserved in situ. If remains of lesser importance are discovered, these would require excavation (preservation by record) prior to development.

3.6 Minerals and Waste

The Stanway area includes a number of sand and gravel extraction sites. The Site Allocations document highlights that Fiveways Fruit Farm site is affected by plans to extend the Stanway Quarry and accordingly it is proposed to phase development to reflect the need for a standoff distance. Some of the quarry land is to be restored as a strategic area of public open space.

3.7 Landscape

Colchester's Landscape Character Assessment classifies the area as lying within the Southern Colchester Farmland Plateau. This area is characterised by medium sized irregular arable fields interspersed with other land uses. Access arrangements for the area should have regard to the need to protect hedgerows on Dyers Road.

4. **DESIGN AND FUNCTION OF TRANSPORT NETWORKS FOR STANWAY SOUTHERN SITES**

The attached drawing in Appendix 2 shows an indicative layout which has regard to the following issues and principles:

4.1 Principle of use

The adopted Core Strategy and Site Allocations Documents established the principal of residential use for the area.

4.2 Level of development

The specific density for any proposal would need to be governed by policy objectives such as achieving high quality design and an appropriate mix of tenures and housing types, balanced against individual site constraints and viability issues.

Density will be governed by the provision of appropriate levels of amenity space and car parking. These factors together with design, scale and massing which is sympathetic to the context of the area should dictate the amount of development appropriate and consequential access arrangements.

4.3 Vehicular Access to Road Network

The area will be accessed via both Blackberry Road and a new fourth arm off the new roundabout at the southern end of the Stanway Western Bypass. An estate spine road would provide a route through the site linking Blackberry Road and Warren Lane.

4.4 Balance between local and strategic road network

The spine road would provide the main access to the development area and links to the local area, including the Tollgate and Peartree Road Urban District Centres with their associated retail and employment uses.

It would also provide links to the wider area including the Strategic Road Network at Junction 26 of the A12, southern Colchester and the town centre, and the surrounding rural area. Developers will need to work with the Highways Agency to address issues of access to the strategic trunk network at Junction 26 (DfT Circular 02/2013 provides guidance on the strategic road network and the delivery of sustainable development)

East-west access across Colchester is also currently provided by Blackberry Road and Maldon Road. A new road would provide an

alternative, rather than the only, means of access to the wider strategic network and accordingly would not be expected to address all the local demand in the area.

4.5 Design and layout appropriate for residential area

The spine road would provide a route through the new residential area. The design should enable natural speed reduction by incorporating casual visitor on-street parking and direct vehicular access for individual dwellings. Design should have regard to guidance set out in Manual for Streets. Essex County Council requirements for residential spine roads provide for the spine road to have a minimum carriageway width of 6.75 metres and be subject to a 20 mph speed limit.

The layout should be designed so that Dyers Road no longer functions as a through route for vehicles. This will protect the character of the lane and keep established character within the new housing development. The layout should also be designed to avoid sites of archaeological importance and minimise impact on hedgerows and trees.

4.6 Reconfiguration of Fiveways Junction

At the northern end of the estate spine road, the existing Fiveways junctions will be reconfigured to create additional and safe capacity for the new development. Essex County Council's current preferred solution is to provide staggered priority junctions off Blackberry Road and Peartree Road. The new road alignment will involve restricted access to Dyers Road. Additionally, the Borough Council would support the provision of facilities to segregate vehicles from walking and cycling movements from residential areas to Stanway School and Peartree Urban District Centre.

4.7 Pedestrian and cycle access

Pedestrian and cycle opportunities need to be addressed as part of any future design and site layout. Dyers Road, although no longer functioning as a through route to vehicles, should remain open to pedestrians and cyclists.

Within the development, measures should be taken to ensure that direct pedestrian and cycle links are created to encourage walking and cycling to local facilities. In particular, the creation of a walking and cycling entrance point will be required to access the development area from Blackberry Road. Cycling and walking links should connect with existing links in the surrounding area as well as new provision such as the shared footway/cycleway to be provided alongside the Stanway Western Bypass. Schemes can then link into the wider South Colchester cycle network including the proposed Stanway to Tollgate cycle link (see Colchester Cycling Delivery Strategy SPD, January 2012). The Council will promote the creation innovative schemes that provide paths that are segregated from vehicle traffic and give priority to walking and cycling.

4.8 Public transport

The existing bus services in the vicinity of the development area run along Blackberry Road. Early discussions on the precise routing of local bus services needs to take place with the local Bus Operators to ensure the appropriate balance between coverage of the existing residential areas and providing convenient access to bus services for the site.

The spine road could provide a bus route through the development area.

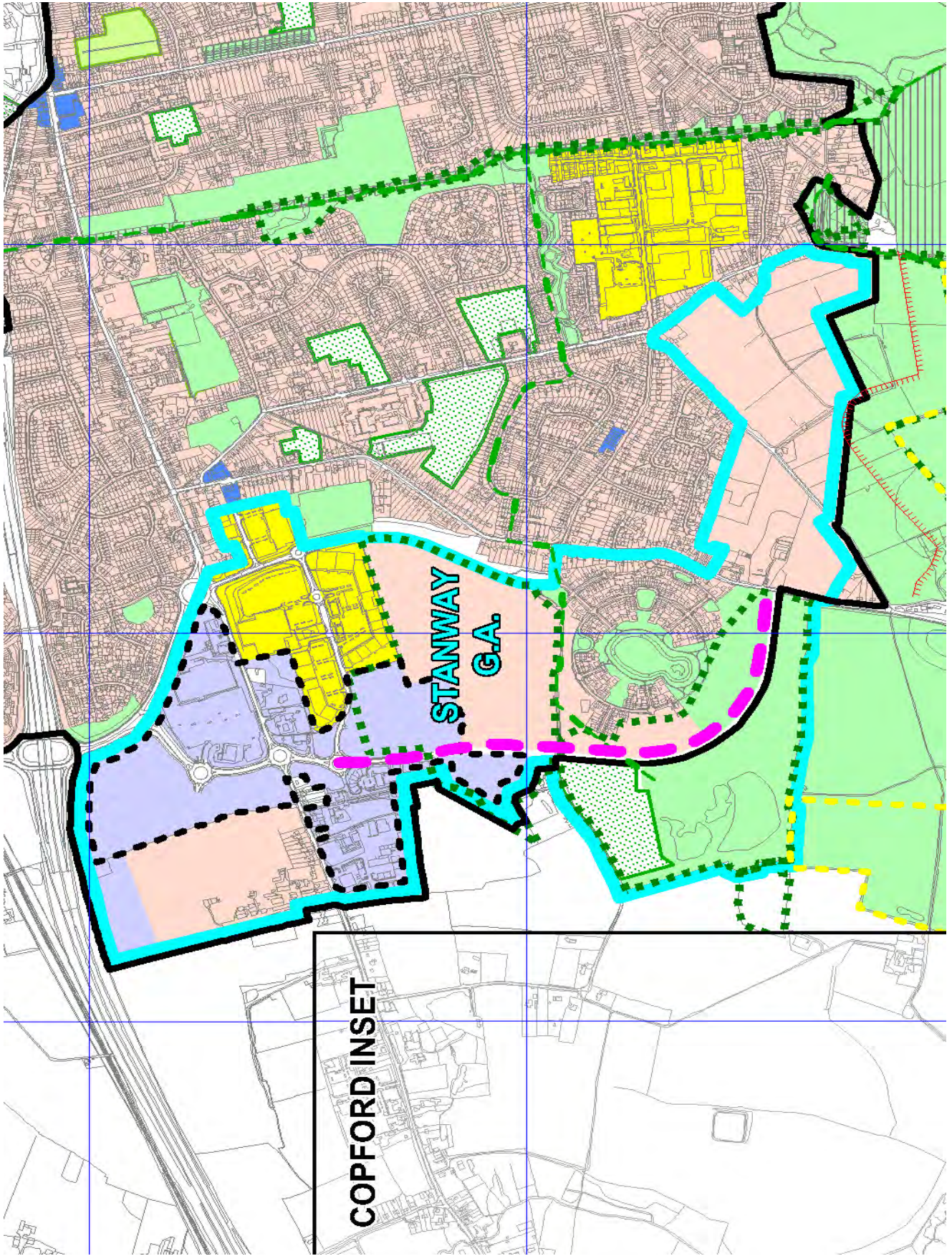
4.9 Parking

Parking for a range of vehicles and users will be provided in accordance with the relevant CBC/ECC parking standards as outlined primarily within the Essex County Council Vehicle Parking Standards document.

Cycle parking will also be required as set out within the Vehicle Parking Standards document and must be suitably located to encourage this form of transport.

5. Delivery and Implementation

Delivery and implementation of the access arrangements set forth in this brief relies upon a co-ordinated approach between developers/landowners and the County and Borough councils, in consultation with the local Stanway community. This will be achieved through further masterplanning work and/or detailed transport assessment work carried out as part of planning applications.



NOT TO SCALE - © Crown copyright and database rights 2013 Ordnance Survey 100023706.

	SETTLEMENT BOUNDARY - COLCHESTER, TIPTREE, WEST MERSEA AND WIVENHOE		NORTH GROWTH AREA URBAN EXPANSION
	VILLAGE SETTLEMENT BOUNDARY		STANWAY SAFEGUARD ZONE
	TOWN CENTRE CORE		MINERALS AND WASTE SAFEGUARD
	PREDOMINANTLY RESIDENTIAL		GROWTH AREAS
	EMPLOYMENT ZONE		REGENERATION AREAS
	STRATEGIC EMPLOYMENT ZONES		EAST COLCHESTER SPECIAL POLICY AREAS
	MIXED USE REDEVELOPMENT		CULTURAL FACILITIES
	MIXED USE		WEST MERSEA WATERSIDE AREA OF SPECIAL CHARACTER
	INNER CORE		HISTORIC PARKS AND GARDENS
	OUTER CORE		COLCHESTER LOCAL WILDLIFE SITES
	NEIGHBOURHOOD CENTRES		SITES OF SPECIAL SCIENTIFIC INTEREST
	RURAL DISTRICT CENTRES		REGIONALLY IMPORTANT GEOLOGICAL, (AND GEOMORPHOLOGICAL) SITES
	URBAN DISTRICT CENTRES		RAMSAR
	CAR PARKS		COASTAL PROTECTION BELT
	PARK AND RIDE PLUS SERVICE STATION		SPECIAL AREAS OF CONSERVATION
	OPEN SPACE		SPECIAL PROTECTION AREAS
	PRIVATE OPEN SPACE		AREA OF OUTSTANDING NATURAL BEAUTY
	CEMETERIES		RIVERSIDE WALKS
	ALLOTMENTS		PROTECTED LANES
	UNIVERSITY PURPOSES		GREEN LINKS
	COMMUNITY STADIUM		CONSERVATION AREAS
	CARAVAN PARKS		LOCAL NATURE RESERVES
	GYPSY AND TRAVELLER ALLOCATIONS		CBC SCHEDULED MONUMENTS
	TRANSIT CORRIDOR		ENVIRONMENT AGENCY NATIONAL FLOOD ZONES
	ROAD IMPROVEMENT		COLCHESTER BOROUGH BOUNDARY
	JUNCTION 28 (A12)		



Lakelands

Southern parcels of the western growth area

Route for estate spine road. Served from new, fourth arm of Western Bypass.

This principle street would provide a bus route through the new estate. The design should enable natural speed reduction by incorporating on-street parking and vehicle access from individual house driveways. The layout should be designed so that Dyers Road no longer functions as a through route for cars (buses may be allowed). This will protect the character of the lane and keep established character within the new housing development.



Colchester

Local Plan Committee

16th December 2013

Item
8

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

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

1. Decision(s) Required

- 1.1 To approve the 2012-13 Annual Monitoring Report (AMR) for publication on the council's website.

2. Reasons for Decision(s)

- 2.1 Until the Localism Act came into effect in April 2012, Section 35 of the Planning and Compulsory Purchase Act required that every local planning authority (LPA) should prepare and publicise an Annual Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDDs) and local plans are being achieved. The Localism Act removed the requirement for local authorities to submit their AMR to Government, but retained a duty for local authorities to monitor policies. The Council accordingly still needs to demonstrate the effects of its policies, and the format developed for previous AMRs is considered to remain appropriate for this purpose.

3. Alternative Options

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

4. Supporting Information

- 4.1 The Annual Monitoring Report (AMR) provides key information that helps the Borough Council and its partners establish what is happening now within Colchester Borough, what may happen in the future and compare these trends against existing planning policies and targets to determine if any action needs to be taken. The full report covering the period April 2012 to March 2013 is attached as Appendix A and will be available to view on the council's website www.colchester.gov.uk and upon request to the Planning Policy team. The electronic version will

have 'hot links' to relevant policies and evidence based documents to facilitate cross-referencing and ease of use.

- 4.2 As part of the Localism Act, authorities can now choose which targets and indicators to include in their monitoring reports as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the Council's planning service with the local community. The format of this AMR accordingly is designed to clearly demonstrate how the Council is meeting targets and indicators arising from the adopted policies contained in its Local Plan. The AMR also has a wider role in helping the Council and its partners monitor the success of infrastructure delivery plans such as the Integrated County Strategy, and can also be used by other agencies wishing to amend their plans and actions.
- 4.4 The planning system has been through a number of procedural changes over the last decade. The publication of the National Planning Policy Framework (NPPF) and Localism Act in 2012 introduced a return to the process of Local Plans, following an eight year period when the Local Development Framework process applied. Colchester demonstrated its success in producing LDF plans, and was among the small percentage of authorities nationally who had adopted a comprehensive set of documents to guide the development management process. This currently comprises the strategic policies in the Core Strategy adopted in December 2008 and the supporting Site Allocations and Development Policies documents adopted in October 2010. The Borough is now undertaking a two-stage review of its Local Plan beginning with a Focused Review of selected policies to bring them into compliance with the NPPF. It will then be followed by the development of a new Local Plan containing revised policies and allocations based on an up-to-date evidence base.
- 4.5 The AMR is divided into a number of Key Themes covering progress in meeting Local Development Framework policy aspirations across a variety of areas. Key findings include:
- The total number of applications received between 1 April 2012 and 31 March 2013 was 1,392 which represents a decrease on the previous year's total of 1,544, and is well below the pre-recession figure of 2,015 in 2007-08. 75.3% of minor applications were decided within 8 weeks. Performance in the 'major applications' category was down from the previous year and stood at 40% for Largescale Major applications. While the percentage figure is not high, this figure relates to a relatively small number of complex applications (17) where ensuring a well-thought out decision required significant levels of evidence base preparation, consultation, and negotiation. The Council has instituted project management measures for applications, including pre-application advice and Planning Performance Agreements which will enhance consistency and quality in processing applications.

- The housing trajectory included in this report shows that a net figure of 617 homes was built between 1 April 2012 and 31 March 2013. This is a decrease on the previous year's total of 1036. The 2011/12 above average total stands out in a recessionary period given that, in addition to the current year, the previous two years (2009/10 and 2010/11) were below target. The 2011/12 figure is accordingly considered to be an exception which reflects changes in the way the Council monitors and tracks housing delivery as well as funding opportunities available at the time and the phasing of some of the larger schemes in the Borough.
- The figures demonstrate a good performance when considered in context of the national recessionary climate and when compared to other local authorities in Essex. The table on page 27 of the AMR providing Essex Local Authority Housing Delivery figures shows the Colchester average per year figure over the last 5 years of 770 is 281 higher than the next closest authority, Basildon, at 489 and is significantly greater than the Essex average of 290 units delivered per year over the 5-year period.
- Looking ahead, based on current targets and estimated delivery, the Council is projected to deliver 4621 units, which puts it on track to meet its current 5 year target (plus 5% buffer) of 4368. Over ten years, the council is projected to deliver 8797 units, which again aligns with the current target figure of (plus 5% buffer) of 8737 for the ten year period. In line with national guidance on objectively assessed need, the Council will now be developing a new Local Plan based on updated evidence of housing need and viability. New housing targets will be matched with additional allocations as part of the plan-making process. It is important to bear in mind, however, that even if the Council can ensure there is an adequate supply of housing land, economic viability considerations and market conditions influence actual delivery figures.
- The year end figure of 133 affordable homes delivered represents 21.6% of all units provided. It is a reduction from the previous year's high total of 366, which reflected the fact that grant funding was available and that the total included some developments which were 100% affordable schemes. It is worth noting that there is a time lag between negotiation and delivery of affordable housing schemes, so this year's figures reflect the negotiations made during the earlier part of the recessionary period. The levels of affordable housing this year are consistent with the findings of viability work carried out by the Council, which conclude that housing delivery would be compromised by higher affordable housing requirements.
- Approximately 93% of new and converted dwellings were on previously developed land, in line with planning policies giving preference to brownfield sites.

- The LDF provides for the identification of appropriate sites to meet the needs of gypsies/travellers and travelling showpeople. The Site Allocations DPD and accompanying Proposals Map includes 30 pitches for gypsies and travellers. The new site at Severalls Lane with 12 pitches opened during the monitoring period in April 2012.
- Employment land is allocated in suitable locations within the Borough to meet Core Strategy targets. The delivery of additional employment and retail developments are however dependent on external factors unrelated to planning such as market interest and the overall state of the economy. The net balance of 10047 square metres of employment land granted planning permission in the period 2012/13 indicates that applications for commercial market opportunities has been progressing with new developments proposed across the Borough. The total compares with 2051 square metres in the previous monitoring period of 2011/12.
- Data from the Valuation Office shows that there has been a decline in overall commercial space in the Borough from 2006 and that the current total commercial floorspace stock is almost the same as that in 2007. This “standstill” position reflects changes to the office market with increasing intensity in the use of space to accommodate more staff, new methods of working such as home-working, flexi-working and the introduction of mobile communications. Retail floorspace, however, has continued to increase lightly, reflecting the Borough’s position as a major retail centre in the Region and within the top 50 locations in the UK. Industrial floorspace has declined lightly but is holding up well while Other (warehouses, including retail warehouse) has increased, reflecting new development.
- While AMR figures show limited commercial activity within the Town Centre, the redevelopment of the Williams and Griffins department store and Lion Walk shops points to investor confidence in the longer term prospects of the Town Centre. Additionally, the commercial property market for existing Town Centre property is buoyant and vacancy rates continue to be below national averages of approximately 12-13%. The Council is working with traders in the area adjacent to the town’s historic town walls to develop a programme of improvements including interpretation, presentation and physical enhancement.
- The challenging issue of transportation is being tackled through a number of approaches including new transport infrastructure (i.e. the final phase of the Northern Approaches Road and improved cycle routes such as the Braiswick link to Colchester station) as well as behavioural change measures such as travel plans, which support shifts away from car based means of transport. New developments are continuing to be built within 30 minutes public

transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.

- With regard to biodiversity, it appears that the policies, which seek to protect areas designated for their intrinsic environmental value and priority habitats and species are generally working. However, there is a need to continue to protect habitats and species from development that causes harm or damage.
- The Council signed up to the Local Authority Carbon Management Scheme (LACM) in 2007. As such, a full programme of projects has been developed to achieve savings across the authority with a commitment of financial support projects through 'invest to save' initiatives. The Council have made substantial carbon emission savings, with a reduction from 9.87 tonnes of CO₂ emissions per employee in 2008/09 to 6.62 in tonnes in 2012/13. This equates to a 33% reduction over the four year period.
- The AMR shows that there was no loss/damage to listed buildings, Scheduled Monuments, Sites of Special Scientific Interest or (SSSIs), Local Wildlife Sites, key community facilities or loss of designated allotment sites.

5. Proposals

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

6. Strategic Plan References

- 6.1 Effective strategic planning supports the Strategic Plan Vision for Colchester as a place to live, learn, work and visit, and in particular informs the priorities of leading for the future, being cleaner and greener, and listening and responding.

7. Consultation

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

8. Publicity Considerations

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

9. Financial Implications

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

10. Equality, Diversity and Human Rights Implications

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

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

or go to the Colchester Borough Council website

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

10.2 There are no particular Human Rights implications.

11. Community Safety Implications

11.1 None

12. Health and Safety Implications

12.1 None

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. 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.

Background Papers

None

ANNUAL MONITORING REPORT 2013

COLCHESTER BOROUGH COUNCIL





Colchester Borough Council
Commercial Services
Spatial Policy
Colchester Borough Council
Rowan House
33 Sheepen Road
Colchester
Essex
CO3 3WG
Tel: (01206) 282473/282476
Fax: (01206) 282711
[www/colchester.gov.uk](http://www.colchester.gov.uk)

The maps in this document contain Ordnance Survey data reproduced with © Crown copyright and database rights 2013 Ordnance Survey 100023706.

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.

If you need help reading or understanding this document, please take it to our Customer Service Centre in the Colchester Main Library, Lion Walk. Or phone (01206) 282266. We will try to provide a reading service, a translation, or any other format you need.

Contents

	Page
1 Executive Summary and Core Indicators Summary	5
2 Introduction	8
3 Portrait and Vision for Colchester	10
4 Progress on Plan Making	17
5 Difficulties Collecting Data	23
6 Monitoring Indicators	24
6.1 – Background	24
6.2 – Key Theme: Housing	26
6.3 – Key Theme: Economy & Business	41
6.4 – Key Theme: Transportation	52
6.5 – Key Theme: Environment & Heritage	58
6.6 – Key Theme: Accessible Services & Community Facilities	76
6.7 – Key Theme: Climate Change	81
7 Analysis of Policies	84
8 Sustainability Appraisal	86
9 Future AMRs	89
Appendix 1 – Data Sources	90
Appendix 2 – Glossary	97
Appendix 3 – Local Development Framework Monitoring Indicators	99
Appendix 4 – Key Facilities and Infrastructure	105

Map of Colchester's Wards and surrounding areas



1. Executive Summary

1.1 Background to the Report

This Annual Monitoring Report (AMR) contains information about the extent to which the Council's planning policy objectives are being achieved. The report covers the period from 1 April 2012 to 31 March 2013.

1.2 Introduction

The Localism Act removed the requirement for local planning authorities to produce an annual monitoring report for Government, but they did retain an overall duty to monitor policies. Authorities can now choose which targets and indicators to include in their monitoring reports as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the Council's planning service with the local community. The format of this AMR accordingly is designed to clearly demonstrate how the Council is meeting targets and indicators arising from the adopted planning policies.

Information on the timetable for preparation and adoption of plan documents is contained in the Local Development Scheme, [\(link\)](#) which is updated on a regular basis. The overall strategic policies for Colchester contained in the Core Strategy [\(link\)](#) were found 'sound' by a Government appointed Inspector and it was adopted by the Council in December 2008. Two further Local Development Documents, Development Policies and Site Allocations [\(links\)](#), were found sound and adopted in October 2010.

The Council is now undertaking a two-stage review of its Local Plan to update it and ensure compliance with national policy contained in the National Planning Policy Framework. The first phase is a Focused Review of policies within the Core Strategy and Development Policies documents that conflict with some aspect of the National Planning Policy Framework but can be reworded to comply without significant additional evidence base work. The Council submitted its Focused Review document to Government in October 2013 and an Examination of the plan is scheduled for January 2014. The second phase of the review is a Full Review of policies and allocations based on an updated evidence base. Consultation on this Full Review will follow the Focused Review.

1.3 How well are the Council's policies working?

The AMR is divided into a number of Key Themes covering progress in meeting planning policy aspirations across a variety of areas. Appendix 3 provides a list of targets developed for adopted Local Plan documents and the indicators that have been selected to measure them. The key findings of the indicators are set out below:

- The total number of applications received between 1 April 2012 and 31 March 2013 was 1,392 which showed a decrease on last year's total of 1,544, and is well below the pre-recession figure of 2,015 in 2007-08. 75.3% of minor applications were decided within 8 weeks (75.3%). Performance in the 'major applications' category was down from the previous year and stood at 40% for Largescale Major applications. While the percentage figure is not high, this figure relates to a relatively small number of complex applications (17) where ensuring a well-thought out decision required significant levels of evidence base preparation, consultation, and negotiation. The Council has instituted project management measures for applications, including pre-application advice and Planning Performance Agreements which will enhance consistency and quality in processing applications.

- The housing trajectory included in this report shows that a net of 617 homes were built between 1 April 2012 and 31 March 2013. This is a decrease on the previous year's total of 1036. The 2010/11 above average total stands out in a recessionary period given that the previous two years were below target. The 2010/11 figure is accordingly considered to be an exception which reflects changes in the way the Council monitors and tracks housing delivery as well as the phasing of some of the larger schemes in the Borough.
- The variations in yearly delivery figures can be smoothed out by considering the average over the past 5 years. This figure of 775 is below the target figure of 830 but is still considered to be acceptable given the recessionary climate nationally. Looking ahead, based on current targets, the Council is projected to deliver 4631 units, which puts it on track to meet its current 5 year target (plus 5% buffer) of 4368. Over ten years, the council is projected to deliver 8797 units, which again aligns with the current target figure of (plus 5% buffer) of 8737 for the ten year period. In line with national guidance on objectively assessed need, the Council will now be developing a new Local Plan based on updated evidence of housing need and viability. New housing targets will be matched with additional allocations as part of the plan-making process. It is important to bear in mind, however, that even if the Council can ensure there is an adequate supply of housing land, economic viability considerations and market conditions influence actual delivery figures.
- The year end figure of 133 affordable homes is 21.6% of all units provided. It is a reduction from last year's high total of 366, which reflected the fact that the total last year included some schemes which were 100% affordable schemes. It is worth noting that there is a time lag between negotiation and delivery of affordable housing schemes, so this year's figures reflect the negotiations made during the earlier part of the recessionary period. The levels of affordable housing this year are consistent with the findings of viability work carried out by the Council, which conclude that housing delivery would be compromised by higher affordable housing requirements. The Council is accordingly proposing to change its affordable housing target from 35% to 20% as part of its Focused Review of the Local Plan.
- Approximately 93% of new and converted dwellings were on previously developed land, in line with planning policies giving preference to brownfield sites.
- The LDF provides for the identification of appropriate sites to meet the needs of gypsies/travellers and travelling showpeople. The 12 pitch site at Severalls was opened in April 2012. The Site Allocations DPD and accompanying Proposals Map includes allocations for 30 pitches for gypsies and travellers.
- Employment land is allocated in suitable locations within the Borough to meet Core Strategy targets. The delivery of additional employment and retail developments are however dependent on external factors unrelated to planning such as market interest and the overall state of the economy. The net balance of 10047 square metres of employment land granted planning permission in the period 2012/13 indicates that applications for commercial market opportunities has been progressing with new developments proposed across the Borough. The total compares with 2051 square metres in the previous monitoring period of 2011/12.
- Data from the Valuation Office shows that there has been a decline in overall commercial space in the Borough from 2006 and that the current total commercial floorspace stock is almost the same as that in 2007. This "standstill" position reflects changes to the office

market with increasing intensity in the use of space to accommodate more staff, new methods of working such as home-working, flexi-working and the introduction of mobile communications. Retail floorspace, however, has continued to increase lightly, reflecting the Borough's position as a major retail centre in the Region and within the top 50 locations in the UK. Industrial floorspace has declined lightly but is holding up well while Other (warehouses, including retail warehouse) has increased, reflecting new development.

- While AMR figures show limited commercial activity within the Town Centre, the redevelopment of the Williams and Griffins department store and Lion Walk shops points to investor confidence in the longer term prospects of the Town Centre. Additionally, the commercial property market for existing Town Centre property is buoyant and vacancy rates continue to be below national averages of approximately 12-13%. The Council is working with traders in the area adjacent to the town's historic town walls to develop a programme of improvements including interpretation, presentation and physical enhancement.
- The challenging issue of transportation is being tackled through a number of approaches including new transport infrastructure (i.e. construction of the final section of the Northern approaches Road and improved cycle routes) as well as behavioural change measures such as travel plans, which support shifts away from car based means of transport. A high percentage of new developments are continuing to be built within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.
- With regard to biodiversity, monitoring has established that policies which seek to protect areas designated for their intrinsic environmental value and priority habitats and species are generally working. However, there is a need to continue to protect habitats and species from development that causes harm or damage.
- The policies have also been successful in ensuring that there has been no loss/damage to listed buildings, Scheduled Monuments, Sites of Special Scientific Interest or (SSSIs), Local Wildlife Sites, key community facilities or loss of designated allotment sites.
- The Council signed up to the Local Authority Carbon Management Scheme (LACM) in 2007. As such, a full programme of projects has been developed to achieve savings across the authority with a commitment of financial support projects through 'invest to save' initiatives. The Council have made substantial carbon emission savings, with a reduction from 9.87 tonnes of CO₂ emissions per employee in 2008/09 to 6.62 in tonnes in 2012/13. This equates to a 33% reduction over the four year period.

1.4 Evaluation of Planning Policies

Colchester has consistently demonstrated success in addressing the every-changing requirements of national plan making objectives and procedures. Under the Local Development Framework system, the Borough was among the small percentage of authorities nationally who had adopted a comprehensive set of documents to guide the development management process. This comprised the strategic policies in the Core Strategy adopted in December 2008 and the supporting Site Allocations and Development Policies documents adopted in October 2010. The Council is now meeting the challenge of ensuring compliance with the National Planning Policy Framework, published in 2012. The Council's Focused Review will revise those policies that can be easily adapted without significant additional evidence base work, while the Full Review of the plan will ensure that the findings of the AMR are fully accounted for in its policies and allocations.

2. Introduction

2.1 Background and Purpose of the Colchester AMR

The Annual Monitoring Report (AMR) provides key information that helps the Borough Council and its partners establish what is happening now within Colchester Borough, what may happen in the future and compare these trends against existing planning policies and targets to determine what needs to be done. Monitoring will help to address questions such as:

- Are policies achieving their objectives and in particular are they delivering sustainable development and key infrastructure?
- Have policies had unintended consequences?
- Are the assumptions and objectives behind policies still relevant?
- Are the targets being achieved?

Requirements for an AMR were previously set forth in Section 35 of the Planning and Compulsory Purchase Act 2004, which required that every local planning authority (LPA) should prepare and publicise an Annual Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDDs) and local plans were being achieved. These regulations are superseded by the National Planning Policy Framework, which give authorities more latitude in how they monitor policies. While the new system provides less specific regulation, the focus on local priorities has not diminished the role of effective monitoring, and it continues to be expected that the monitoring process will ensure that local policies are addressing locally identified targets and objectives.

The AMR accordingly sets out how it will update and amend components of the Local Plan and other plans to reflect changing circumstances. The AMR also has a wider role in helping the Council and its partners monitor the success of the Local Investment Plan and other plans, and can also be used by other agencies to amend their plans and actions. The AMR will provide the opportunity to consider the Council's track record in delivering key infrastructure to support growth and the effectiveness of its use of funds gathered in for both strategic (Community Infrastructure Levy) and local (Section 106 agreements) funding.

The Council's Local Plan Committee reviews the adequacy of our AMR and the way we use monitoring as a key element of the plan-making process. It will also be a major consideration for the independent Planning Inspectors who will assess the soundness of our plans. Planning Inspectors will consider:

- Whether policies are founded on a robust and credible evidence base; and
- Whether there are clear mechanisms for implementation and monitoring.

The AMR will also be a key element in the monitoring requirements that arise from Sustainability Appraisals and the Strategic Environmental Assessment Directive.

2.2 Scope and Coverage

This report covers the following matters:

- Information for each document in the LDS, indicating the stage it has reached, whether this accords with the timetable set out, any reasons for delays or changes and further steps required to progress the work.

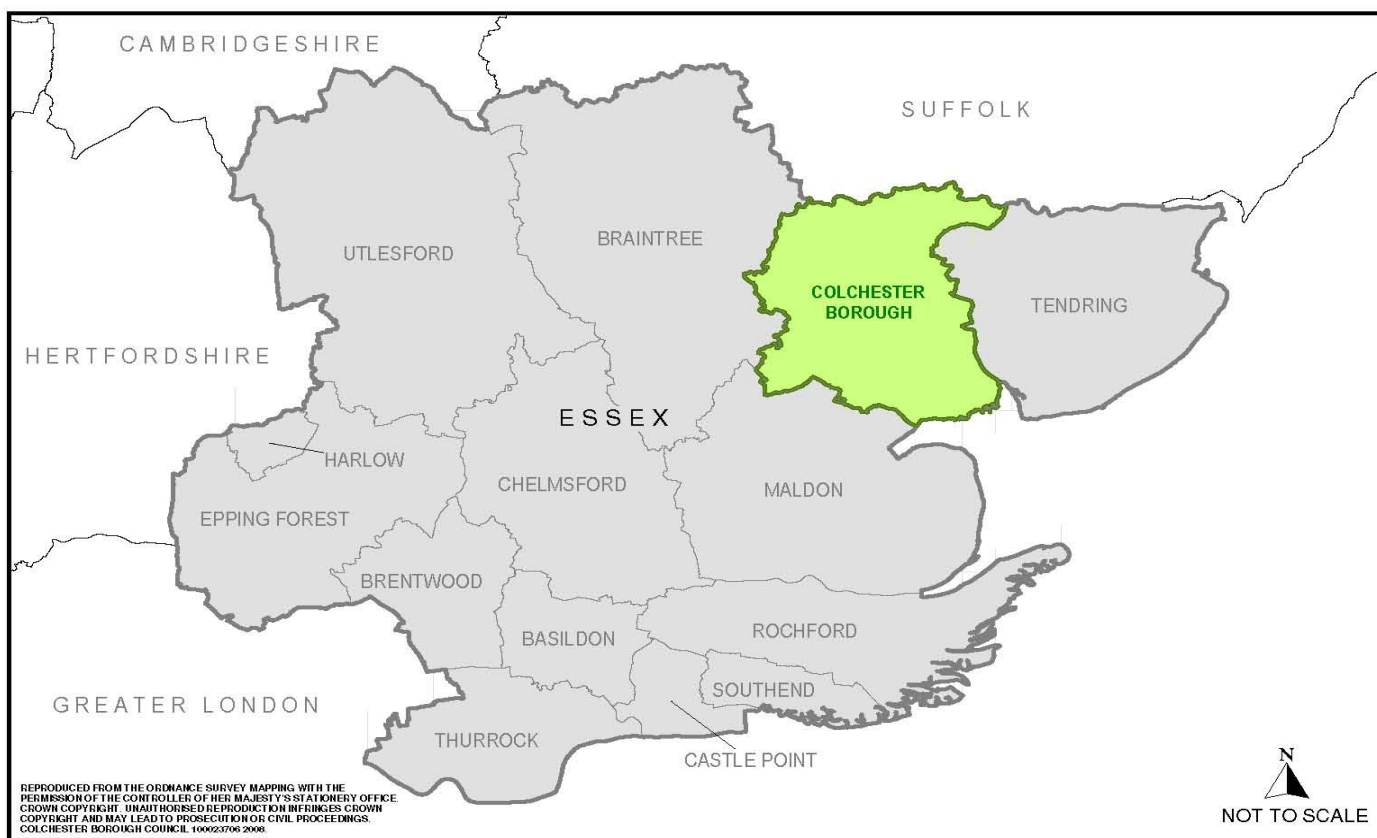
- Progress on policies and targets in the Adopted Colchester Borough Local Plan, which currently comprises the Core Strategy, Site Allocations and Development Policies DPDs including the reasons for any slippage.
- What significant effects implementation of the policies are having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended;
- Whether the policies need adjusting or replacing because they are not working as intended or because there have been changes in national or regional policy; and the actions we will take to achieve this.

3. Portrait and Vision for Colchester

3.1 Location and General Character

The Borough of Colchester is located in the county of Essex in the east of England, covering an area of approximately 329 square kilometres. The Borough is situated 62 miles north east of London. At the time of the 2011 Census, the main urban areas account for 70.7% (122,410 people) of the Colchester population¹. The rural areas of the Borough account for 29.3% of the population (50,664 people) and the countryside areas are mainly used for agriculture.

The Borough lies in a key gateway location between the UK and Europe, with access to Europe via the nearby Ports of Harwich and Felixstowe to the east and Stansted Airport to the west.



The following sections provide a general profile of the Borough. Further statistical information is available in the Key Themes sections noted below as well as in the Evidence Base for the Local Investment Plan (updated July 2012) available on the Council’s website (www.colchester.gov.uk).

3.2 Population

Data from the 2012 Mid Year Estimate (MYE) put the Borough population at approximately 176,008. This figure is a 1.4% increase from the 2011 MYE of 173,614. The population of Colchester has been rising over the last ten years, and is forecasted to continue to grow over the next ten years.

¹ 2011 Census Estimates at LSOA level, rural/urban classifications have been revised as a result of the 2011 Census. ONS © Crown Copyright, 2011

As the second largest district in Essex County (behind Basildon), Colchester accounts for 12.5% of the Essex population, and based on the 2011 Census figures the average population density of Colchester was 526 people per square kilometre. This is an increase from 2001 when there were 474 people per sq km.

Estimates suggest that from 2012-2021 the population of Colchester is expected to grow by 13.8% to 200,300 people. This is an increase of 20,800 people over an eight year period. By the same measure this is the largest population growth in Essex County; Uttlesford had the second highest at 11.4%.

There has been an increase in ethnic minority groups since Census Day 2001, from 3.8% to an estimated 8.0% of the Colchester population (Census 2011). This is higher than the Essex proportion of 5.7%.²

3.3 Households

At 31 March 2013 there were approximately 76,660 dwellings within the Borough of which 6,230 were owned by the local authority.³ The average household size was 2.33 people per household in 2011, this has decreased from 2.37 in 2001 (Census findings).⁴

A total of 617 homes were built between 1 April 2012 and 31 March 2013. Under current policies, 830 dwellings are expected to be built in the Borough each year. There have been 133 recorded affordable housing completions.

The average household price in April 2013 in Colchester was £202,717. This illustrates a 1.7% decrease from £205,666 in April 2012. The 2007 Strategic Housing Market Assessment (SHMA) observed that few households aspiring to home ownership had access to enough money to purchase a home in Colchester, and annual updates since 2007 have not found any change to this position.

For more housing information please see **6.2 Key Theme: Housing**.

3.4 Heritage and Habitat

Colchester has a rich and vast heritage. As Camulodonum, it was the first capital of England and it is also Britain's oldest recorded town, recorded by Pliny the Elder in AD77. The Borough has a rich archaeological and cultural heritage, dating back to at least 4,000BC. There are 22 conservation areas, some 2,560 listed buildings and 52 Scheduled Monuments. There are 4 parks within Colchester on the National Register of Special Historic Interest including Colchester Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park.

The rural landscape of the Borough has a rich ecological character, influenced by geology and landform. Habitats include woodland, grassland, heath, estuary, saltmarsh, mudflat and freshwater and open water habitats. There is a substantial amount of coastline. Many sites are recognised for their value by international and national designations, including the coastal and estuary areas in the south east and the Dedham Vale Area of Outstanding Natural Beauty (AONB) in the north of the Borough.

For more information on the environment please see **6.5 Key Theme: Environment & Heritage**

² Census 2011 Office for National Statistics licensed under the Open Government Licence v.1.0

³ LAHS Return & Council Tax Data. Colchester Borough Council, 31 March 2013.

⁴ 2001 and 2011 Census, Office for National Statistics (ONS). © Crown Copyright, 2012.

3.5 Economic Activity and Prosperity

Research by the Centre for Cities published in July 2010 indicates that Colchester has performed relatively well during the recession in relation to other areas and fits within the 'buoyant' category of cities (in contrast to stable or struggling).⁵ In April 2012 the Javelin group published a report documenting town centres deemed as the most 'robust' and those most 'at risk'. 'At risk' is defined as those town centres that are most at risk of future decline, with the robust centres being those that are in the strongest position to defend themselves. In the largest location grades assessed, Colchester was included as one of Great Britain's most robust retail destinations⁶. Results from Colchester's Quarterly Economic Report (October 2013) indicate that 77.4% of Colchester's working age population were economically active in the financial year 2012/13, and the unemployment rate was 6.5%. The percentage of people claiming Job Seekers Allowance (JSA) has decreased (when compared to the same period as last year). The percentage of 16-19 year olds Not in Employment, Education or Training (NEET) has remained similar to the previous year (5.3% in July 2013, 5.3% in June 2012), although quarterly data does show some fluctuation.⁷ The latest data shows that number of Job Seeker's Allowance claimants decreased from 2.9% to 2.4% between August 2012 and August 2013 (working age resident based proportion), which is still below the Great Britain average, which decreased from 3.8% to 3.3%.

Colchester's main employer is the Army Garrison, which has close links with the town and there are also sizeable educational employees, including the University of Essex. Tourism was worth £244m to the economy of Colchester Borough in 2012. The value of tourism to Colchester has risen by 287% from £63.1m in 1993.⁸

The Borough is relatively prosperous, ranking 205 out of 326 districts on the Index of Multiple Deprivation (rank 1 being the most deprived). It is estimated that approximately 5% of people in Colchester live in seriously deprived neighbourhoods. However, this is somewhat lower than the relative proportions in Basildon (18%), Tendring (18%) and Harlow (12%).⁹

For more information on Colchester's economy please see **6.3 Key Theme: Economy & Business**

3.6 Community

The community has access to a wide range of Council run services and facilities, with 31 parish councils. Facilities include country parks at Cudmore Grove, East Mersea and Highwoods, Colchester, a leisure centre (Leisure World) including swimming pools and a 1,200 capacity event venue, and four multi-activity centres. There are also smaller community centres, village halls and activity centres in many areas around the borough which provide a range of activities and spaces to hire.

There are 79 maintained schools: 64 primaries, 11 secondaries and 4 special schools. There are two further education colleges, Colchester Sixth Form College and the Colchester Institute, plus the University of Essex, making the Borough a major educational base and significantly adding to the diversity of the population.

For more information on community facilities please see **6.6 Key Theme: Accessible Services & Community Facilities.**

⁵ 'Colchester, Ipswich and the Haven Gateway sub-region: comparative analysis.' Centre for Cities, July 2010.

⁶ Javelin - Battlefield Britain: Survivors and Casualties in the Fight for the High Street, 2012

⁷ Data from Essex CCIS.

⁸ Economic Impact of Tourism Report on the borough of Colchester, 2012.

⁹ Indices of Deprivation, ONS, 2010.

3.7 Health

The health of people in Colchester is varied compared with the England average. Deprivation is lower than average; however, it is estimated that 5,500 children live in poverty.

Life expectancy for both men and women is higher than the England average but there are inequalities across the Borough. Life expectancy is 8.4 years lower for men and 4.4 years lower for women in the most deprived areas of Colchester compared to the least deprived areas.

Over the last 10 years 'all cause mortality rates' in Colchester have fallen. Early death rates from heart disease and stroke have also fallen and are better than the England average¹⁰. In 2011, there were 1,440 registered deaths¹¹. An estimated 23.6% adults are obese and an estimated 22.5% of adults smoke. There were 2,692 hospital stays for alcohol related harm in 2010-11, marking an increase on previous years but a lower rate than most other areas¹².

In terms of child health, the Infant Mortality Rate (IMR) (the number of deaths at ages under one year, per 1,000 live births) for 2011 was 3.7. This is below the majority of Essex authorities, and below the Essex value of 3.9¹³. About 17.7% of Year 6 children (10 and 11 year-olds) in Colchester are classified as obese, slightly better than the national average but still significant cause for concern. 74.6% of mothers initiate breast feeding, which is better than the national rate, but smoking in pregnancy rates remain high at 17.0%.

In 2012 there were 2,353 live births in Colchester, an increase from 2,190 in 2011. The 'Total Fertility Rate' (TFR) indicates the average number of children that would be born to a woman if the current age-specific (the number of live births per 1,000 woman of each age) patterns of fertility persisted throughout her childbearing life. In 2012 the TFR in Colchester was 1.94 an increase from the 2011 figure of 1.68, but below the Essex average if 2.02¹⁴. In 2012 in Colchester, 19.0% of live births were born to non-UK born mothers¹⁵.

3.8 Transport

The Borough is connected to a comprehensive network of major roads via the A12 and A120, which provide routes to London, the M25, Harlow and Cambridge. The Borough also lies in close proximity to the major seaport of Harwich (20 miles) and Stansted Airport (30 miles).

Public transport provision includes six railway stations, bus routes operated by ten bus companies and several cycle trails including National Cycle Route One.

One of the biggest challenges to Colchester is population growth and the dominance of the car as the main mode of travel. Significant congestion can occur during peak times within Colchester, the A12 and on several of the minor roads to the south of the Borough.

For more information on transportation please see **6.4 Key Theme: Transportation**

3.9 Regeneration

The Borough is engaged in an ambitious regeneration programme in five areas of Colchester; North Colchester, the Garrison, St. Botolph's, East Colchester and North Station.

¹⁰ Colchester Health Profile, 2013, Association of Public Health Observatories (APHO)

¹¹ Death Registrations Summary Tables, England and Wales, 2012, Office of National Statistics

¹² Colchester Health Profile, 2013, Association of Public Health Observatories (APHO)

¹³ NHS IC Indicator Portal, 2011

¹⁴ Births Summary Tables, England and Wales, 2012, Office of National Statistics

¹⁵ Parents' Country of Birth Tables England and Wales, 2012, Office of National Statistics

The redevelopments will collectively provide new housing, employment, the University knowledge gateway, new army garrison, a visual arts facility and new community stadium.

3.10 Growth

Colchester's Local Plan contains a number of planning policies designed to meet the need for new homes established by the local evidence base. This document seeks to measure their performance in delivering new homes and supporting infrastructure. The Council is intending to help fund strategic infrastructure to support growth through adoption of a charging schedule for a Community Infrastructure Levy.

3.11 Vision

Revisions to the Council's Strategic Plan in 2009 have allowed the organisation to focus more on their customers and their expectations and needs. :

Key objectives are:

- Listen and Respond
- Shift Resources to Deliver Priorities
- Be Cleaner and Greener

Priorities are:

- addressing older people's needs
- addressing younger people's needs
- community development
- community safety
- congestion busting
- enabling job creation
- healthy living
- homes for all
- reduce, re-use, recycle.)

These priorities and agendas are the Council's quality standards and set a bar against which the organisation can measure its progress and achievements.

3.12 Delivery

Colchester is currently developing a Haven Gateway Growth Strategy to inform the Local Economic Partnership's (LEP) planning and delivery for the area. It follows on from the Local Investment Plan which was updated in July 2012 and fed into Essex County Council's (ECC) Integrated County Strategy. These strategies ensure a co-ordinated approach to strategic infrastructure delivery in the County and LEP areas. The Council currently utilises planning obligations secured through Section 106 agreements to fund infrastructure required to support new development, but is also in the process of developing a charging schedule for the Community Infrastructure Levy which will, when adopted, fund strategic infrastructure projects prioritised by the Council and published in an annual list.

3.13 Outcomes

By 2021, Colchester will have reduced the gap between the better off and less well off communities and have produced a better quality of life for all. We will have created quality places with better environments in which people live, work and visit. Transport will have been improved with better bus and rail services and car usage down, but with traffic flowing freely on roads when used. Infrastructure will have been provided. Crime will be down. Resources will be conserved and more 'sustainable' building promoted. We will have a prosperous

economy with a broad balance between local jobs and local labour supply and higher wages. Colchester town centre will be an attractive, vibrant and accessible regional centre with a range of excellent facilities and an increased number of visitors. The countryside will still be rural and the rural towns and villages will have retained their unique identities and benefit from improved access to services and better public transport and thriving local enterprise. The special character and quality of the coast and countryside will have been maintained and enhanced.

3.14 Objectives

Colchester's Core Strategy (December 2008), includes the following principal objectives:

Sustainable Development

- Focus new development at sustainable locations to support existing communities, local businesses, sustainable transport and promote urban regeneration to protect greenfield land.
- Provide the necessary community facilities and infrastructure to support new and existing communities.
- Provide excellent and accessible health, education, culture and leisure facilities to meet the needs of Colchester's growing community.
- Promote active and healthy lifestyles and strive for excellence in education and culture.
- Reduce the Borough's carbon footprint and respond to the effects of climate change.

Centres and Employment

- Create a significant regional centre and a vibrant network of district and local centres that stimulate economic activity and provide residents' needs at accessible locations.
- Provide for a balance of new homes and jobs to support economic prosperity of our growing community and reduce the need to travel outside the Borough for employment.

Housing

- Provide high quality and affordable housing at accessible locations to accommodate our growing community.
- Provide a range of different types of new housing to meet the diverse needs of the whole community.

Urban Renaissance

- Revitalise rundown areas and create inclusive and sustainable new communities.
- Promote high quality design and sustain Colchester's historic character, found in its buildings, townscape and archaeology.

Public Realm

- Improve streetscapes, open spaces and green links to provide attractive and accessible spaces for residents to live, work and play.

Accessibility and Transportation

- Focus development at accessible locations which support public transport, walking and cycling, and reduce the need to travel.
- Develop Colchester as a Regional Transport Node, improving transport connections and gateways within the Borough and to the wider region.
- Provide excellent public transportation, walking and cycling connections between centres, communities and their needs.
- Improve the strategic road network and manage traffic and parking demand.

Natural Environment and Rural Communities

- Protect and enhance Colchester's natural environment, countryside and coastline.

- Support appropriate local employment and housing development in villages and rural communities.

Energy, Resources, Recycling and Waste

- Encourage renewable energy and the efficient use of scarce resources.
- Reduce, reuse and recycle waste.

4. Progress on Plan-making

This section examines progress in development of a planning framework for Colchester. The Local Development Scheme (LDS) sets out key documents and timetables, and these are noted below along with progress to date, any issues, potential delays, problems and revisions to our approach. The section concludes with a summary identifying strengths, weaknesses and opportunities for improvement.

4.1 The Local Development Scheme (LDS) [link](#)

Timetable for production:

- Survey and Participation on options: January - December 2005
- Formal 6 week consultation on *preferred* options and representations: January - February 2005
- Submission to Secretary of State & formal 6 week consultation: 23 March 2005 - 20 April 2005
- Independent examination: n/a
- Approval: May 2005
- Revised and submitted to GO-East: October 2006
- Approval: November 2006
- Revised and submitted to GO-East: February 2007
- Approval: September 2007
- Revised and submitted to GO-East in October 2008 following publication of new regulations
- Adopted: November 2008
- Revision and Submission to Government to reflect addition of new work: February 2011
- Revision to reflect changes to timetable and addition of new work – December 2011 (submission to Government no longer required)
- Revision to reflect requirements of National Planning Policy Framework and new/revised work – March and September 2013

On Target? - Yes – reviewed periodically as required

4.2 Statement of Community Involvement (SCI) [link](#)

Timetable for production:

- Survey and Participation on options: November 2004 – March 2005
- Formal 6 week consultation and representations: January - February 2005
- Submission to Secretary of State & formal 6 week consultation: October 2005
- Independent examination: March 2006
- Adopted June 2006
- Revised October 2008 following publication of new regulations
- Revised SCI adopted April 2011 following changes to regulations
- Revised SCI adopted December 2012 following changes to procedures and regulations

On Target? – Yes – reviewed periodically as required

4.3 Core Strategy [link](#)

Timetable for production:

- Survey and Participation on options: March – April 2006

- Formal 6 week consultation on preferred options and representations: November – December 2006
- Formal 6 week consultation on amendments to the preferred options and representations: June-July 2007
- Submission to Secretary of State & formal 6 week consultation: November-December 2007
- Independent examination: June 2008
- Adoption: December 2008
- Review: See Local Plan below

On Target? – Yes, completed, but will be modified by Focused Review in 2014 and then replaced by new Local Plan

4.4 Site Allocations Development Plan Document (DPD) [link](#)

Timetable for production:

- Pre-submission consultation on issues and options: November-December 2007
- Six week consultation on preferred options and representations: January-February 2009
- Formal 6 week consultation on Submission Document: September-October 2009
- Submission to Secretary of State: November 2009
- Independent examination: March-April 2010
- Adoption: October 2010
- Review: See Local Plan below

On Target? Yes, completed, but will be replaced by Local Plan

4.5 Development Policies Development Plan Document (DPD) [link](#)

Timetable for production:

- Pre-submission consultation on issues and options: November-December 2007
- Formal 6 week consultation on preferred options and representations: January-February 2009
- Formal 6 week consultation on Submission Document: September-October 2009
- Submission to Secretary of State: November 2009
- Independent examination: March-April 2010
- Adoption: October 2010
- Review: See Local Plan below

On Target? Yes, completed but will be modified by Focused Review in 2014 and then replaced by new Local Plan

4.6 Community Infrastructure Levy Charging Schedule

- Consultation on draft Charging Schedule – August-September 2011
- Consideration of submission schedule by Local Development Framework Committee – November 2011
- Consideration of revised submission schedule by Local Plan Committee – July 2014
- Submission to Government and public consultation – Autumn 2014
- Examination – December 2014
- Adoption – March 2015

On Target? Delays reflecting reconsiderations arising from viability evidence and changes to adoption requirements

4.7 Supplementary Planning Documents (SPD)

- Title – Backland and Infill Development [link](#)
- Status – SPD
- Timetable – Adoption September 2009

On Target? – Yes

- Title – Community Facilities [link](#)
- Status – SPD
- Timetable – Adoption September 2009

On Target? – Yes

- Title – Affordable Housing [link](#)
- Status – SPD
- Timetable – Adopted August 2011 (Further work on below-threshold contributions pending)

On Target? – Yes

- Title – Parking Standards [link](#)
- Status – SPD
- Timetable – Adoption November 2009

On Target? – Yes

- Title – North Station Masterplan
 - Status – SPD
 - Timetable – Adoption May 2015
- On Target? – On hold - awaiting further transport work**

- Title – North Colchester Masterplan [link](#)
- Status – SPD
- Timetable – Adoption June 2012

On Target? – Yes

- Title – Stanway Masterplan
 - Status – SPD
 - Timetable – TBD
- On Target? – Yes, initial work on Stanway Southern sites access**

- Title – Town Centre Action Plan SPD [link](#)
- Status – SPD
- Timetable – Adoption December 2012.

On Target? – Yes

- Title – Cycle Delivery SPD [link](#)
- Status – SPD
- Adoption – January 2012

On Target? – Yes

- Title – Tiptree Jam Factory DPD [link](#)
- Status – DPD
- Adoption – February 2013

On Target? – Yes

4.8 Documents to be produced as Evidence Base for the plan-making process

Title – Sustainability Appraisal for the Core Strategy [link](#)

Timescale – Completed November 2007

On Target? – Yes and complete.

Title – Sustainability Appraisal for the Site Allocations DPD [link](#)

Timescale – Submission to Secretary of State with DPD in November 2009

On Target? – Yes and complete.

Title – Sustainability Appraisal for the Development Policies DPD [link](#)

Timescale – Submission to Secretary of State with DPD in November 2009

On Target? – Yes and complete.

Title – Townscape Character Study [link](#)

Timescale – Completed June 2006

On Target? - Yes and complete.

Title – Strategic Housing Land Availability Study [link](#)

Timescale – November 2007 and updated annually in AMR.

On Target? -. Yes, updated annually in AMR.

Title – Retail Study [link](#)

Timescale – Completed February 2007, updated October 2009 and March 2013.

On Target? – Yes, revised periodically as needed.

Title – Landscape Character Assessment [link](#)

Timescale – November 2005

On Target? – Yes and complete.

Title – Employment Land Study [link](#)

Timescale - June 2007

On Target? - Yes – update to be programmed.

Title – Strategic Housing Market Assessment [link](#)

Timescale – February 2008 followed by annual updates.

On Target? –Updates for 2009 and 2010 published, current update underway.

Title – Strategic Flood Risk Assessment [link](#)

Timescale - November 2007

On Target? - Yes – update to be programmed.

Title – Appropriate Assessment of the Core Strategy [link](#)

Timescale - November 2007

On Target? - Yes and complete

Title – Appropriate Assessment of the Site Allocations [link](#)

Timescale - November 2009

On Target? - Yes and complete

Title – Open Space Study [link](#)

Timescale – November 2007

On Target? - Yes – update to be programmed

Title – Assessment of Open Countryside Between Settlements [link](#)

Timescale – July 2009

On Target? – Yes and complete.

Title – Settlement Boundary Review [link](#)

Timescale – July 2009 and update to be undertaken as part of Full Review

On Target? – Yes.

Title – Historic Environment Characterisation Project [link](#)

Timescale – June 2009

On Target? – Yes and complete.

Title – Local Wildlife Sites Survey [link](#)

Timescale – December 2008

On Target? – Yes – update to be programmed.

Title – Hotel Study [link](#)

Timescale – April 2007 and update June 2009

On Target? – Yes and complete.

Title – Haven Gateway Water Cycle Study (Phase 2) [link](#)

Timescale – October 2009

On target – Yes – update to be programmed

Title – CIL Viability Evidence [link](#)

Timescale – March – July 2011

On target – Yes

Title – Colchester Green Infrastructure Study [link](#)

Timescale – October 2010 – March 2011

On target – Yes

Title – Colchester Town Centre Retail Study [link](#)

Timescale – October 2011

On target – Yes

Title – Indoor Sports Facilities and Playing Pitch Strategy

Timescale – November 2014

On target - Yes

4.9 Other Documents or Reports that affect the timescales of planning policy development

The Council has prepared a Local Investment Plan to provide the basis for agreement over investment priorities for Colchester to appear in higher level strategies. These include the Haven Gateway section of the Local Economic Partnership (LEP) Economic Strategy for the South East and the Essex Integrated County Strategy (ICS). The ICS gives a strategic focus in three areas;

- Low carbon energy
- Key towns

- Thames Gateway South Essex.

This approach is designed to maximise the greatest return on investment in times of reduced funding being available. The ICS ambition is ‘to create a highly performing and competitive economy that makes a significant contribution to UK economic growth and recovery; provides for the successful regeneration of Essex communities; promotes healthy communities and supports vulnerable people; and provides a high quality of life for residents.’

The Council will also be supporting infrastructure delivery through a Community Infrastructure Levy (CIL), and will be finalising a charging schedule which will then be examined and adopted to allow for new development to pay a standard charge toward strategic infrastructure projects. The AMR will be a key source for monitoring information to inform review of infrastructure delivery and prioritisation of projects to be funded through CIL.

Colchester was amongst the relatively small number of local authorities nationally who achieved the adoption stage for key Local Development Framework documents, and the Borough intends to continue to respond quickly to the plan-making requirements set forth in the National Planning Policy Framework. The Council is currently carrying out a limited review of selected policies to bring them into conformity with the NPPF, which will then be followed by a thorough review of its planning policies. The planning policy process will continue to need to account for internal and external documents that are being produced by other departments within the Council and other partners. In addition to the Investment Plan noted above, these include strategies such as the Economic Prosperity Strategy and the Housing Strategy. There will be a need for the planning policy team to liaise closely with groups across the Council so that the team can ensure that all relevant objectives are accounted for in the planning policy review process.

4.10 Monitoring of the Core Strategy Infrastructure Projects and future indicators

To ensure the future success of Colchester’s planning policies it is essential that the relevant indicators are identified and a system of monitoring progress is agreed. The AMR includes the indicators set out in the Local Plan along with progress on monitoring these indicators. These indicators are summarised in Appendix 4. In addition to the Core Strategy indicators, a number of Supporting Indicators are also included to provide a more complete picture of progress on key objectives. Appendix five identifies the infrastructure projects that have also been included in the Core Strategy and section 6.6.5 of the AMR provides information on progress in infrastructure delivery.

5. Difficulties Collecting Data

In collecting the baseline data for this Annual Monitoring Report (AMR) many different sources of information have been used. One of the difficulties faced in collecting data has been finding data at a Borough level. For example, in several instances environmental data is usually only collected at a County or Regional level, which consequently limits local data and policy analysis.

Borough-level and ward level data from the 2011 Census is now available, although information on some detailed areas such as travel to work data is still awaited. The release of further 2011 Census data has allowed the updating of information previously dependant on the 2001 Census.

The 'Civica' monitoring system is used by the development control and building control teams to enter key information for each submitted planning application and now provides an important source of data for the AMR.

As with any quantitative data sources, it is wise to approach the indicators with a degree of caution as the way in which they are collected can often impact significantly on their reliability. It should be noted that data published in this report was correct at the time of printing. A list of data sources can be found in Appendix 1.

6. Monitoring Indicators

6.1 Background

As part of the Annual Monitoring Report, the Council will monitor key indicators on an annual basis. The monitoring of general performance will take place through considering the following information:

Indicators – Prior to changes in the national planning system, the Government published AMR guidance which provided for both core indicators set nationally as well as scope for local authorities to select indicators appropriate to their area. The planning system now gives local authorities flexibility to set their own indicators. The Core Strategy included a list of core and local indicators (Appendix 4) which were examined and approved by the Inspector along with the rest of the document in 2008. A few further indicators were subsequently added following adoption of the Development Policies in 2010. This year's AMR retains all these indicators as they are considered to remain appropriate.

Background Information– These indicators help to provide a backdrop against which the effects of policies can be considered. They provide information on all key changes that are taking place in the borough in the wider social, environmental and economic context. The information includes significant effects indicators linked to sustainability appraisal objectives which consider how local authorities are applying the principles of sustainable development planning. This information provides a backdrop against which the effects of policies can be considered.

Planning Applications from 1 April 2012 to 31 March 2013		
6.1.1	The total number of applications received	1,392
6.1.2	The total number of applications determined*	1,347 (includes 105 Withdrawn)
6.1.3	The number of applications approved	1,053
6.1.4	The number of applications refused	181
6.1.5	The number of appeals made	41
6.1.6	The number of appeals allowed	12 (0 Partial, 1 Withdrawn & 32 Dismissed)
6.1.7	The number of departures	5 (for determinations within the period)

* includes withdrawn applications.

The total number of applications received between 1 April 2012 and 31 March 2013 showed a decrease on last year's total of 1,544, and is well below the pre-recession figure of 2,015 in 2007-08. 75.3% of minor applications were decided within 8 weeks (75.3%). Performance in the 'major applications' category was down from the previous year and stood at 40% for Largescale Major applications. While the percentage figure is not high, this figure relates to a relatively small number of complex applications (17) where ensuring a well-thought out decision required significant levels of evidence base preparation, consultation, and negotiation. The Council has instituted project management measures for applications, including pre-application advice and Planning Performance Agreements which will enhance consistency and quality in processing applications. The 71.7% figure for Smallscale Major

applications was up on 2011-12 figure of 62.8%. 'Other applications' also exceeded the 80% national target with 89.6% being achieved (up from 88.4% in 2011-12).

6.2 Key Theme: HOUSING

Core Strategy Policies	
SD1	Sustainable Development Locations – Will promote sustainable development and regeneration to deliver at least 19,000 homes between 2001 and 2023, and 14,200 jobs between 2001 and 2021, and growth will be located at the most accessible and sustainable locations.
H1	Housing Delivery – Will plan, monitor and manage the delivery of over 19,000 homes in Colchester between 2001 and 2023. Housing will be focused in growth areas in Colchester including urban extensions to the north and the southwest.
H2	Housing Density – Will seek housing densities that make efficient use of land while ensuring that new housing developments be informed by the local built character and the accessibility of the location.
H3	Housing Diversity – Will seek to secure a range of housing types and tenures on developments across the Borough in order to create inclusive and sustainable communities.
H4	Affordable Housing – Will seek to secure 35% of new dwellings be provided as affordable housing.
H5	Gypsies and Travellers – Will identify sites to meet the established needs of gypsies and travellers in the Borough.

LDF Development Policies

- DP1 Design and Amenity – Ensures that residential development is designed to a high standard, avoid unacceptable impacts on amenity and demonstrate social, economic and environmental sustainability.
- DP11 Flat Conversions- Provides criteria for the conversion and sub-division of existing premises into flats and other self-contained residential units
- DP12 Dwelling Standards –Guides residential development to ensure protection of residential amenity, provision of appropriate layouts and design; and adequate vehicle parking and refuse arrangements
- DP13 Dwelling Alterations, Extensions and Replacement Dwellings- Provides criteria to ensure appropriate development of alterations, extensions and replacement dwellings

Overview

Colchester needs to allocate and build 19,000 homes between 2001 and 2023 in accordance with the adopted Core Strategy. National Planning Policy also requires the Borough Council to ensure it provides a 5 year supply of specific deliverable sites and identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. Therefore an additional 3,320 homes will be required between 2023 and 2027. Overall, this involves provision of 830 dwellings on average per year up to 2027. The additional post-2023 figure is currently being calculated by rolling forward the current 830 target, but the forthcoming review of the Council's strategic policies will allow this target to be reviewed.

The majority of this housing is already accounted for by previous Local Plan allocations, housing completions and planning permissions. Colchester had already delivered 10,976 new homes between 2001/02 and 2012/13 at an average rate of 915 dwellings per year. The Colchester Strategic Housing Land Availability Assessment also identified additional capacity within developed areas to accommodate the required housing.

The housing trajectory included in this report shows that a net of 617 homes were built between 1 April 2012 and 31 March 2013. This is a decrease on the previous year's total of 1012. The 2011/12 above average total stands out in a recessionary period given that the previous two years were below target. The 2011/12 figure is accordingly considered to be an exception which reflects changes in the way the Council monitors and tracks housing delivery as well as the phasing of some of the larger schemes in the Borough.

The variations in yearly delivery figures can be smoothed out by considering the average over 5 years. This figure of 775 is below the target figure of 830 but is still considered to be acceptable given the recessionary climate nationally and in the context of the delivery rates of other Essex authorities as the following table shows.

Authority	2008/09	2009/10	2010/11	2011/12	2012/13	Total	Annual Rate	Local Plan Annual Build Target	Expected delivery 2013-2021
Basildon	474	468	182	700	622	2446	489	540	4320
Braintree	342	428	448	301	176	1695	339	282	2256
Brentwood	251	162	394	132	213	1152	230	233	1864
Castle Point	114	115	110	56	75	470	94	200	1600
Chelmsford	637	200	233	235	274	1579	316	800	6400
Colchester	1028	518	673	1012	617	3848	770	830	6925
Epping Forest	157	176	368	304	115	1120	224	160	1280
Harlow	256	107	116	384	152	1015	203	400	3200
Maldon	161	108	37	91	119	516	103	294	2352
Rochford	102	85	42	93	43	365	73	200	1600
Southend	315	144	183	328	254	1224	245	325	2600
Tendring	376	319	217	232	244	1388	278	400	3200
Thurrock	130	88	288	343	311	1160	232	930	7440
Uttlesford	437	522	298	518	545	2320	464	497	3976
Totals	4780	3440	3589	4729	3760	20298	4060	6091	49013

Information Source – Essex County Council, Spatial Planning

Colchester's result reflects the Council's willingness to work with developers to bring schemes forward, including a flexible approach to scheme cost appraisals. Over the 15 year period to 2027 the Council is considered to be on course to achieve its housing delivery target. This reflects the legacy of higher than target delivery rates from pre-recessionary years and projected above target level figures for some future years. The Council can demonstrate as required that it has a 5-year supply of housing land as detailed on the Housing Trajectory.

The Core Strategy explains that new housing development in Colchester Borough will seek to reduce the need to travel, support regeneration and protect greenfield land. The Core Strategy focuses development in the following key areas:

- Town Centre
- North Growth Area
- East Growth Area
- South Growth Area
- Stanway Growth Area

Colchester will seek to focus housing delivery on previously developed land (PDL) and will also ensure that a sufficient supply of developable land is available to deliver 830 new homes each year on average during the plan period.

6.2.1	Housing Trajectory 2012-2013	Indicator for Core Strategy Policy H1
--------------	-------------------------------------	--

A net of 617 homes were built between 1 April 2012 and 31 March 2013. Under current policies, an average of 830 dwellings are expected to be built in the Borough each year up to March 2026.

The housing trajectory is updated each year and illustrates:

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

The table below provides a projection of housing delivery through the Local Plan. The Core Strategy identified broad areas for greenfield urban extensions and regeneration of previously developed land, to provide that housing provision delivered 19,000 homes between 2001 and 2023 at a rate of 830 per year. In particular greenfield urban extensions are expected to deliver an additional 3,000 homes between 2016 and 2023. The Site Allocations DPD, which was adopted in October 2010, allocates the land required to achieve this housing delivery.

Year	Average annual target	Net additional completions per year	Cumulative target	Cumulative completions	The annual net additional dwelling requirement	Projected net additional dwellings per year	Projected Cumulative Completions
2001/02	830	566	830	566	830	-	-
2002/03	830	980	1660	1546	840	-	-
2003/04	830	916	2490	2462	835	-	-
2004/05	830	1,277	3320	3739	831	-	-
2005/06	830	896	4150	4635	812	-	-
2006/07	830	1,250	4980	5885	808	-	-
2007/08	830	1,243	5810	7128	787	-	-
2008/09	830	1,028	6640	8156	764	-	-
2009/10	830	518	7470	8674	750	-	-
2010/11	830	673	8300	9347	763	-	-
2011/12	830	1012	9130	10359	768	-	-
2012/13	830	617	9960	10976	753	-	-
2013/14	830		10790		762	885	11861
2014/15	830		11620		754	993	12854
2015/16	830		12450		735	950	13804
2016/17	830		13280		717	887	14691
2017/18	830		14110		702	906	15597
2018/19	830		14940		681	825	16422
2019/20	830		15770		665	774	17196
2020/21	830		16600		652	705	17901
2021/22	830		17430		644	712	18613
2022/23	830		18260		633	642	19255
2023/24	830		19090		631	745	20000
2024/25	830		19920		628	718	20718
2025/26	830		20750		631	557	21275
2026/27	830		21580		718	321	21596
2027/28	830		22410		1214	100	21696
TOTAL			22410				21696

The figures set out in the Core Strategy were originally based on the requirements of the now abolished East of England Plan (RSS). The RSS set a target of 17,100 new homes to be achieved by 2021 and this figure informed an annualised delivery rate. The Core Strategy adopted a similar timeframe but extended it by 2 years to demonstrate a 15 year supply.

The National Planning Policy Framework (NPPF) provides the relevant national guidance on the monitoring and delivery of housing and has updated the way housing delivery is assessed, replacing the top-down approach used for regional strategies. The NPPF requires local authorities to:

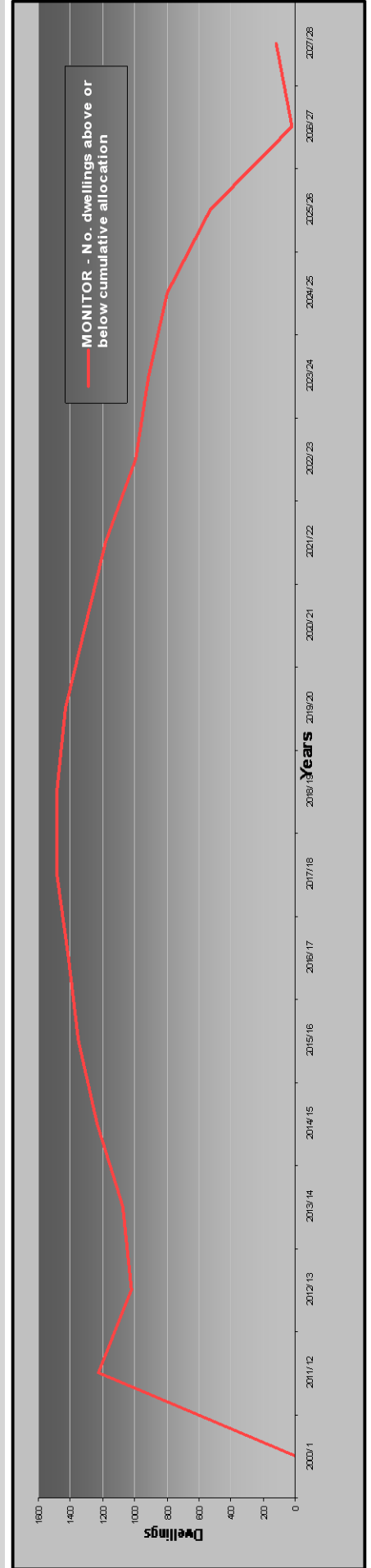
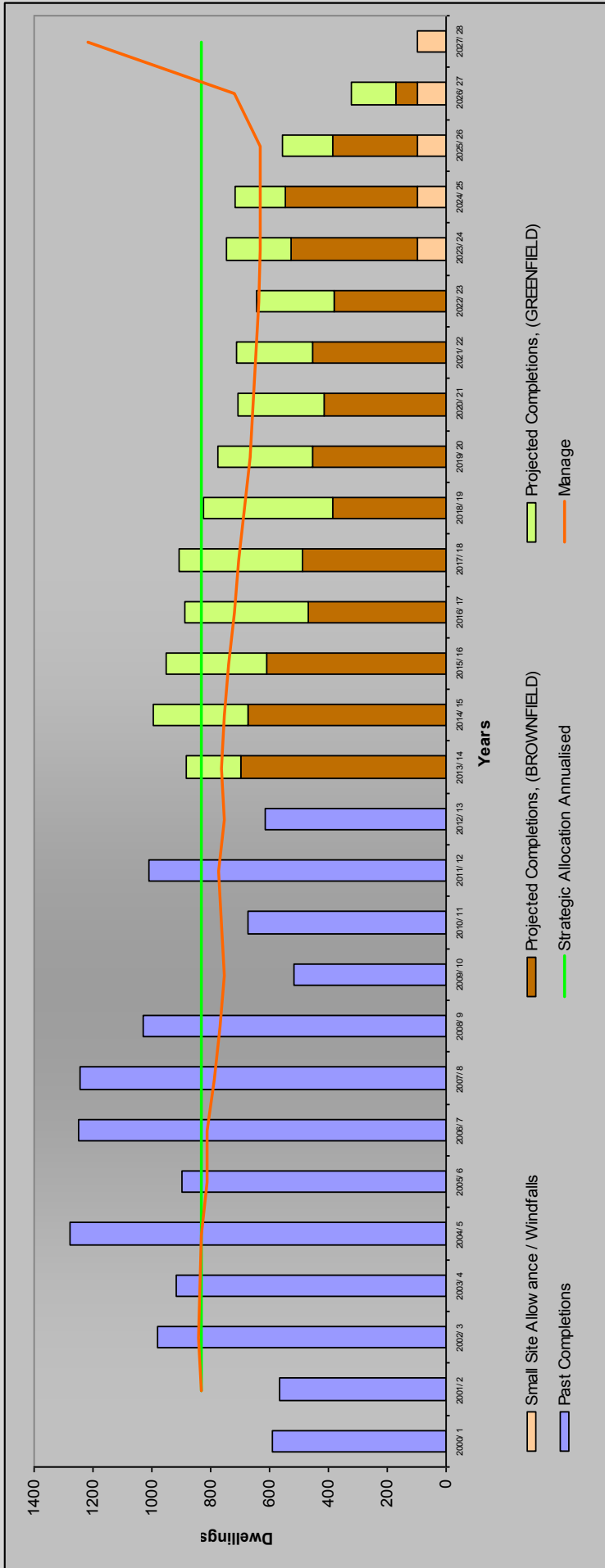
- identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. The supply should include an additional allowance of 5 per cent (moved forward from later in the plan) to ensure choice and competition in the market for land. The NPPF states that where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% but as demonstrated above there has not been an under delivery in Colchester and only 5% is required.

- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15
- not make allowance for windfall sites in the first 10 years of supply, or in the rolling five-year supply, unless there is compelling evidence of genuine local circumstances that prevent specific sites being identified. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends
- illustrate the expected rate of housing delivery through a housing trajectory for the plan period and, for market housing, set out a housing implementation strategy describing how delivery of a five-year supply of housing land will be maintained to meet targets

The Council's overall assumption that peaks and troughs in housing delivery rates will be averaged out over the longer term, allowing current housing targets to be met, is borne out by the average delivery over the last twelve years of 915 units, exceeding the average required in the current plan of 830. Based on current targets, the Council is projected to deliver 4621 units, which puts it on track to meet its current 5 year target (plus 5% buffer) of 4368. Over ten year forecast, the council is projected to deliver 8279 units, which is slightly below the 10 year requirement (8300 dwellings) but future land allocations will be expected to come forward through the Local Plan Full Review.

In line with national guidance on objectively assessed need, the Council will now be developing a new Local Plan based on updated evidence of housing need and viability. New housing targets will be matched with additional allocations as part of the plan-making process. It is important to bear in mind, however, that even if the Council can ensure there is an adequate supply of housing land, economic viability considerations and market conditions influence actual delivery figures.

COLCHESTER BOROUGH HOUSING TRAJECTORY SHOWING GREENFIELD AND PDL SEPARATELY



This page has been left blank intentionally

Detailed Housing Trajectory to be presented at Local Plan Committee

This page has been left blank intentionally

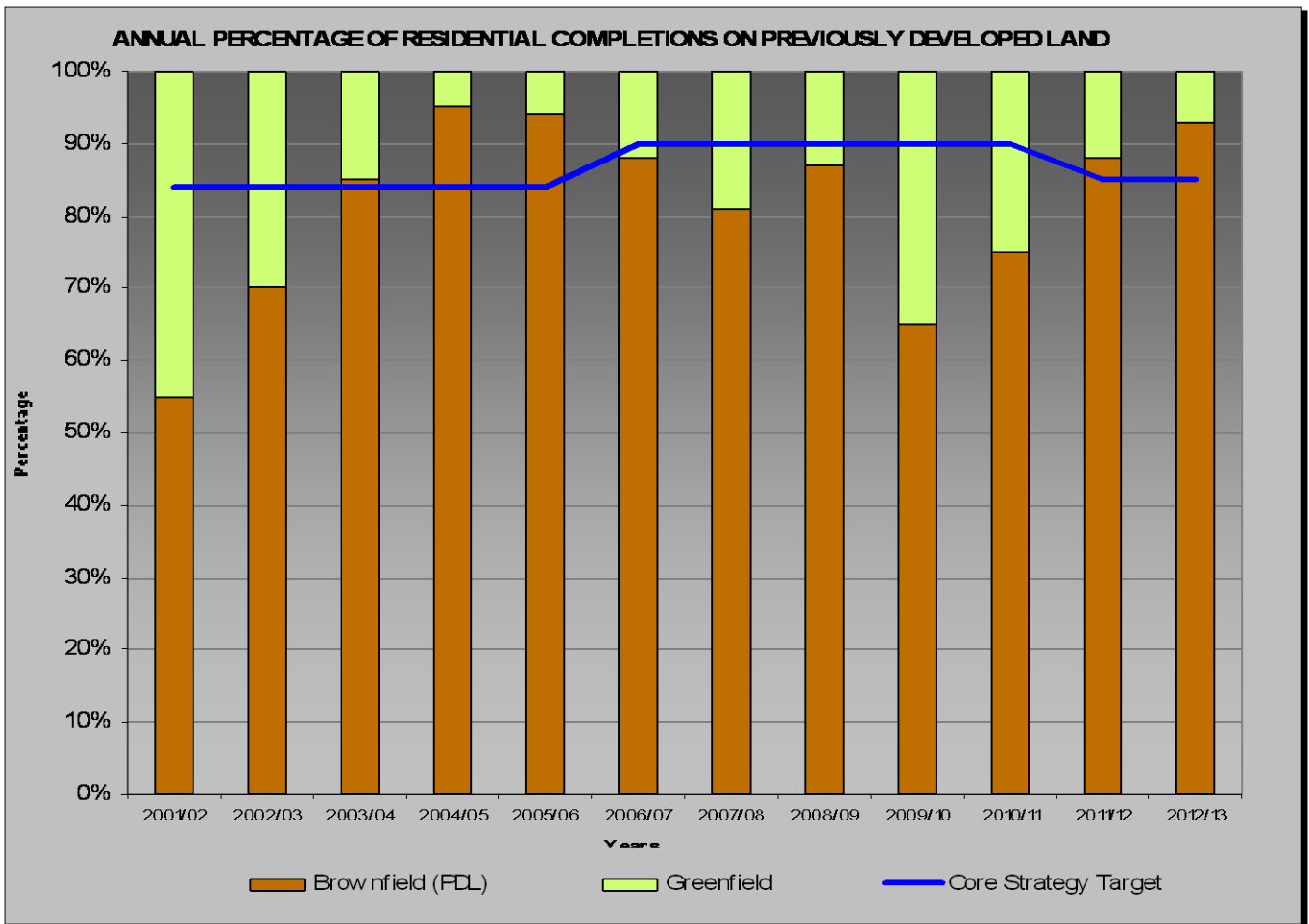
Detailed Housing Trajectory to be presented at Local Plan Committee

This page has been left blank intentionally

Detailed Housing Trajectory to be presented at Local Plan Committee

6.2.2	Percentage of new and converted dwellings on previously developed land	Indicator for Core Strategy Policies SD1, H1 and UR1
-------	--	--

During 2012/13 there was 617 net additional dwellings completed across the Borough. A total of 572 units were completed on previously developed land, which accounts for 93% of all dwellings (net).



Paragraph 111 of the NPPF encourages local authorities to set locally appropriate targets for the use of previously developed land. Core Strategy Policy H1 outlines that during the plan period the Council will seek to provide over 80% of dwellings on previously developed land. Core Strategy Table H1b provides various estimates for housing on previously developed land throughout the plan period and this target is shown by the line on the graph.

The Housing Trajectory shows the predicted split between the delivery of dwellings on previously developed land and greenfield sites across the Borough. As the plan period progresses the percentage of development on previously developed land is likely to decrease in line with the Core Strategy target. It is expected that the Local Plan Full Review will consider setting a locally appropriate target for the use of previously developed land across the Borough as detailed within the NPPF.

6.2.3	Affordable housing completions	Indicator for Core Strategy Policies H4
-------	--------------------------------	---

133 units of affordable housing were completed between April 2012 and March 2013. A total of 76 were classes as affordable rent, 10 intermediate tenure (shared ownership) and 47 units were built through the Homebuy Direct scheme which offers equity loans towards the purchase of a new build home on selected developments.

The year end figure of 133 affordable homes is 21.6% of all units provided. It is a reduction from last year’s high total of 366, which reflected the fact that the total last year included some schemes which were 100% affordable schemes. It is worth noting that there is a time lag between negotiation and delivery of affordable housing schemes, so this year’s figures reflect the negotiations made during the earlier part of the recessionary period. The levels of affordable housing this year are consistent with the findings of viability work carried out by the Council, (link to Affordable Housing and CIL viability study) which conclude that housing delivery would be compromised by higher affordable housing requirements.

The Core Strategy currently provides that the Council will seek to secure 35% of new dwellings to be provided as affordable housing, with thresholds of 10 units in urban areas and 3 units in rural areas. In line with the findings of its viability work, the Council is proposing to change its affordable housing target from 35% to 20% as part of its Focused Review of the Local Plan with the aim of increasing of overall delivery rates.

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

There were no affordable housing completions in rural areas between 2012 and 2013, which reflects both the wider downturn in the housing market as well as the particular difficulties in delivering rural exception sites. The Council is in the process of amending its policy for rural exception sites in line with the National Planning Policy Framework to allow for a proportion of market housing to support affordable units on rural exception sites.

6.2.5	Number of new homes and employment development completed at ward level within Growth/Regeneration Areas	Indicator for Core Strategy Policy UR1
--------------	--	---

Between 2012 and 2013 there were 393 residential units completed in a growth/regeneration area during the period. During this same period development of 4623 sqm of non-residential land was also completed. The table below outlines the areas where this development took place.

Residential	Units
North Growth Area	88
Garrison Regeneration Area	178
East Colchester Regeneration Area	110
North Station Regeneration Area	0
Town Centre	17
Total	393
Non-residential	Sqm
North Growth Area	525
Garrison Regeneration Area	1521

East Colchester Regeneration Area	1560
North Station Regeneration Area	0
Stanway Growth Area	1017
Total	4623

6.2.6	Percentage of residential completions that are two or three bedroom properties	Indicator for Core Strategy Policy H3
--------------	---	--

In the monitoring period 2012/13 the Council recorded that 69% of net residential completions across the Borough were either two or three bedroom properties. In the two previous Annual Monitoring Reports this figure was higher than 75% so in the current year a slightly lower number of properties have been two or three bedroom properties. Internal monitoring has identified that 212 units were completed as two bedroom properties whilst a further 214 units were three bedroom properties so the mix between these house types is broadly equal which is a similar pattern to previous years. A further 19% of properties completed in the year had four or more dwellings which is slightly higher than the 14.8% recorded last year.

The remaining 12% of units completed in the monitoring year 2012/13 were delivered as one bedroom units. The small number of one bedroom units recorded shows that demand for small properties across the Borough is still relatively low but this percentage is higher than last year (one bedroom properties in 2011/12 accounted for less than 10% of overall delivery).

Longer term demographic trends and affordability of properties is likely to be having an impact on the size of units brought forward in the future but it is clear that demand for larger properties (four or more bedrooms) is still high and increasing across the Borough. Housing associations, however, will in future be restricted in meeting this demand by new policies imposing taxes on additional bedrooms.

Core Strategy Policy H3 provides that the Council will seek to secure a range of housing types and tenures across the Borough which takes into account local community context and housing need. Core Strategy Policy H3 is subject to minor revision as part of the Local Plan Focused Review to reflect the removal of national density requirements. While density requirements will not be strictly prescribed, applications should continue to take account of site characteristics and housing need.

6.2.7	Gypsy and Traveller Issues	Indicator for Core Strategy Policy H5
--------------	-----------------------------------	--

In January 2013, there were 18 private caravans on sites in Colchester along with 12 pitches at the Severalls Lane Local Authority site. The Severalls site opened in April 2012 and information from the Essex Countywide Traveller Unit shows that it is now fully occupied. On the private sites, 17 caravans were on authorised sites (permanent sites with planning permission). 1 caravan was 'tolerated' on an unauthorised site without planning permission.

At 31st March 2013 there were planning permissions for Gypsy and Traveller Accommodation on 10 different sites within the Borough. Within the monitoring year the Council granted conditional approval for two applications relating to Gypsy and Traveller Accommodation. Both of these applications were for land at Turkey Cock Lane. Application 112100 gave approval for 3 caravans on 1 pitch, whilst application 120070 approved a further 3 caravans on another pitch. Therefore within the last monitoring period a total of 6 caravans split across 2 plots have

been approved by the Council. As a result of the applications in the current year the total permitted provision in the borough is 28 pitches and 46 caravans (the two applications relating to Turkey Cock Lane are included within the 28 pitches).

In addition to these planning permissions there is one site of 2 caravans / 1 pitch where the use is tolerated and considered lawful due to the length of time it has occurred.

The above figures represent the total permitted number of pitches/caravans in the Borough. This may differ from the actual number of caravans present in the Borough 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.

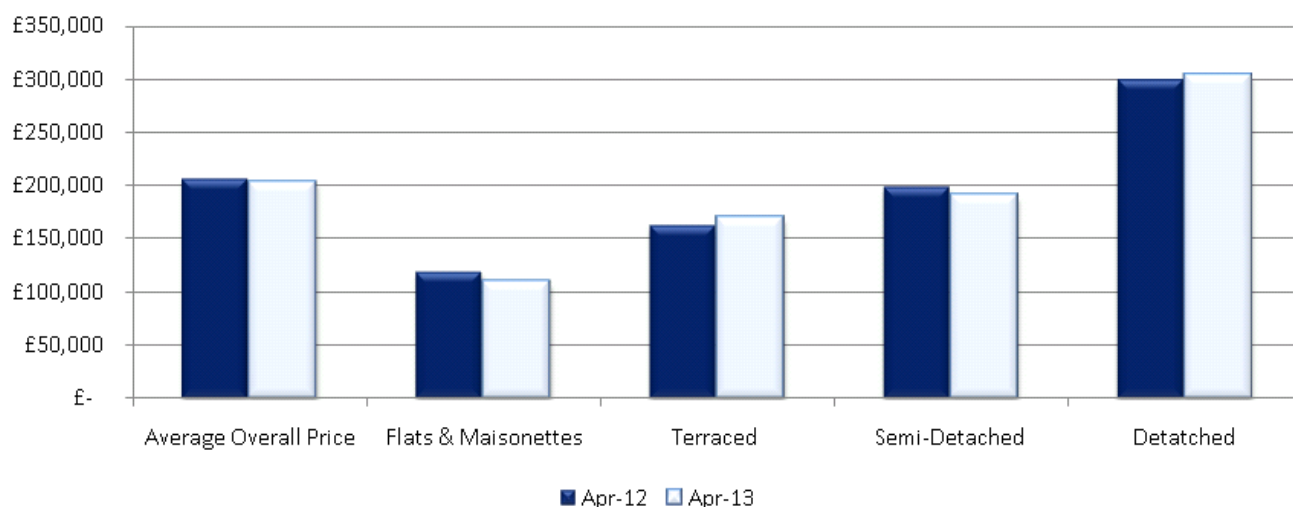
The Core Strategy and Site Allocations DPD seek to identify sites to meet the established needs of gypsies, travellers and travelling show people in the Borough. The Core Strategy states that a suitable site for gypsies and travellers is being provided in Severalls Lane, North Colchester and this has now opened. Additional sites are identified in the Site Allocations DPD. These allocated sites are identified as suitable for a number of pitches. The size or capacity of a pitch will vary as explained in the Site Allocations DPD and therefore the allocated number of pitches cannot be directly compared to a specific number of caravans. The final version of Policy SA H2 allocates 30 pitches for Gypsy and Traveller Accommodation in the Borough. The policy also states that the Council will consider the need to allocate additional sites to provide for provision post-2011 in light of further government guidance and that any such review will have regard to the need identified in the Essex Gypsy and Traveller Accommodation Assessment (GTAA). Although no need for travelling show people has been identified, Core Strategy Policy H5 states that the matter will be kept under review.

Through a Focused Review of its Local Plan, the Council is proposing to amending Policy H5 to clarify that it will use national policies to help determine planning applications for gypsy and traveller sites prior to the adoption of a new Local Plan. To provide an evidence base for the new Local Plan, the Council is working with other districts to produce an Essex Gypsy and Traveller Accommodation Assessment (GTAA) to help provide an assessment of the future need for pitches in the borough.

6.2.8 Background Information

- At 31 March 2013 there were approximately 76,660 dwellings within the Borough of which 6,230 were owned by the local authority. The average household size was 2.33 people per household in 2011, this has decreased from 2.37 in 2001 (Census findings).
- The average household price in April 2013 in Colchester was £202,717. This illustrates a 1.7% decrease from £205,666 in April 2012. The highest percentage increase during this period was for terraced houses at 4.2%. The chart below depicts this information.

Colchester Property Price Data



- As of 31 March 2013 there were 1740 properties in Colchester recorded as empty for council tax purposes.
- The Council carries out a yearly programme of repair and maintenance to bring substandard homes up to the Decent Homes standard to comply with the Council's Asset Management Strategy. 222 properties were declared 'non-decent' on 1st April 2012. Repair work was completed on all 222 properties during 2012-13 to bring them up to standard and therefore at 31st March 2013 non-decency was at 0%.
- Between April 2012 and March 2013, 262 people were accepted as homeless by Colchester Borough Council. As of 1 April 2013 there were 3360 people on the Colchester Borough Council Housing Register. This figure excludes transfer applicants (those already living in social housing that are seeking a transfer).
- At the end of March 2013, there were 168 households in temporary accommodation, which shows a small downturn from last year's figure of 171. The Council and its partners have undertaken a considerable amount of positive work to prevent homelessness during the year with 394 cases being prevented, and also work to help homeless people housed in our temporary accommodation move on quickly.

Potential Issues

Colchester's housing market continues to be affected by the recession, with numbers of dwelling completions below target this year. The level of new planning applications has also decreased this year. The Housing Trajectory, however, demonstrates that there is a supply of allocated sites available to meet demand as it increases. To support housing market recovery and unlock sites, the Council will continue to pursue a range of funding sources for associated major infrastructure projects including Government programmes, forward funding, and implementation of planning obligation charges.

6.3 Key Theme: ECONOMY AND BUSINESS

Core Strategy Policies	
CE1	Centres and Employment Hierarchy – Will encourage economic development and will plan for the delivery of over 14,000 jobs in Colchester between 2001 and 2021. The Council will promote the redevelopment of existing mixed use Centres and Employment Zones, while focusing employment developments towards accessible locations.
CE2	Mixed Use Centres – Will promote a mix of development types and scales in accordance with the Centre and Employment Hierarchy, and focus new retail and office development in or around the Town Centre.
CE3	Employment Zones – Employment Zones will accommodate employment developments that are not suited to mixed use Centres, including industry, warehousing and business.
UR1	Regeneration Areas – Enhance Colchester as a prestigious regional centre, to regenerate rundown areas, deprived communities and key Centres, with the purpose of building successful and sustainable communities.
ENV2	Rural Communities – Will enhance the vitality of rural communities by supporting small-scale housing and employment development that will enhance the character of villages.

LDF Development Policies	
DP1	Design and Amenity – Ensures that development is designed to a high standard, avoid unacceptable impacts on amenity and demonstrate social, economic and environmental sustainability.
DP5	Appropriate Employment Uses and Protection of Employment Land and Existing Businesses- .Specifies appropriate employment uses within designated employment sites and zones and provides for safeguarded sites used for employment uses.
DP6	Colchester Town Centre Uses -Ensures an appropriate balance of uses in the Town Centre and sets levels of retail use on streets frontages in the Inner and Outer Core.
DP7	Local Centres and Individual Shops - Safeguards the primary retail role of Neighbourhood and Rural District Centres as well as providing criteria for safeguarding individual shops.
DP8	Agricultural Development and Diversification- Provides support for existing agricultural uses and sets criteria for appropriate farm diversification proposals.
DP9	Employment Uses in the Countryside -Supports appropriate employment uses in the countryside by providing criteria for conversions, extensions, replacement and new rural employment buildings.
DP10	Tourism, Leisure and Culture – Provides criteria to encourage the development of appropriately located tourism, leisure and culture facilities.

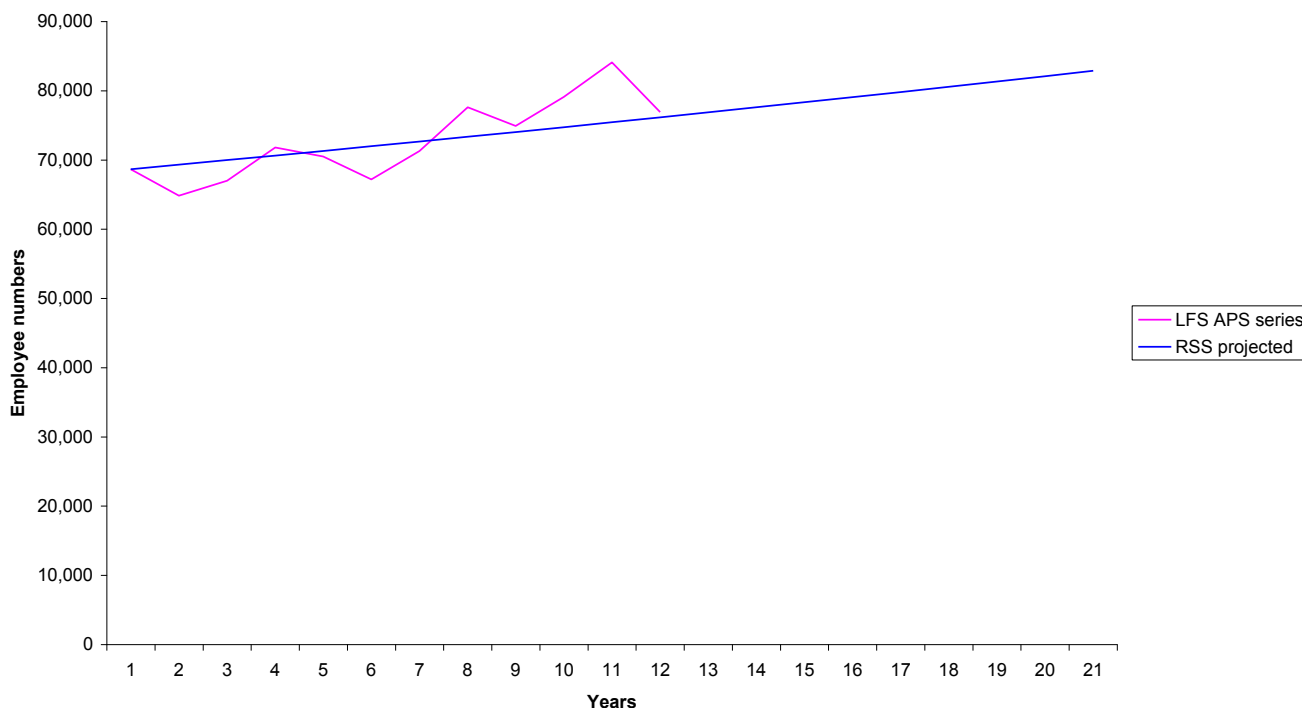
Overview

Providing jobs for Colchester’s growing community is a central objective of the Core Strategy. It assumes a floor target of approximately 14,200 employee jobs. The censuses reveal that between 2001 - 2011 employee job numbers have grown from 62,406 to 69,060 – an increase of 7,654 over the decade, suggesting that the Borough is on course to achieve if not surpass its 2021 job target.¹⁶ Although the Council cannot deliver additional employment directly, it works to protect existing employment, attract inward investment and jobs, stimulate new employment-generating developments and accommodate these in the most suitable locations. To help deliver employment, the Borough takes advantage of growth employment sectors and minimises job losses in declining sectors,. To help deliver employment, the Borough takes advantage of growth employment sectors and works to minimise job losses in declining sectors.

¹⁶ ONS Neighbourhood Statistics

While employee job growth is down for the past year, the number of jobs still shows achievement of target figures. The chart below illustrates Annual Population Survey (APS) job growth to date (2012 is the most recent figure) against the projected target. (From 2001-2004 the dataset was known as the Labour Force Survey (LFS) Major employment-generating projects in the Regeneration Areas and Employment Zones will boost progress towards the target as they come on-stream over the next few years.

Actual and estimated employee job growth: Colchester, 2001-2021



The Council commissioned studies for the Core Strategy for projected growth in retail, business and employment and used this evidence to plan and facilitate future economic development and employment delivery in Colchester. Over the 2006 to 2021 period, the borough will need to accommodate the following development:

- 67,000sqm (net) of retail floorspace, predominantly in the Town Centre (Retail Study, Feb. 2007)
- 106,000sqm (gross) of office floorspace (Use Class B1a & B1b), predominantly in the Town Centre and at the University Research Park. (Employment Land Review, May 2007)
- 45,000sqm (gross) of business floorspace (excluding offices), predominantly in Strategic Employment Zones (Employment Land Review, May 2007)

The Borough is well connected to the strategic road, rail, air and port networks between London and East Anglia and the Region and the European continent. Express rail travel to London from the Borough is only 45 minutes journey time; Stansted Airport is 40 minutes drive-time away while Colchester is within the Haven Gateway sub-region and its three commercial ports which collectively form the largest near-sea and deep-sea container port complex in the Country with a significant roll-on, roll-off and passenger ferry function. These three ports, Harwich, Ipswich and Felixstowe, are of national and regional economic importance for trade and as transport gateways. This strategic position has meant the Borough has been a magnet for growth resulting in a healthy and vibrant economy with the average gross weekly pay level in excess of the GB average; see below.

Earnings by residence (2012)

	Colchester	East	GB
Gross weekly pay (£)			
Full-time workers	524.9	531.0	508.0

Use Class Order Examples

The following table of examples will help to explain the data within this chapter.

Use Class	Examples
A1	Shops, post offices, travel/ticket agencies, sandwich shops, hairdressers, funeral directors, dry cleaners, internet café.
A2	Professional and financial services, banks, building societies, betting shops, estate and employment agencies.
B1	Offices not within class A2. Research and development of products or processes, laboratories, light industry.
B1a	Offices not within class A2.
B2	General industry.
B8	Use for storage or as a distribution centre.
D2	Assembly and leisure. Cinemas, concert/dance halls, sports halls, swimming pools, skating rinks, gymnasiums, other indoor and outdoor sport and leisure uses.

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

This indicator shows the amount and type of employment floorspace (gains and losses and net balance) granted permission during the last monitoring year. (Please note that in previous years, the indicator related to completed floorspace, but difficulties in obtaining reliable data from external sources such as approved building surveyors means that only data collected from internal information on planning permissions is shown in the table below).

	B1a	B1-B8	Total
Gains	2248	12746	14994
Losses	4038	909	4947
Net balance	-1790	11837	10047

The net balance of 10047 square metres of employment land granted planning permission in the period 2012/13 indicates that applications for commercial market opportunities has been progressing with new developments proposed across the Borough. The total compares with 2051 square metres in the previous monitoring period of 2011/12. The 4038 square metres of B1a loss is made up primarily of an application which proposed the change of use from an office type development to a hotel on St. Peters Street. This application accounted for over 3400 square metres of the total.

6.3.2	Amount of floorspace developed for employment by type, which is on previously developed land (PDL) (sqm).	Indicator for Core Strategy Policies SD1, CE1, CE2, CE3, UR1
--------------	--	---

The purpose of this indicator is to show the amount and type of employment floorspace (gross) coming forward on previously developed land (PDL) during the last monitoring year. (Please note that in previous years, the indicator related to completed floorspace, but difficulties in obtaining reliable data from external sources such as approved building surveyors' means that only data collected from internal information on planning permissions is shown in the table below)

	B1a	B1-B8	Total
Gross on PDL	19	12746	12765
% on PDL	0.85%	100%	85.13%

The high percentage of permission granted on brownfield sites during the monitoring period reinforces the availability of these sites across the Borough, although the low percentage of offices highlights the need to encourage growth in preferred town centre locations.

6.3.3	Employment Land available by type (Ha)	Indicator for Core Strategy Policies CE1, CE2 and CE3
--------------	---	--

The purpose of this indicator is to show the amount and type of employment land available.

	B1a	B1-B8	Other employment uses (A and D-class) uses	Total
Extant Planning Permissions	1.88	3.35	11.15	16.38

As detailed in the table above, the Council has identified that a total of 16.38ha of employment land has been approved for employment development within the Borough. In the previous year there was 11.06ha of employment land available for development, in the current year a further 5.32ha has been approved across all use classes which demonstrates that commercial type developments are still coming forward in the Borough.

Floorspace data by major category: 2001-2012

Recent data from the Valuation Office Agency provides floorspace data for rateable commercial premises by major category from 2009 -2012.

Floorspace
(000m2)

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

The table shows that there has been a decline in overall commercial space in the Borough from 2006 and that the current total commercial floorspace stock is almost the same as that in 2007. This "standstill" position reflects changes to the office market with increasing intensity in the use of space to accommodate more staff, new methods of working such as home-working, flexi-working and the introduction of mobile communications. Retail

floorspace, however, has continued to increase lightly, reflecting the Borough's position as a major retail centre in the Region and within the top 50 locations in the UK. Industrial floorspace has declined lightly but is holding up well while Other (warehouses, including retail warehouse) has increased, reflecting new development.

In order to fulfil Core Strategy 2021 targets, the Borough will need to provide a further 48,259 sqm of retail floorspace in the town centre.

6.3.4	Total amount of floorspace for 'town centre uses' (sqm)	Indicator for Core Strategy Policy CE2a
--------------	--	--

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

(i) Town Centre areas				
	A1-A2 Retail	B1a Offices	D2 Leisure	A1-D2 Total
Gains	133	1680	0	1813
Losses	0	3825	0	3825
Net balance	133	-2145	0	-2012

(ii) Local authority area				
	A1-A2	B1a	D2	A1-D2 Total
Gains	851	568	1065	2484
Losses	211	213	0	424
Net balance	640	355	1065	2060

Broadly speaking the overall loss of floorspace seen in the Town Centre has been counteracted by the floorspace provided in other parts of the Borough. The significant loss of B1a within the Town Centre is once again mainly due to the application approved for change of use from offices to hotel use on St. Peters' Street as detailed in section 6.3.1 above. The most significant increase seen in the period 2012/13 is the increase in D2 uses approved across the Borough. The 1065 square metres approved for D2 uses is predominately made up of leisure type uses.

6.3.5	Town Centre Retail Frontage Percentages	Indicator for Development Policy DP6
--------------	--	---

The table below shows the level of A1 use along each frontage as recorded in spring 2013. Figures for the previous years are also provided to show areas of change in the 2012/13 monitoring period. Town centre monitoring is undertaken to record the current (or last known) ground floor use of units within the town centre Inner and Outer Core areas as defined on the Local Plan Policies Map.

Frontage	Allocation	Target	Year		
			2011	2012	2013
Culver Square & Shewall Walk	Inner Core	85%	98%	98%	98%
Culver Street East (north side)	Inner Core	85%	100%	100%	100%
Culver Street East (south side)	Inner Core	85%	100%	100%	100%
Culver Street West (south side)	Inner Core	85%	90%	90%	90%
Culver Walk (north side)	Inner Core	85%	95%	95%	95%
Culver Walk (south side)	Inner Core	85%	86%	86%	86%
Eld Lane	Inner Core	85%	80%	80%	77%
Head Street (east side)	Inner Core	85%	96%	96%	96%
Lion Walk	Inner Core	85%	80%	80%	80%
Long Wyre Street (east side)	Inner Core	85%	88%	80%	80%
Long Wyre Street (west side)	Inner Core	85%	100%	100%	100%
Priory Walk (north side)	Inner Core	85%	90%	87%	87%
Priory Walk (south side)	Inner Core	85%	100%	100%	100%
Queen's Street	Inner Core	85%	65%	65%	65%
Red Lion Yard (east side)	Inner Core	85%	83%	83%	83%
Red Lion Yard (west side)	Inner Core	85%	87%	87%	87%
Short Wyre Street	Inner Core	85%	90%	90%	90%
Sir Issac's Walk	Inner Core	85%	75%	73%	76%
St Nicholas Passage	Inner Core	85%	100%	100%	100%
Trinity Square (east side)	Inner Core	85%	100%	100%	100%
Trinity Street	Inner Core	85%	54%	54%	54%
Vineyard Street	Inner Core	85%	29%	29%	29%
Bank Passage	Outer Core	50%	100%	100%	100%
Crouch Street	Outer Core	50%	66%	66%	69%
Culver Street West (north side)	Outer Core	50%	52%	52%	52%
Head Street (east side)	Outer Core	50%	14%	14%	14%
High Street	Outer Core	50%	54%	54%	53%
Queen's Street	Outer Core	50%	51%	51%	60%
St Botolph's Street	Outer Core	50%	56%	56%	56%
St John's Street (north side)	Outer Core	50%	67%	67%	67%
St John's Street (south side)	Outer Core	50%	90%	90%	90%

	Frontage above policy target
	Frontage below policy target

As shown by the table and the 2013 figures, there has been very little change in most of the town centre frontages. Any changes to uses have been minimal with a slight reduction seen at Eld Lane which has been counterbalanced by a slight increase at Sir Isaac's Walk.

The table shows that the main shopping areas within the town centre are performing well with regards to the level of A1 retail use in these locations. 64% of the frontages within the Inner Core are operating above the 85% policy threshold. The frontages which are below the threshold are predominately the streets near where the Inner Core meets the Outer Core which reflects the fluid nature of the Town Centre and the different areas within it. Certain frontages within the Inner Core are operating well below the target threshold so these areas need greater attention and focus through policy mechanisms and town centre regeneration projects and initiatives to promote town centre vitality.

Within the 2012/13 monitoring period the uses within the town centre have remained fairly static but various units have become vacant or been converted for another similar use so although the level of uses has remained similar the actual business may have changed.

Numerous units have also been renovated within the past year but these have not required formal change of use as defined by the Use Classes Order.

6.3.6	Number of jobs in rural areas	Indicator for Core Strategy Policy ENV2
--------------	--------------------------------------	--

Recent data provides an update on the evolution of rural and urban jobs from 2008 until 2011.

	2001	2002	2003	2004	2005	2,006	2,007	2008	2009	2010	2011
rural	10,006	10,955	14,193	14,117	14,257	14,720	16,065	15,961	15,924	15,755	17,304
urban	57,919	57,215	56,401	56,902	55,991	54,858	54,951	55,636	57,154	59,361	56,708
total	67,925	68,170	70,592	71,018	70,244	69,578	71,016	71,939	73,078	75,116	74,012

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

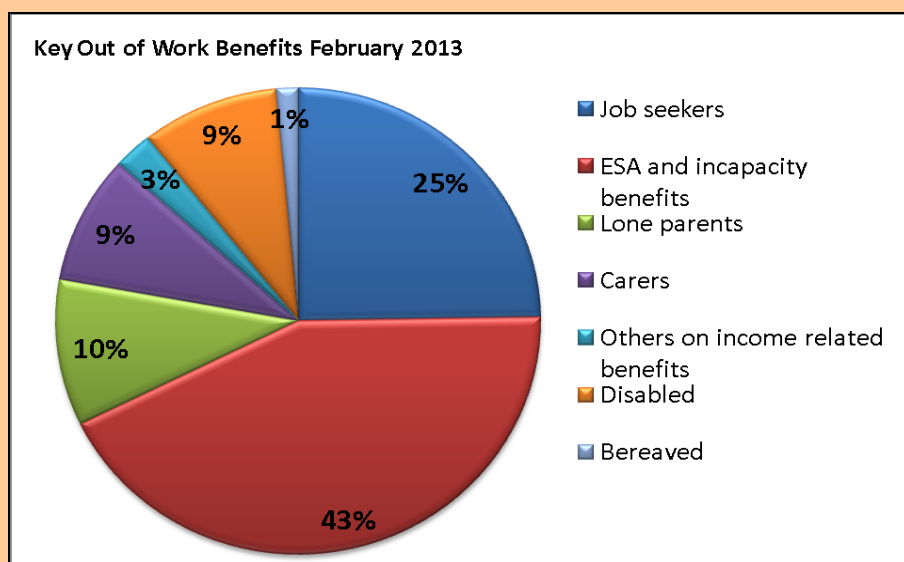
Rural employment has increased over the period to become more in line with the rural population size which is one-third of the Borough's population. Moving from almost 15% of jobs in the rural area in 2001, rural jobs have increased to almost 31% of all jobs in 2011. While a proportion of this employment will be home-based, the figures suggest that the Borough's rural employment planning policies have supported employment growth in the rural area while maintaining an emphasis on Town Centre and urban locations to absorb the greater part of the increase in size of the working population.

6.3.7 Background Information

- From April 2012 to March 2013 data from the Annual Population Survey estimated the percentage of economically active people in Colchester as 77.4% of the working age population. This figure was lower than the regional figure (79.9%), but slightly higher than the Great Britain average of 77.1%. The number of economically active individuals was 100,300 of which 93,700 were in employment. Broken down further, this was composed of approximately 77,000 employees and 15,500 self employed plus 6,500 people who were unemployed. The unemployment figure (6.5% of the economically active population), was slightly lower than the East (6.6%) and lower than the GB (7.8%) average.
- Nomis data indicates that there has been an increase in the number of inactive working age individuals; from 24,900 (Apr-11 to Mar-12) to 27,900 (Apr-12 to Mar-13).
- Nomis data for Job Seekers Allowance (JSA) claimants in August 2013 (most recent data), calculated a total of 2,785 claimants (1,023 female and 1,762 male). Compared to August 2012 data published in the previous AMR, this is a decrease of 514 JSA claimants. When this is broken down by gender and the split compared, the proportion of female claimants has decreased by 14.2%, and male claimants have decreased by 16.4%
- Data from the Annual Population Survey (Apr-12 to Mar-13) estimated 22.6% of Colchester's working age population as inactive (27,900 people). 30.8% of working age females were in this economically inactive compared to 14.3% of males. Of the inactive working age population 34.4% (9,600) were inactive-wanting a job and 65.6% (18,300 people) were inactive- and not wanting a job.
- Nomis data shows that in February 2013, 13,050 (11.4%) of Colchester's working age

population were claiming worklessness benefits, compared to 13,490 (11.1%) of the working age population in February 2012. The chart below shows the benefit types claimed by the Colchester workless population, with Employment Support Allowance (ESA) and incapacity accounting for 43% of all claims, followed by 25% JSA claimants (no change in rankings from last year).

- Annual Population Survey data (Apr-12 to Mar-13) shows that by occupation, the largest number of Colchester's working age population, at 20,000, were employed in professional occupations, and represented 21.4% of the population in employment. Skilled trade occupations made up the second largest number of working age employees, at 13,500 (14.4%). Associate professional and technical occupations were the third highest employee group in Colchester, making up 12,100 employees (12.9%).
- Census 2011 data reveals for all usual residents aged 16 to 74 in employment the week before the census, 16.0% were employed in wholesale and retail trade; repair of motor vehicles and motor cycles, this was the largest proportion. The second largest proportion was those employed in human health and social work activities (13.5%).



- In 2012, it was estimated that there were 75,000 employees in Colchester of whom 45,000 were full-time and 30,000 part-time along with 2,500 working proprietors. The distribution of these employees by major sector is shown below. This equates to a job density of 0.76, i.e. the ratio of total jobs to working age population. This was the same as the Eastern job density of 0.76 and a slight increase from 88,000 in 2010.

Total employee jobs by industry, Colchester: 2012

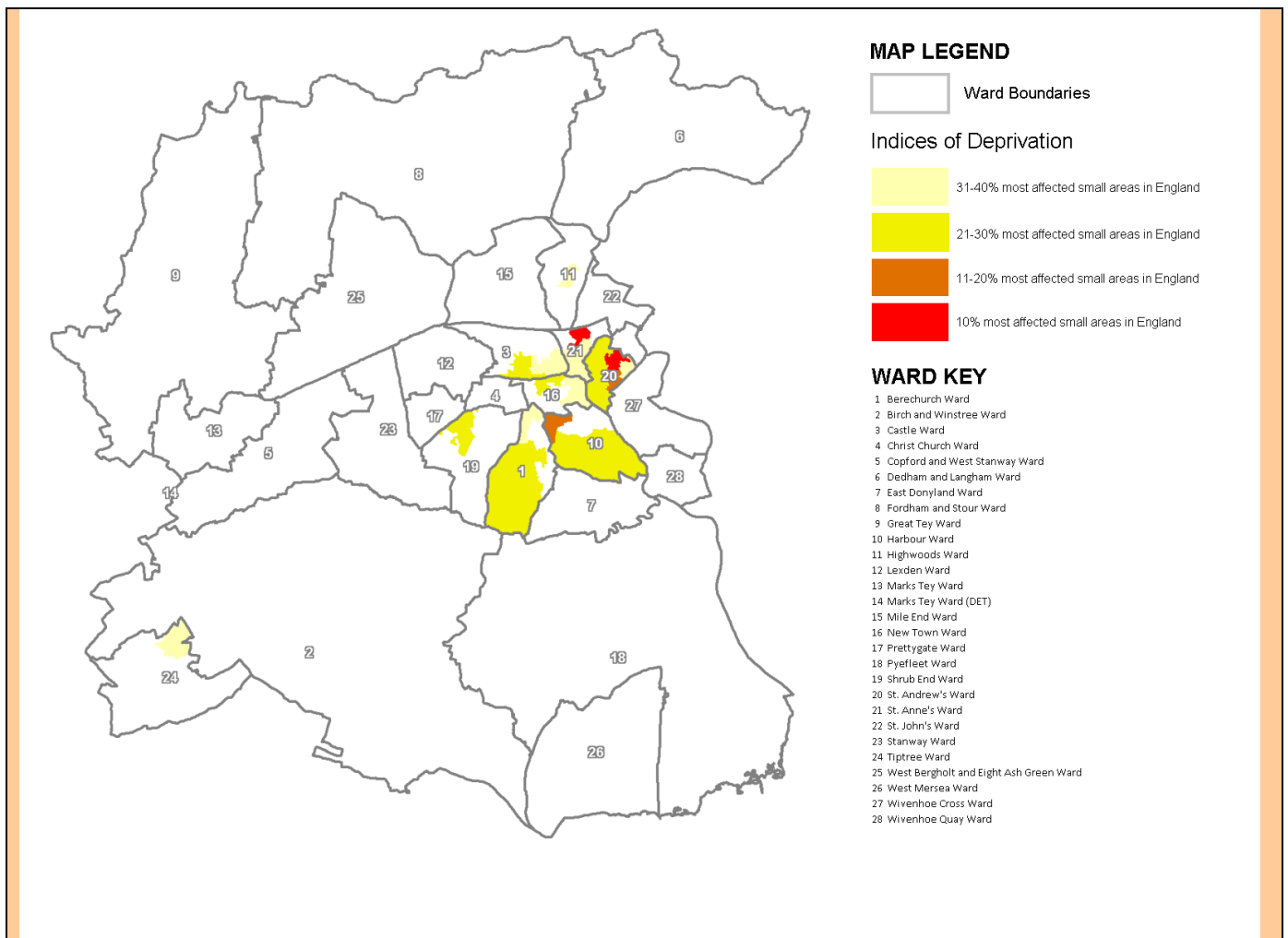
1 : Agriculture, forestry & fishing (A)	100
2 : Mining, quarrying & utilities (B,D and E)	800
3 : Manufacturing (C)	4,600
4 : Construction (F)	3,100
5 : Motor trades (Part G)	1,800
6 : Wholesale (Part G)	2,400
7 : Retail (Part G)	9,100
8 : Transport & storage (inc postal) (H)	2,400
9 : Accommodation & food services (I)	4,900
10 : Information & communication (J)	3,000

11 : Financial & insurance (K)	2,300
12 : Property (L)	1,500
13 : Professional, scientific & technical (M)	5,000
14 : Business administration & support services (N)	5,700
15 : Public administration & defence (O)	2,700
16 : Education (P)	11,000
17 : Health (Q)	11,500
18 : Arts, entertainment, recreation & other services (R,S,T and U)	3,100
Column Total	75,000

Source: Business Register and Employment Survey, ONS, 2012

- Tourism was worth £244m to the economy of Colchester Borough in 2012. The value of tourism to Colchester has risen in real terms by 158% from £63.1m in 1993. Tourism supports more than 5600 actual jobs in the Borough, this has risen by 109% since 1993 (5632 in 2012, 2685 in 1993).
- Colchester attracted just over 5.0m visitor trips in 2012. This is approximately 78% higher than the 1993 figure of 2.8m visitor trips. This can be broken down as follows:
 - 62,000 staying trips taken by overseas staying visitors;
 - 216,000 staying trips taken by domestic staying visitors; and
 - 4.7m day trippers.
- In March 2012 there were 5,975 VAT and/or PAYE registered businesses in the Borough. There were 7,280 local units recorded – effectively “workplaces” and these were distributed by number across a wide range of sectors.
- Educational achievement in Colchester is generally good. The working age population is defined as those aged between 16 and 64 years, male and female). Between January and December 2012, approximately 46,200 residents were qualified to NVQ4 level or above (HND, Degree and Higher Degree level qualifications or equivalent), accounting for 37.5% of the working age population. This is approximately 5% higher than the Eastern figure of 32.9%. 92,600 people were qualified to NVQ2 level and above (5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent), accounting for just over three quarters of the working age population (75.1%). During this time period the number of people in Colchester with no qualifications at all stood at 6.4% (7,900 people).
- In 2007, none of the small areas in Colchester appeared in the top 10% most deprived in England. However, in the 2010 Index of Multiple Deprivation two small areas were in the top 10% most deprived in England. These were Magnolia in St Andrew’s ward and St Anne’s Estate in St Anne’s ward. In the Index of Multiple Deprivation 2007 (IMD07) there were three small areas out of all 104 in the borough in the 20% most deprived in England, in the Index of Multiple Deprivation 2010 this had increased to four small areas. In IMD07, St Anne’s Estate in St Anne’s ward and Magnolia in St Andrew’s ward were the small areas with the highest levels of deprivation in Colchester (ranking first and second respectively). Although these were the two most deprived in 2010, their position had switched: In IMD10, Magnolia was the most deprived small area followed by St Anne’s Estate.

Deprived small areas in Colchester wards (Indices of deprivation 2010)
(40% most deprived small areas in England)



In July 2010 the Haven Gateway Partnership commissioned 'Centre for Cities' to undertake some research about how the economic performance of Colchester, Ipswich and the local authorities comprising the Haven Gateway sub-region rank in comparison to English cities. The analysis uses a typology of economic performance developed in a recent report, Private Sector Cities: a new geography of opportunity. The study categorises the economies of England's cities as buoyant, stable or struggling. Centre for Cities considered that If Colchester was included in England's list of 56 cities, it would rank as one of the country's most buoyant economies. Between 1998 and 2008, the number of private sector jobs in Colchester grew by 11.5 % (which would have been the ninth highest percentage growth of any city in England).

Potential Issues

The key sustainability issues for economic well-being in the future centre around maintaining a healthy, vibrant and diverse economy that can maintain its ability to weather the challenges of the economic downturn.

Sustainable economic growth for the future will continue to involve matching the needs of the local workforce and urban employment and regeneration areas with the opportunities for growth and inward investment presented by Colchester's regional status as a major employment hub accessible both to London and Europe.

No less important is policy support for the rural economy which has been affected in recent years by falling incomes from farming. As a significant part of the Borough's area – around two-thirds - is rural, there is a need to encourage revitalisation of the rural economy including farm diversification schemes. More importantly, improving access in rural areas to non-land-based jobs and services will contribute significantly to this aim.

Improved transportation and attractive travel links are a major issue for Colchester, and it is essential that planning for transport is an integral part of the whole Local Plan, including the location of jobs near homes to reduce the need to travel. It is particularly important to improve and maintain Colchester's transportation infrastructure so that the Borough can continue to attract businesses, employees, shoppers and tourists, therefore boosting the local economy. No less important is the ability of Borough businesses and residents to obtain Next Generation Access to Information and Communication Technology and the increasing growth of home-working and home-based enterprises requires Colchester to make a step-change in digital connectivity.

The Core Strategy provides for five major regeneration sites in the Borough, each of which will significantly contribute to employment and business growth. Within these areas the provision of attractive, accessible and flexible business premises will also help generate new investment opportunities and encourage businesses to remain in Colchester. The visitor economy has been identified as a growth area, especially with the opening of the Firstsite contemporary visual art gallery in September 2011. The Town Centre remains the key focus for improvement and developments there include new public spaces (such as that around the Firstsite gallery); the new Magistrates' Court which opened in April 2012; new hotel/restaurants on East Hill; the redevelopment of Williams and Griffins department store; and the planned development of Vineyard Gate as a further retail development.

6.4 Key Theme: TRANSPORTATION

Core Strategy Policies	
TA1	Accessibility and Changing Travel Behaviour – Will work with partners to improve accessibility and change travel behaviour as part of a comprehensive transportation strategy for Colchester.
TA2	Walking & Cycling – Will work with partners to promote walking and cycling as an integral, highly sustainable means of transportation.
TA3	Public Transport – Will work with partners to further improve public transport and increase modal shift towards sustainable modes.
TA4	Roads and Traffic – Will work with partners to accommodate necessary car travel, manage demand in urban areas, and facilitate freight and servicing.
TA5	Parking – Will work with partners to ensure that car parking is managed to support the economy and sustainable communities.

LDF Development Policies

- DP17 Accessibility and Access – Requires that all development should seek to enhance accessibility for sustainable modes of transport by giving priority to pedestrian, cycling and public transport access. A Travel Plan and/or Transport Assessments will be required for proposals with more significant traffic generation impacts.
- DP18 Transport Infrastructure Proposals – Ensures that developments that provide transport infrastructure, such as Park and Ride, freight servicing, new highway network improvements and new public transport facilities, are appropriately located, justified and environmental acceptable.
- DP19 Requires new development to have regard to the Vehicle Parking Standards developed by Essex County Council.

Overview

The Borough is connected to a comprehensive network of major roads via the A12 and A120, which provide routes to London, the M25, Harlow and Cambridge. The Borough also lies in close proximity to the major seaport of Harwich (20 miles) and Stansted Airport (30 miles). As a Regional Interchange Centre, public transport provision includes extensive rail and bus services. This consists of:

- six railway stations with train services to London and Norwich on the mainline as well as links to Cambridge, Clacton etc on the branchlines, operated by National Express East Anglia,
- a network of frequent bus services across the urban area linking key services, principally operated by First and Network Colchester
- a number of other complementary bus services provided by a number of operators linking to other towns e.g. Chelmsford and Clacton, rural locations and dedicated services including to schools, for football matches and supporting Colchester's night time economy, and
- inter-urban coach services linking to destinations across the UK including London, Stansted airport and Liverpool.

Engaging with the community as part of Colchester's Core Strategy development has illustrated that transportation and traffic issues are very high up on the public's list of priorities.

The LDF Core Strategy sets out the borough council's approach to transport, which seeks to change travel behaviour to manage demand, especially of peak hour car traffic. Certain

major infrastructure is to be provided through development in north and west Colchester. Park and Ride is to be provided in north Colchester and a planning permission has been granted for the site. Improvements for cycling and public transport are also being sought along with initiatives to reduce traffic in the town centre. The Council's current car parking strategy aims to find a balance between supporting town centre vitality; minimising peak hour journeys; and set robust but responsive pricing structures that also support car park running and refurbishment costs. A range of special parking offers is available that compare favourably to Colchester's competitive towns.

Cycling in Colchester

The Colchester Cycling Delivery Strategy, adopted in January 2012, sets out how we can encourage more cycling in the borough. The document includes new cycle routes as well as proposals for promoting cycling and cycle training. The document is used in negotiations with developers to ensure investment in cycling is made which benefits the development's new community. The document is also used in bidding for other funding sources where appropriate.

A number of training and promotional campaigns have also been delivered as part of the project to encourage residents to take up cycling. This includes Bikeability training programmes delivered within Colchester schools. Between April 2012 and March 2013 a total of 610 children in the Colchester Borough were trained by Essex County Council in Bikeability Levels 1, 2 and 3.

Station Travel Plan

The Colchester Station Travel Plan continues to deliver projects which give station users choices on how they travel. During this year, Colchester Station was awarded Best Station Travel Plan at the National Cycle-Rail Awards

The following initiatives have been implemented including:

- Provided cycle and pedestrian link from New Braiswick Park and Bergholt Road to the Station
- Communications – campaigns and promotions to enable people to access Colchester by bike, bus, motorbike, car sharing or on foot.
- Moving On survey to find out what the station users' priorities are for the Station Travel Plan

Major Infrastructure

The bus station has been relocated to Osborne Street. Extensive detailed work was undertaken with the bus operators to ensure smooth operation of the bus station. Using developer funding new shelters, waiting room, seating, pavements, crossing points and information screens have been provided. The relocation of the bus station allows for regeneration to take place in the St Botolphs area.

Work is almost complete on the Stanway Western Bypass, which will provide a link between London Road and Warren Lane. This is a developer funded scheme.

Extensive negotiations have been held with ECC and the landowners to forward fund the early delivery of the Northern Approaches phase 3, linking together the existing NAR through to Axial Way/United Way giving access to the A12. These negotiations allowed work to start on site in the summer of 2013.

A Growing Places Funding Bid has been provisionally allocated by the Local Enterprise Partnership, which included the cost of constructing the Colchester Park and Ride and the NAR2 Rapid Transit Corridor. The Target date for the Park and Ride to open is the end of 2014.

Travel Change Behaviour - Colchester Travel Plan Club

The Travel Plan Club has remained highly active over the last year. Work has included the following:

- Continued to assist TPC members in retaining or improving their accreditation to Essex County Council's Business Travel Plan Accreditation and further developing their travel plans. Three members successfully achieved Gold. CHUFT successfully achieved a Silver award for the first time.
- Sponsored the Sustainable Travel category as part of the prestigious NQE Business Awards;
- Successfully received funding from Essex County Council for a number of cycle related projects including a Cycle Colchester leaflet and a High Woods treasure Trail. Continued to chair the Cycle Colchester events and training group and coordinated Cycle Colchester presence at a number of public events over the summer including a bike bonanza at the Free Festival.
- Supported the promotion of sustainable travel at both Colchester Institute and University of Essex's fresher events including new guided rides at the University.
- Undertook full survey amongst four key members. Lots of support provided to help the University and CBC get a 50% response rate needed as part of obtaining Gold accreditation and for CHUFT and Colchester Institute to get a 26% response rate needed for Silver.
- The 2012 survey showed that the University and CBC have less than 49% of staff driving to work alone, with Colchester Institute and CHUFT having 60-64% of single occupancy cars driving to work.
- Roll out of Loveurcarcolchester phase 1, following successful bid to Defra for £31,500. Project included developing a website, promotional films, radio and billboard campaigns, competitions and advertising through Travel Plan Club and other networks to promote car sharing and eco driving to tackle air quality issues in the town centre. Plus regular blogs in-between promotions about other issues of interest to motorists.
- Successfully bid for a second Loveurcar Colchester project, receiving £37,590 for a 12 month billboard campaign, a flash mob publicity stunt, a project to role out and publicise Loveurcar car share bays in public car parks and a marketing budget for local car club Wombat.
- Worked with Anglian Community Enterprise presenting about the Travel Plan Club at their health champion training sessions.
- Recruited two interns from the University of Essex to assist with coordinating the Travel Plan Club in November 2012.

Transport and Accessibility Indicators

A number of the indicators below are linked to data collected for the Essex Local Transport Plan (LTP) or the Local Area Agreement. Previously, the Council had access to journey to school and bus passenger levels, but as this data is no longer available at a Borough level, these indicators are no longer included in the AMR. Further changes in future years may result from changes to the National Indicator set and LTP3.

6.4.1	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre	Core Strategy Indicator for Policies SD1 and SD2
--------------	--	---

The Council has reviewed planning permissions granted during 2011-12 and has established that 98.4% of new residential developments were within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre. This shows that development has been located where there is access to public transport and there is a good coverage of public transport.

6.4.2	To obtain an agreed Travel Plan for all major commercial/community developments	Core Strategy Indicator for Policy TA1
--------------	--	---

Nine establishments in Colchester and the surrounding area were accredited through the ECC Travel Plan Accreditation Scheme during 2012/13. This included three Gold, three Silver and three Bronze level awards. Travel Plans are accredited against a list of travel plan measures, employee engagement and a set of specific targets.

288 Residential Travel Information Packs have been provided to new residents of five residential developments in Colchester during 2012/13.

6.4.3	Comparison of long and short stay car parking demand and duration in public car parks in the Town Centre (with a view to reducing long stay)	Core Strategy Indicator for Policy TA5
--------------	---	---

Colchester Borough Council are currently seeing a rise in smarter parking within their car parks with visitors staying for shorter periods taking advantage of the range of parking offers. Britannia car park is still showing good performance due to the up take of these parking offers. The reopening of Butt Road car park with its £2.50 parking offer has seen a gradual increase in its usage which is forecasted to exceed last year's turnover. Napier Road South and Sportways car parks are due to reopen within the forthcoming months with similar appealing offers which may also result in a higher turnover.

Colchester Borough Council are currently developing a parking model with Essex County Council which will be useful to gather data in future years.

6.4.4	Annualised indicator of Cycling Trips (increased to reflect Colchester's cycle town status).	Core Strategy Indicator for Policies TA1, TA2 and PR2
--------------	---	--

During November 2012, there were approximately 61,080 cycle trips recorded at 13 automatic sites across the town. This is a 4% increase compared to approximately 46,893 cycle trips in November 2011.

6.4.5	Motor vehicles entering Colchester on the main radial corridors	Core Strategy Indicator for Policies TA1, TA2, TA3, TA4, TA5
--------------	--	---

27,957 vehicles entered Colchester town centre in the peak period in 2012 (ECC LTP Indicator 12b). This is below the target value of 33,000.

The level of cars entering Colchester in the morning peak has shown a small decrease against 2011 when the figure was 28,494.

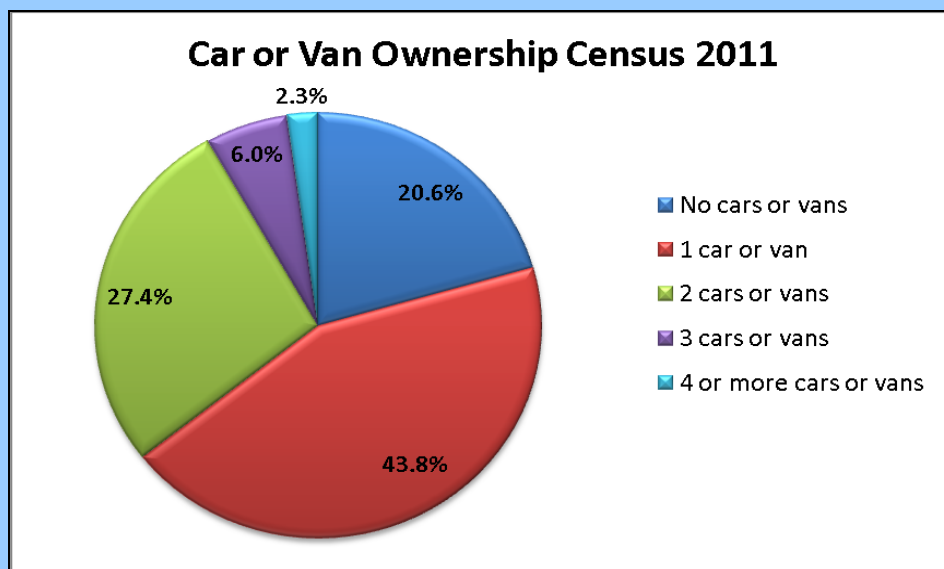
6.4.6 Background Information

In order to understand Colchester’s commuter patterns more accurately, a significant amount of work has been carried out within the Council on ‘Travel to work’ data, collated as part of the 2001 Census. 2011 Census data has now been released, and an overview of the data available is provided below.

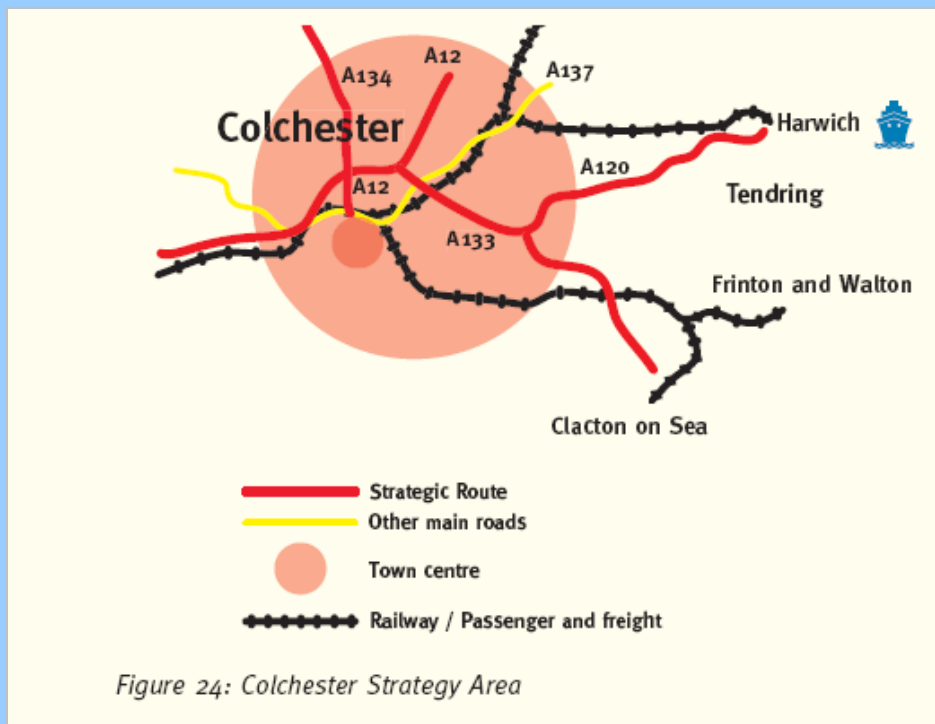
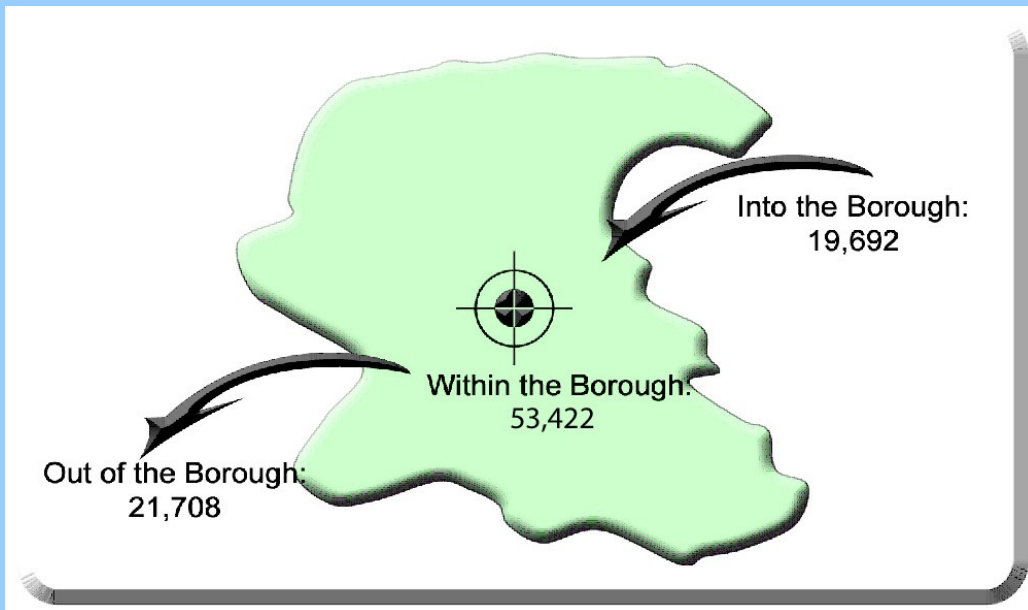
- The Borough has high levels of car ownership. In 2011, 56,893 households owned a car compared to 14,741 households who did not own a car. The pie chart below shows this breakdown in more detail.
- The car is the most popular method of transport used by residents in the Borough to travel to work. In 2011, 49,522 people used the car, as opposed to 6,655 who used the train and 4,918 that travelled to work by bus.

2011 Census data is not currently available for the following information:

- There were 94,822 work related trips within, to or out of the Borough in 2001. There were 75,130 employed residents in the Borough who either work within or outside the Borough. 53,422 (71%) of employed residents make an internal trip (from any ward in Colchester to any ward in Colchester).
- In addition, 21,708 (29%) of employed residents leave the Borough – 25% to Greater London, 16% to Braintree District, 14% to Tendring District and a further 12% to Chelmsford Borough.
- It was also estimated that 19,692 people come in to Colchester – 45% (8,767) coming from Tendring District alone.
- In 2001, Colchester was a net exporter of 2,016 employees.



Trips into the Borough:



6.5 Key Theme: ENVIRONMENT AND HERITAGE

Core Strategy Policies	
SD1	Sustainable Development Locations – Will promote sustainable development and regeneration to deliver at least 14,200 jobs between 2001 and 2021 and 19,000 homes between 2001 and 2023. Growth will be located at the most accessible and sustainable locations.
UR2	Built Design and Character - Will promote and secure high quality, inclusive design in all new developments that makes better places for residents and visitors and conserves and enhances the built character, historic assets and public realm of the Borough.
PR1	Open Space – Will maintain strategic green links between the rural hinterland, river corridors, and key green spaces, while also providing a network of open spaces and recreational opportunities that meet local community needs and facilitates active lifestyles.
ENV1	Environment – Will conserve and enhance Colchester’s natural and historic environment, countryside and coastline. The network of strategic green links between the rural hinterland, river corridors, and key green spaces and areas of accessible open space that contribute to the green infrastructure across the Borough will be protected and enhanced. Development adversely impacting on Natura 2000 sites or the Dedham Vale Area of Outstanding Natural Beauty will not be supported. Development will also be directed away from land at risk from either fluvial or coastal flooding.
ER1	Energy, Resources, Waste, Water and Recycling – Will promote the efficient use of energy and resources, including the delivery of zero carbon homes and renewable energy projects, while working towards waste minimisation and increased recycling to reduce the Borough’s carbon footprint.

LDF Development Policies	
DP1	Design and Amenity – Will ensure that development is designed to a high standard, avoid unacceptable impacts on amenity and demonstrate social, economic and environmental sustainability.
DP14	Historic Environment Assets – Will ensure that development does not adversely affect a listed building, conservation area, historic park or garden or important archaeological remains.
DP20	Flood Risk & Management of Surface Water Drainage – Will ensure that development minimises the risk of flooding and incorporates measures for the conservation and sustainable use of water.
DP21	Nature Conservation and Protected Lanes – Will conserve and enhance biodiversity and geodiversity.
DP22	Dedham Vale Area of Outstanding Natural Beauty – Will ensure that development makes a positive contribution to the special landscape character and qualities of the AONB.
DP23	Coastal Areas – Will provide an integrated approach to coastal management within the coastal protection belt and along the undeveloped coast. Proposals within the West Mersea Waterside Area of Special Character will be expected to enhance the traditional maritime character of the area.
DP25	Renewable Energy – Will support proposals for renewable energy schemes and encourage renewable energy technologies into all development where viable.

Overview

The natural environment of the Borough has been shaped by both physical process and land management over time. These two processes have created the high quality landscapes, and diverse habitats and biodiversity/geodiversity within the Borough. These include internationally significant areas of coastal and intertidal habitats, mudflats and salt marsh,

and shell banks, which constitute some of the features of interest within the Mid-Essex Estuaries Special Area of Conservation (SAC). New development has the potential to lead to the loss of habitat and species and this must be prevented where possible and mitigated in all other circumstances.

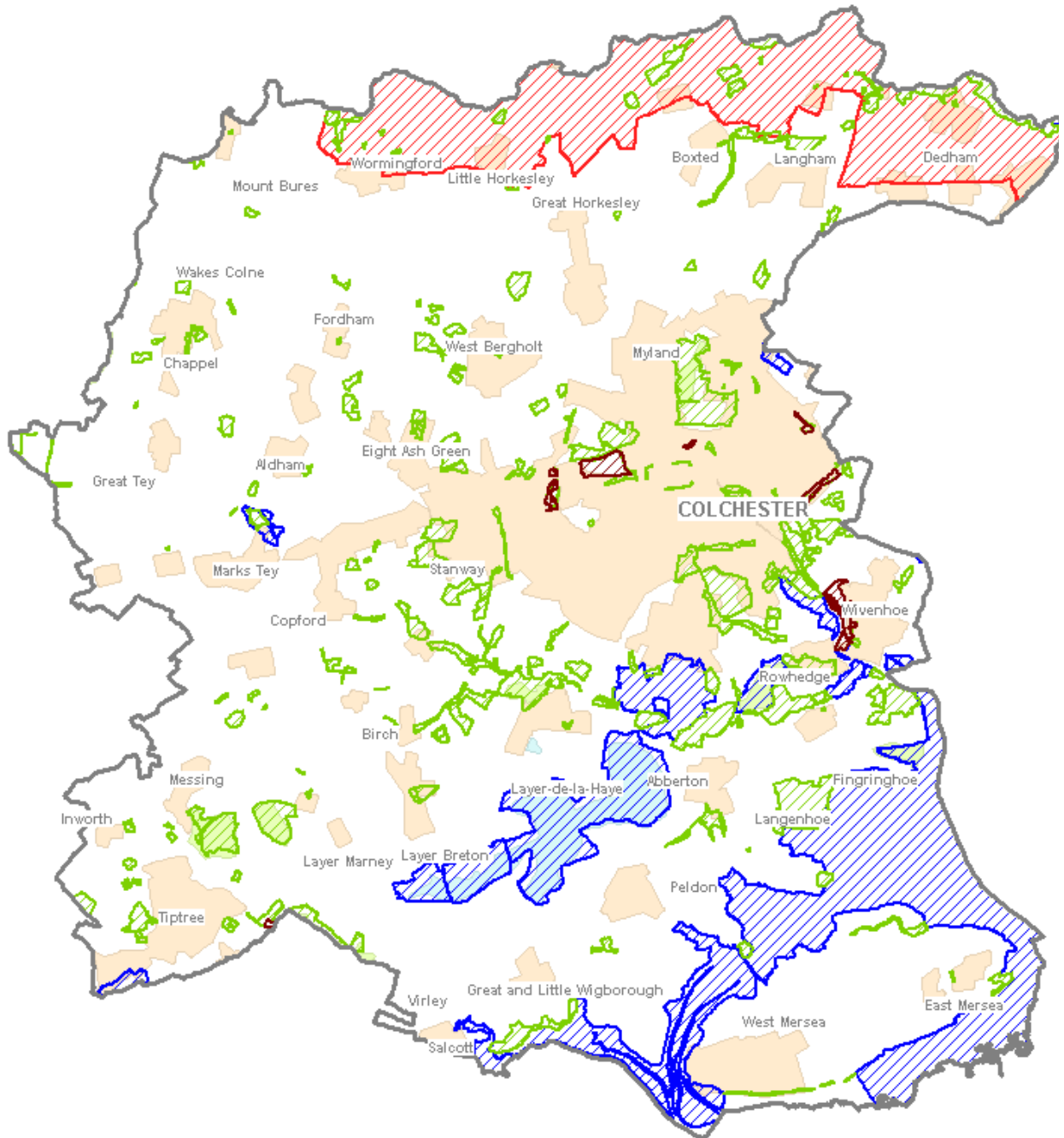
Colchester's Local Plan promotes the reuse of land (i.e. brownfield development) and development densities that make the most efficient use of land. This will reduce the pressure for greenfield sites, where landscape and biodiversity value can be high. Brownfield sites however can also have high biodiversity importance, providing unique refuges for species in an otherwise urban area. Brownfield habitats are included on the UK Biodiversity Priority Habitats list, meaning the biodiversity interest on such sites will need to be fully considered as part of new development proposals.

The Council seeks to conserve and enhance Colchester's natural environment, countryside and coastline as well as preserving its archaeological and built heritage. It also aims to conserve the Borough's diverse biodiversity, geology, history and archaeology, through the protection and enhancement of sites of international, national, regional and local importance.

The Council's Museum department holds an Urban Archaeological Database, which was established in partnership with English Heritage. It aims to record all archaeological information within the Town Centre, including both individual sites or monuments and key archaeological finds. It also records information produced through events such as excavations and surveys in the town, which are often prompted by development. The database is used by the Archaeological Officer to help inform planning application consultations.

The Council's Geographical Information System (GIS) layers presently contain 3410 monument records and 5791 related application records.

Colchester Borough's Environmental Designations 2013



Map Legend

Colchester District Boundary
 AONB Site
 Local Nature Reserve
 LoW Site
 SSSI Site

© Crown copyright and database rights 2013 Ordnance Survey 100023706 | Not To Scale.

6.5.1	Number of planning applications approved contrary to advice given by the Environment Agency on either flood defence grounds or water quality	Core Strategy Indicator for Policy for ENV1
-------	---	--

Between April 2012 and March 2013 no planning applications were approved contrary to the advice of the Environment Agency.

Colchester Borough Council will continue to direct development away from land at risk of all types of flooding. Development within flood risk areas will need to be managed to ensure that it will not increase the risk of flooding elsewhere. The Council will also seek to ensure that new development does not adversely affect ground water quality or increase the risk of flooding, either on or off site, through the increased use of Sustainable Urban Drainage Systems (SuDS) where appropriate.

Overleaf is a flood zone map, based on the Environment Agency's data, showing those areas of Colchester that are high flood risk, i.e. have a 1% (1 in 100) or greater annual probability of fluvial flooding or a 0.5% (1 in 200) or greater annual probability of tidal flooding regardless of current flood defences.

The Flood and Water Management Act 2010 implements Sir Michael Pitt's recommendations following his review of the 2007 floods. The Act provides for better, more comprehensive management of flood risk for people, homes and businesses.

Defra recognises that serious flooding can happen any time. Both national and local climate projections suggest extreme weather will happen more frequently in the future. Colchester is also projected to experience wetter winters in the future as a result of climate change. The Flood and Water Management Act aims to reduce the flood risk associated with extreme weather.

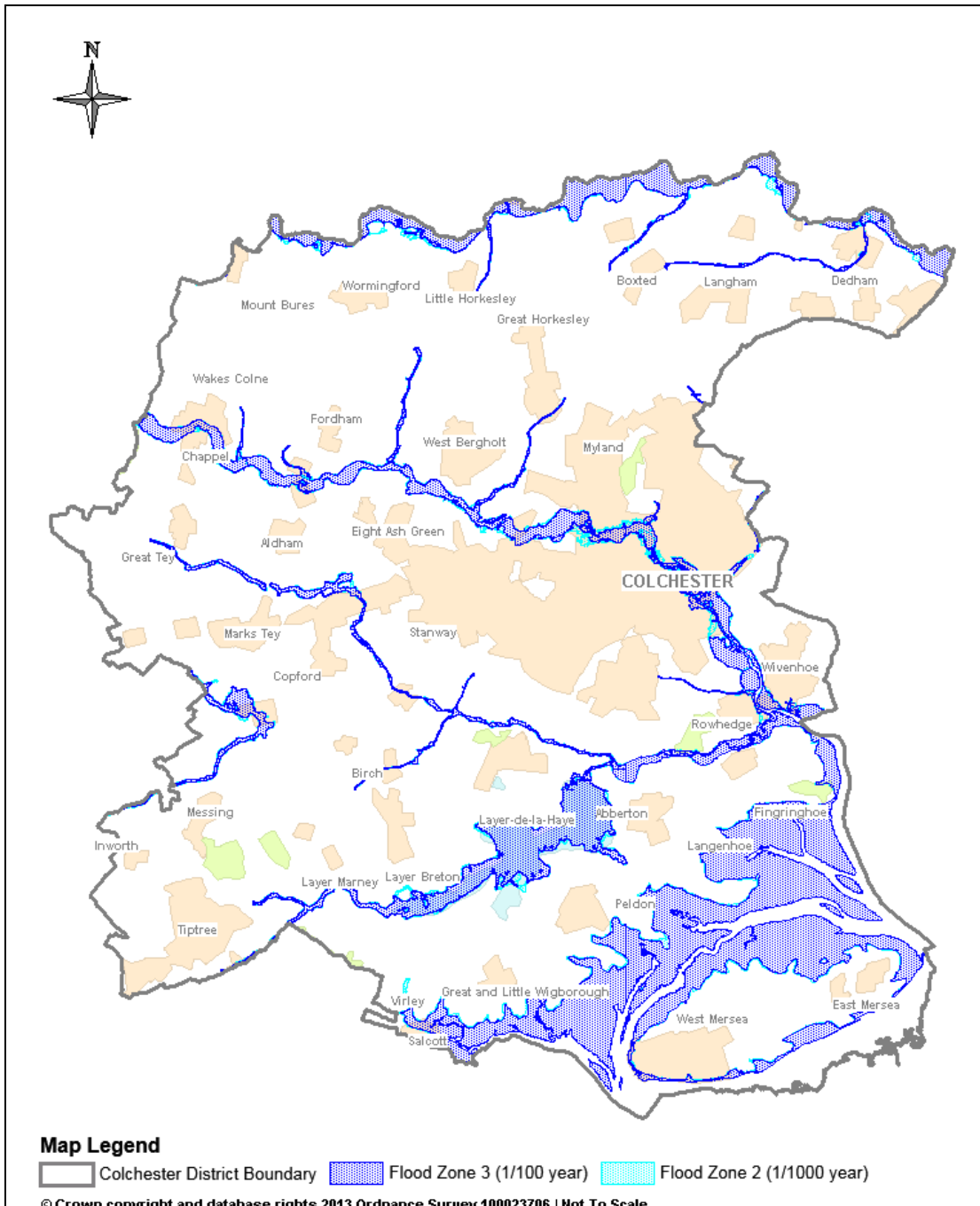
Essex County Council is the Lead Local Flood Authority under the Act. They are responsible for dealing with flooding from surface water, groundwater and ordinary watercourses. The Environment Agency continues to maintain responsibility for dealing with coastal flooding and flooding from main rivers.

Essex County Council prepared a Preliminary Flood Risk Assessment in April 2011 and as part of this process Colchester Borough was classed as a Tier 2 Flood Risk Area. Essex County Council has also produced the Essex Flood Risk Management Strategy. A consultation on a draft strategy was held in April 2012. The Council is a member of the Essex Partnership for Flood Management and plays an active role in formulating the Flood Risk Assessment and Flood Risk Hazard Maps.

Colchester worked in with Essex County Council and Capita Symonds to produce a Surface Water Management Strategy for Colchester. This document identifies the Critical Drainage Areas most at risk from surface water flooding, in Colchester's Urban Area, and makes recommendations for future investigations to address or reduce this risk. The Strategy was completed in October 2013.

Essex County Council has also prepared new Sustainable Drainage Systems (SuDS) guidance which was adopted in July 2012. Essex County Council will become the SuDS Approval Body for major planning applications once national Suds Guidance is approved. The original April 2013 date for adoption has been postponed until April 2014 at the earliest.

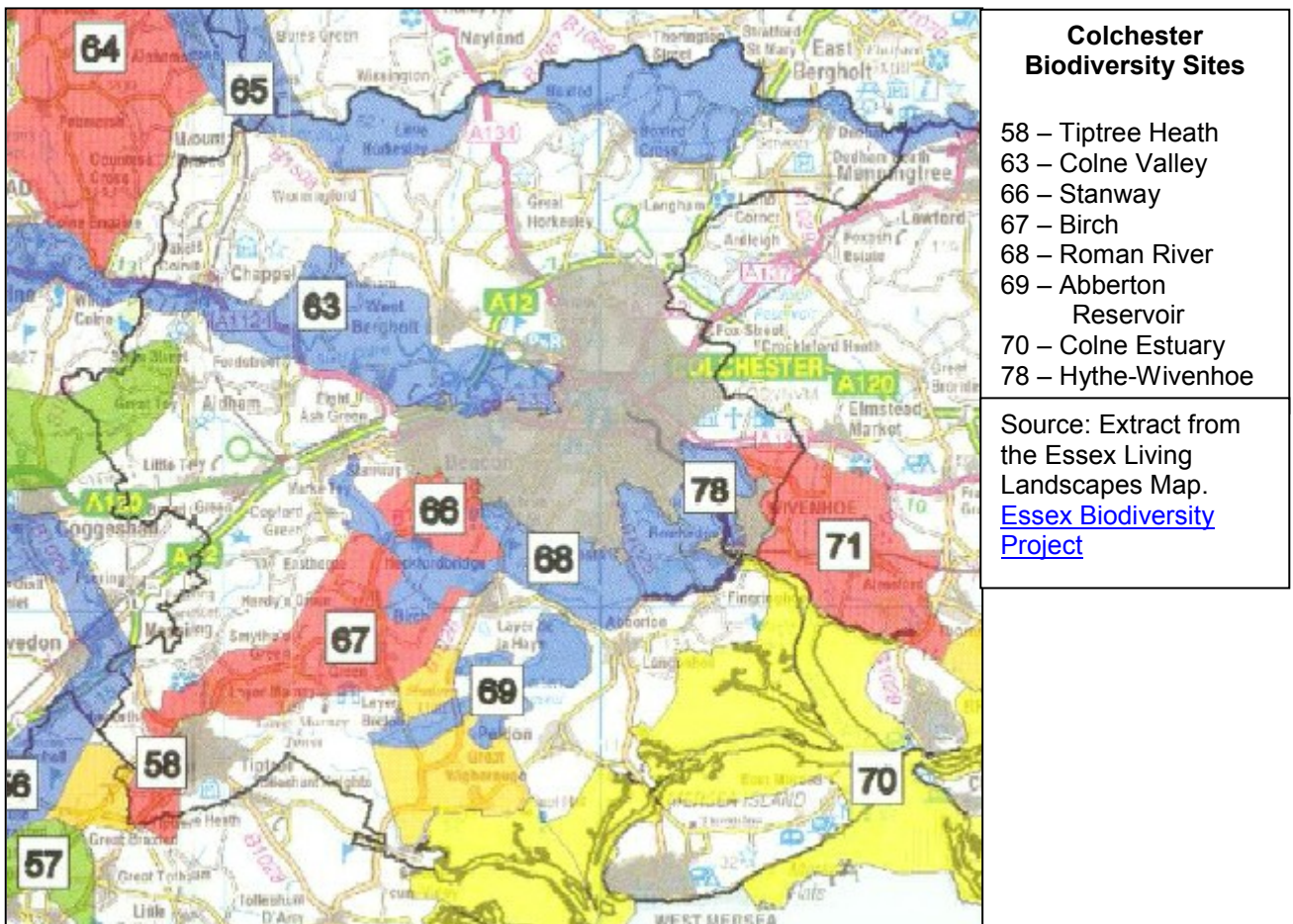
Colchester's Flood Zone Areas 2 & 3 2013



6.5.2	<p>Change in areas and populations of biodiversity importance including: Change in priority habitats and species (by type); and Changes in areas designated for their intrinsic environmental value including sites of international, national regional, sub-regional or local significance</p>	<p>Core Strategy Indicator for Policy ENV1</p>
-------	--	---

The Council is currently unable to measure changes in priority habitats and species. Core Strategy Policy ENV1 and Development Policy DP21, however, seek to protect sites of international, national, regional, sub-regional or local significance by directing development away from them. The Council also seeks to maintain a green infrastructure network across the Borough between the urban and rural hinterlands, and along river corridors. This will provide important wildlife refuges and adaptation routes for species whose habitats are at risk, or which are adversely affected by climate change.

The key Living Landscapes in Colchester are shown in the map below.



6.5.3	Area of ancient woodland within the Borough	Core Strategy Indicator for Policy ENV1
--------------	--	--

Number of Sites	70 sites
Total area	568 Ha

Ancient Woodlands are defined as woodlands that have existed in the Borough since the 1600's. Ancient Woodlands also include Semi Ancient Natural Woodlands; these are woodlands where the original woodland footprint dating back to the 1600's remains intact, but where the woodland species assemblages have been altered through more modern planting programmes. As is clear from the name, Ancient Woodlands are a non-replaceable asset, requiring protection. Natural England maintain an inventory of Ancient Woodland.

The Council's data on Ancient Woodland was updated in May 2012 and there are now 70 sites which are wholly within, or which intersect the Borough boundary. The latest GIS information shows that there is currently approximately 568ha of Ancient Woodland in Colchester Borough.

Ancient woodlands are potentially at risk from development pressures and agricultural intensification. Colchester Borough Council will seek to protect the Borough's Ancient Woodland resource by directing the majority of new development towards brownfield sites in urban areas, thus reducing pressure for greenfield development and thereby reducing the potential for Ancient Woodlands to be affected by development.

6.5.4	Number and area of Local Nature Reserves (LNRs) and Local Sites (LoWs) within Colchester	Core Strategy Indicator for Policy ENV1
--------------	---	--

	Local Wildlife Sites (LoWs)	Local Nature Reserves (LNRs)*
Number of Sites	168	10
Total Area	1957 Ha	175.39 Ha
Range	144.4 Ha	36.14 Ha
Mean	11.6054 Ha	17.50 Ha
Mode	0-1 Ha	2-3 Ha
Median	4.90 Ha	10.15 Ha

* Number of Local Nature Reserves, including those that are only partially within the Borough boundary

Local Sites previously known as Local Wildlife Sites and Sites of Importance for Nature Conservation (SINCs) are areas of land which locally in the Borough have significant wildlife value. Together with statutory protected areas, Local Sites represent the minimum habitat needed to maintain the current levels of wildlife in Essex. Their nature conservation value lies in the role they play in protecting wildlife and habitats in the wider countryside. Local Wildlife Sites are protected within the local planning system as they are a 'material consideration' during the determination of planning applications. The first Sites of Importance for Nature Conservation (SINCs) report was produced for Colchester in 1991. Following extensive field surveys, 147 sites covering 1,463.7 hectares of land were designated as SINCs. In 2006, DEFRA developed an alternative, robust, set of site selection criteria for the designation of Local Sites. In addition, knowledge and availability of data about biodiversity

in the County has improved considerably during the last 20 years. Local Sites now also include locally important geological sites (LoGs). There are currently no designated LoGs in Colchester Borough.

In 2008, Colchester Borough Council commissioned a review of the Borough’s Local Wildlife Sites. As a result of this review, a total of 168 Local Wildlife Sites covering 1957 hectares were identified across the Borough. This represented an overall increase of 21 new Local Wildlife Sites in the Borough, amounting to a net increase of 493.3 hectares. The Council will seek to safeguard these important Local Wildlife Sites from loss as a result of development in accordance with Core Strategy Policy ENV1.

In 2012, a new Essex Local Sites Partnership (formerly Local Wildlife Sites) was established; Colchester Borough Council represents the Essex Planning Officers Association (EPOA) on this Partnership. The Local Sites Partnership’s role is to approve the selection of new Local Wildlife Sites and Local Geological Sites; deselect existing sites that fail to meet the adopted selection criteria; promote the enhancement of sites; establish a rolling programme for monitoring the condition of selected sites; and review and update the selection criteria, as required.

6.5.5	To deliver the revised quantity standards for the different open space typologies across the Borough by 2011	Supporting Indicator for Policy PR1
--------------	---	--

The Council originally worked to a universal standard of 2.83ha per 1000 people for open space provision. In 2006, the Council commissioned an Open Space, Sport and Recreation study as part of the evidence base for the Local Plan, to test these standards in terms of meeting local existing and future, population needs for open space and sports facilities.

An audit of existing open space/sport facilities provision was completed in 2007/8. This showed that for some types of open space the 2.83ha standard was being met. However, for other types of open space, such as allotments, this was not the case.

In response to the outputs from the 2006 study, which assessed open space needs across a range of different open space typologies, new accessibility, quality and quantity standards were developed to ensure that future open space provision meets existing and future population needs.

The revised quantity standards are set out below for the different typologies per 1,000 people in Colchester.

Parks and Gardens	1.76ha
Natural and semi natural open space urban	5.00ha
Amenity greenspace	1.10ha
Provision for children	0.05ha
Provision for teenagers	0.05ha
Allotments	0.2ha
Outdoor sports facilities	1.5ha

Open Space, Sport and Recreation provision has been incorporated into strategies such as the Allotment Strategy. New areas of open space, sport and recreation facilities will be provided as part of new development in accordance with Core Strategy Policy PR1 and Development Policies DP4, DP15 and DP16. Planning contributions will be secured through

the Council's Development Team negotiations as part of the planning decision making process.

In 2012 the Council identified a need for a strategic level Sports Facilities Strategy. The Strategy will be produced during 2014 and it is expected that it will be completed in November 2014. The strategy will provide evidence to inform plans for leisure development in North Colchester on CBC owned land; evidence to support Colchester's new Local Plan; and a document to support the work of the leisure services, to help meet the aim of improving participation levels in sport across the Borough.

6.5.6	Increase in areas of public open space	Core Strategy Indicator for Policy PR1
--------------	---	---

In August 2011, the Council published a Green Infrastructure Strategy. The purpose of the Strategy is to improve knowledge about green infrastructure provision levels across the Borough and to provide evidence to support the Local Plan production process. The Strategy covers the whole Borough, but contains detailed consideration of the Growth Areas.

Colchester Borough covers an area of 33,400 hectares, 2,028 hectares of which is accessible natural greenspace. The Borough is above the County average in terms of the provision of green space for all of Natural England's Accessible Natural Green Space Standards (ANGSt) categories. 19% of all households can access green space in all categories compared to the county average of 7%. Only 1% of households in the Borough meet none of the ANGSt criteria.

Open Space provision is incorporated in other strategies, including the Open Space and Play Strategy, the Allotment Strategy and the Green Infrastructure Strategy. All these help to ensure that the Council provides adequate open space. New areas of open space will be provided as part of new development in accordance with Core Strategy Policy PR1 and Development Policies DP4, DP15 and DP16. Planning contributions will be secured through the Council's Development Team negotiations as part of the planning decision making process.

The following new areas of open space were provided as part of recent development schemes in the 2012/13 monitoring period:

Firstsite Lawn	3600m ²
Berryfields Park Ph1	4,000m ²
Westland Country Park	10,200m ²

Total 17,800m² = 1.78ha

6.5.7	Amount of development in designated areas (Local Wildlife Sites, SSSI, AONB)	Core Strategy Indicator for Policy ENV1
--------------	---	--

During the monitoring period 105 planning applications were received for sites in designated areas. 73 of these applications were granted planning permission. From the consideration of

these applications it appears that none of the applications are likely to result in damage or loss.

6.5.8	95 % of nationally and internationally important wildlife and geological sites in favourable condition (SSSI, SPA, SAC & RAMSAR)	Core Strategy Indicator for Policy ENV1
--------------	---	--

Condition status of SSSIs in Colchester Borough (with latest survey dates)

Favourable condition	Unfavourable condition no change	Unfavourable condition & recovering	Unfavourable condition & declining
Abberton Reservoir (August 2010)			
	Bullock Wood (2010)		
		Tiptree Heath (2010)	
Marks Tey Brickpit (2008)			
Roman River (2010)			
		Cattawade Marshes (2012)	
Upper Colne Marshes 1 unit (plus 1 unit in Tendring District) (2010)		Upper Colne Marshes 2 units (2010)	
Wivenhoe Gravel Pit (2008)			
Colne Estuary 8 units (2008-2010)		Colne Estuary 10 units (2010)	Colne Estuary 1 unit (2009)

There are 9 Sites of Special Scientific Interest (SSSIs) in Colchester. These are nationally important ecological/geological sites designated under the Wildlife & Countryside Act 1981 (as amended) with further protection provided through the Countryside and Rights of Ways Act 2000 (as amended).

Natural England is responsible for monitoring the condition of SSSIs and the most recent data is shown in the table above. The table shows that 6 of the Borough's SSSIs are in favourable condition. Some of these sites cover a large area; for these sites, different parts of the SSSI are in a different condition. This is the case with the Colne Estuary and Upper Colne Marshes SSSIs.

One SSSI, one unit of the Colne Estuary SSSI, is in unfavourable and declining condition. The SSSI unit condition summary states that this is due to coastal squeeze. The sea defence close to the East Mersea Youth Camp is also mentioned as a causing factor.

The condition of SSSIs can be affected positively and negatively by a variety of factors including changes in management, coastal squeeze, impact of diffuse pollution, development impacts, climate change and water extraction.

The Council seeks to protect nature conservation sites of international, regional, national and local importance in accordance with Core Strategy policy ENV1 and Development Policies policy DP21.

6.5.9	Number of visitors to Natura 2000 sites	Core Strategy Indicator for Policy ENV1
--------------	--	--

Colchester Borough Council commissioned an Appropriate Assessment as part of the evidence base for the Core Strategy, which is a requirement of the Habitat Regulations 2004 (as amended). The Appropriate Assessment identified increased recreational pressure as a potential significant impact on both the integrity of Natura 2000 sites and the features of interest for which the sites were designated. The Assessment identified the need for Colchester Borough Council to implement a scheme to monitor visitor numbers to Natura 2000 sites. The Site Allocations DPD Appropriate Assessment reiterated the need for this monitoring.

In November 2010 the Council began surveying visitors to Natura 2000 sites in Colchester Borough and Tendring District. These surveys have taken place each year in June and/or November.

The scheme will enable trends to be measured in visitor numbers and associated levels of disturbance. Where visitor increases are found to be increasing disturbance at a Natura 2000 site avoidance measures will be identified in partnership with Natural England.

During the June 2012 survey period, 285 groups were surveyed across all the Natura 2000 sites. This is higher than the June 2011 period when only 121 groups were interviewed.

During November 2012 a total of 330 groups were interviewed. This is larger than the number of groups interviewed in the November 2011 survey period when 288 groups were interviewed and the total number of groups surveyed during the whole of year 1 (306 groups in total). It is also more than twice the number of groups interviewed during the November 2010 survey period (135 groups). 68% of the groups were interviewed at the weekend (225 groups)

Generally speaking, the weekends were busier across all the sites in June 2012, with 125 groups recorded mid week compared to 165 during the weekend survey periods. It was also observed that there were a greater number of larger groups at the weekend than during the weekday surveys. The only exception to this was The Strood when only 2 groups were recorded at the weekend compared to 14 groups mid week. There were 65 groups of 3 people or more recorded during the weekend survey periods compared to 15 groups of 3 or more people recorded during the weekday surveys in November 2012. Cudmore Grove and The Stour Estuary attracted the largest groups in this survey period. This reflects the results for November 2011 where 15 groups with 3 or more people visited in the week and 45 with 3 or more people visited over the weekend

Groups visited the Natura 2000 sites in June 2012 and November 2012 for a variety of reasons. In June 2012 the top two most popular reasons for visiting the sites was to dog walk (124 groups) and to go walking (96 groups). In June 2012, the 3 most popular sites for dog walking were Brightlingsea Marshes, The Naze and Cudmore Grove while Brightlingsea Marshes, The Walls and the Stour Estuary were the most popular areas for walking.

A variety of activities also took place within the Natura 2000 sites during November 2012. Across all the sites with the exception of Abberton Reservoir and Old Hall Marshes, dog walking and walking were the two key reasons why people visited the Natura 2000 sites in November 2012. This is consistent with the results from the previous November survey periods in 2010 and 2011. The main exception to this was bird watching which was more popular at more sites during November 2011 due to the presence of rare visiting winter birds particularly at The Strood and Cudmore Grove. The Walls, Old Hall Marshes and Abberton were visited by birdwatchers regularly across all three survey periods Nov 2010 - November 2012, however the number of visitors bird watching at The Walls was very low considering it attracts a large number of estuary birds. The presence of the rare goose attracted higher than usual visitor numbers in November 2011 at The Strood which tends to attract mainly local dog walkers from West Mersea.

During the June 2012 survey people visited the Natura 2000 sites because it was close to where they lived (121 groups), because they found the scenery attractive (99 groups) and because they liked the area (88 groups). Proximity to home and the attractiveness of the scenery were important factors for those surveyed at Tendring sites in June 2012. The results from the November 2012 surveys also concluded that the most frequent reason cited for visiting different Natura 2000 sites was because they were close to where people lived. This was also the key reason given in previous survey periods.

As in previous years during June 2012 very few visitors were encountered at Kirby Quay (4 groups) and Old Hall Marshes (1 group). This trend continued through to the November 2012 survey period, when 6 groups were interviewed at Kirby Quay and only 2 at Old Hall Marshes. This perhaps is due to the fairly remote locations, the lack of facilities at Old Hall and in the case of Kirby Quay, the lack of car parking. Abberton Reservoir experienced a 120% increase in visitor numbers between November 2011 and November 2012. This is most a result of the opening of the new Visitor Centre in June 2012.

In June 2012 and November 2012, as in previous years' survey periods, the majority of groups travelled to the sites by car.

Whilst the aim of this survey and monitoring programme is to establish whether increased levels of housing is increasing visitor numbers at Natura 2000 sites and affecting site condition the amount of housing built in one year is not significant enough to explain the huge increase in visitors between last year and this year. There are a number of reasons that are considered to have contributed to the increase in visitor numbers, including the development of a new visitor centre at Abberton, as well as differences in the weather and some footpath maintenance work at one of the sites.

Whilst there were significantly more visitors during the November 2012 survey period than the previous winter, the analysis shows that the reasons for visiting, the frequency of visits and the times of year people mostly visit the Natura 2000 sites remains very similar.

6.5.10	Amount of residential development on greenfield land	Core Strategy Indicator for Policies SD1, Hi, UR1
---------------	---	--

A total of 617 units were completed in the 2012/13 monitoring period. Of these, 45 were built on greenfield sites, which equates to 7.29% of total completions. This is a decrease from the 2011/12 figure of 12% and 25% in 2010/11.

6.5.11	Applications involving Tree Preservation Order (TPO) trees	Supporting Indicator for Policies ENV1
---------------	---	---

Between April 2012 and March 2013 135 Tree Preservation Order (TPO) applications were made. This is a decrease from 151 applications in the last monitoring period.

6.5.12	No recorded loss of listed buildings (by demolition) and Buildings of Grade I and II+	Core Strategy Indicator for Policy UR2
---------------	--	---

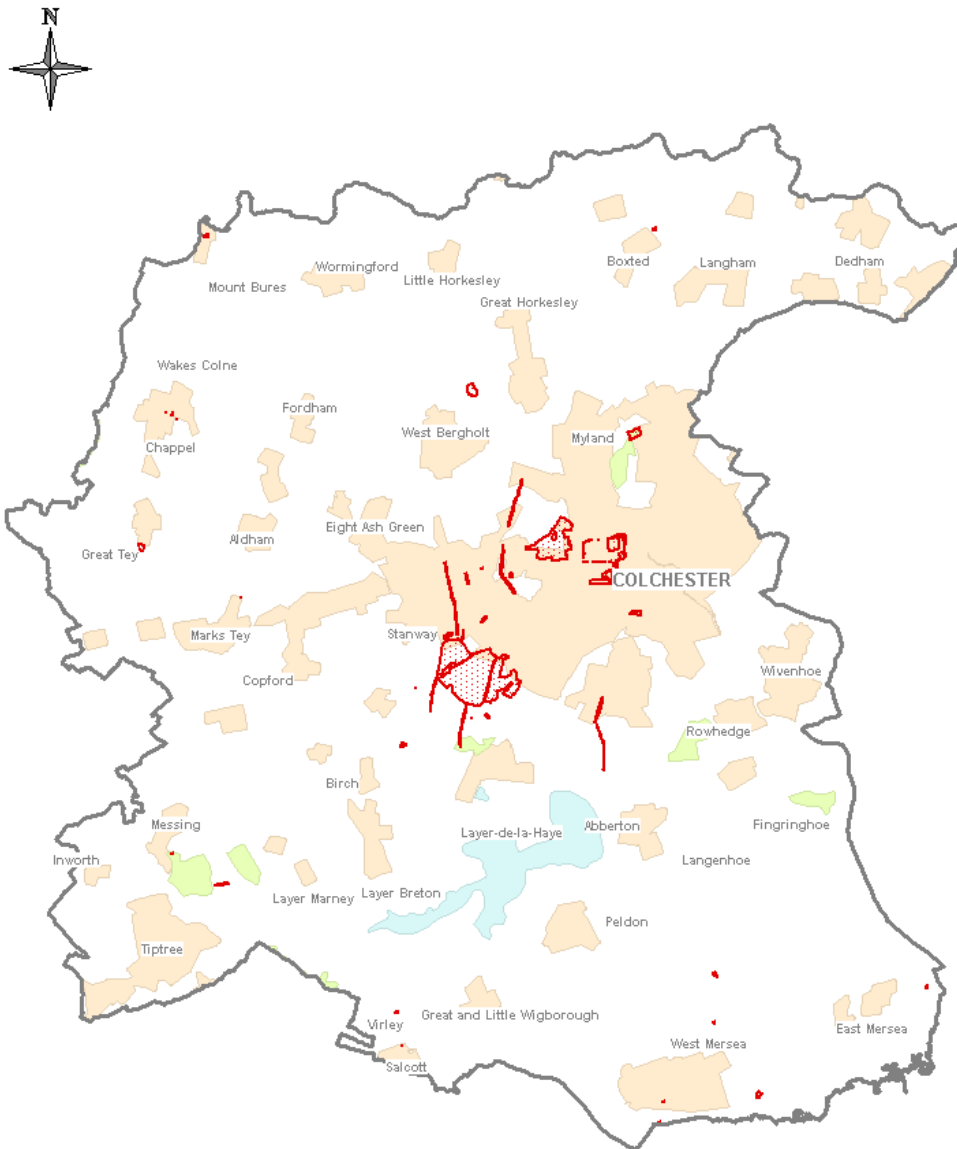
In the 2012/13 monitoring period, one application for the demolition of a grade II listed building was received, but was later withdrawn.

Essex Country Council is in the process of updating the Heritage at Risk Register (HARR). The 2011 version of the Heritage at Risk Register showed that 41 of the Borough's listed buildings were at risk. Four buildings will be removed from the updated version of the list, as they have since been converted/refurbished. This brings the total number of buildings at risk to 37; this figure has fallen by 12, since 2009, when the total number of buildings at risk was 49.

6.5.13	No recorded loss or damage to Scheduled Monuments or nationally important archaeological sites through development	Supporting Indicator for Policy UR2
---------------	---	--

There are currently 70 Scheduled Monuments in Colchester Borough and between April 2012 and March 2013 there was no recorded loss or damage to a Scheduled Monument or nationally important archaeological site through development. Overleaf is a map showing the location of Colchester's Scheduled Monuments.

Colchester's monuments and physical features 2012



Map Legend

Colchester District Boundary Scheduled Monument

© Crown copyright and database rights 2013 Ordnance Survey 100023706 | Not To Scale.

6.5.14	Contributions secured towards streetscape improvements	Core Strategy Indicator for Policies SD2, PR1 and PR2
--------	---	--

There is currently no way to measure this indicator. However, in the 2012/13 monitoring period, a figure of £72,009 contributions was secured towards 'art', a figure of £259,438 was secured towards footpaths and cycleways, and a figure of £447,664 was secured as 'commuted funds', which is for ground maintenance and playgrounds, etc.

6.5.15	Number of homes with provision of private/communal open space	Supporting Indicator for Policy PR1
---------------	--	--

There is currently no way to measure this indicator. However, information provided by the Development Management team indicates that all new homes have or will have access to either an area of public open space or a private or communal area of open space in accordance with Core Strategy policy PR1.

6.5.16	Number of Parish Plans/Village Design Statements adopted as guidance	Core Strategy Indicator for Policy ENV2
---------------	---	--

Between April 2012 and March 2013 one community plan was adopted. The Myland Parish Plan was adopted in June 2012. Two Neighbourhood Plan Areas were also designated in the monitoring period. In total, five neighbourhood Plans are being progressed in the Borough. These are in Boxted, Myland and Braiswick, Wivenhoe Town, West Bergholt and Messing. The Boxted Neighbourhood Plan Area Designation was approved in October 2012 and the Myland and Braiswick Neighbourhood Plan Area designation was approved in January 2013.

6.5.17	Number of Air Quality Management Areas (AQMA) in Colchester	Core Strategy Indicator for Policies ENV1, TA1 and UR2
---------------	--	---

Like most local authority areas in the region, without large industrial processes, the main source of local air pollution is motor vehicles. Vehicles emit, amongst other things, nitrogen oxides, carbon monoxide, carbon dioxide and fine particular matter. Particular problems arise where traffic is slow moving through old, narrow streets near the historic centre of the town.

Air Quality Management Areas (AQMAs) have been in existence in Mersea Road and Brook Street for several years.

A new Air Quality Management Order came into effect on the 5 January 2012. This replaces the previous order and designates a total of four Air Quality Management Areas:

Area 1 - Central Corridors (including High Street Colchester, Head Street, North Hill, Queen Street, St. Botolph's Street, St. Botolph's Circus, Osborne Street, Magdalen Street, Military Road, Mersea Road, Brook Street, and East Street).

Area 2 - East Street and the adjoining lower end of Ipswich Road

Area 3 - Harwich Road / St Andrew's Avenue junction

Area 4 - Lucy Lane North, Stanway

This order was amended on the 26 February 2013 to include St Johns Street within the Area 1 – Central Corridors AQMA.

The Council has been awarded Defra Funding to support the Borough's behavioural change project 'Love Your Car', which encourages car sharing; sustainable transport; and fuel efficient driving. The funding was also awarded to support the development of a Low Emission Strategy.

6.5.18	Percentage of household waste recycled and composted	Core Strategy Indicator for Policy ER1
---------------	---	---

In 2012/13, 41.54% of all household waste collected was recycled, reused and composted. The final figure was disappointing given that the half year performance was 44%. This is mainly due to a dip in recycling figures during the last quarter of the year, particularly in the amount of glass, cans and paper collected at the doorstep. However, this did reflect the situation that occurred in 2011/12, and it is believed the same factors of changing buying habits and reduced packaging have contributed. The half year figure was also bolstered by increased green waste tonnages which, understandably, dropped off during the elongated winter period.

The target residual waste per household figure for the 2012/13 monitoring period was 440kg. The actual average waste per household figure for the monitoring period was 448kg per household. While this is above the target figure, it is a slight improvement on the previous year's figure of 450kg per household and is a considerable reduction from six years ago when the figure was 650kg.

CBC is continuing to work with residents to increase knowledge and understanding of the importance of reducing waste and of recycling. CBC's Zone team's litter picks have been collecting more litter and rubbish from around the Borough in clean-up activities, which is good. However, this additional waste collected contributes to the domestic waste figure.

6.5.19	Per capita consumption of water	Core Strategy Indicator for Policy ER1
---------------	--	---

The Environment Agency reports that the average person in the UK uses 150 litres of water per day. Future Water, the Government's water strategy for England, outlines a vision for the average person to reduce the water they use by 20 litres per day to 130 litres a day, or possibly even 120 litres per person per day, depending on new technological developments and innovation.

Part G of the 2010 amendments to Building Regulations requires per capita consumption of water to be limited to 125 litres. The Code for Sustainable Homes will help to improve water efficiency in new units, and Colchester Borough Council is committed to delivering more sustainable buildings in accordance with the Core Strategy and Sustainable Design and Construction SPD.

6.5.20 Background

In the 2012/13 monitoring period, 9.77 hectares of contaminated land were brought back into beneficial use. This is a significant increase on last year's figure of 2.54 hectares, but is lower than the 2010/11 figure of 14.08 hectares and the 2009/10 figure of 17.42 hectares. This year's increase on the 2011/12 figure is thought to be linked to an improvement in the housing market.

There are 22 conservation areas, and some 2,056 listed buildings in Colchester Borough (this was mistakenly reported as 2,560 in last year's AMR). 4 new Conservation Areas were proposed following a review of the Local List in South Street, Salisbury Avenue, Beaconsfield Avenue and Roman Road. Work is progressing on these new designations but none have been adopted yet. There are 4 parks within Colchester on the National Register of Special Historic

Interest, including Colchester Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park. As a Scheduled Monument (SM) Gosbecks Archaeological Park is a major asset to the area containing Roman remains. However, the primary archaeological monument is an Iron Age Dyke System around Colchester. Such remains are also uncovered on a regular basis during development, particularly in the town centre. Many of the town's buildings are listed and date from 15th century. There are also many listed barns and agricultural buildings in the outlying villages.

Under the Water Framework Directive (WFD) all water bodies (lakes, rivers and coastal waters) need to achieve 'good ecological potential or status' by 2015. Ecological potential/status is made up of physico-chemical status (phosphorus/ ammonia/ dissolved oxygen and pH) and biological status (fish/ diatoms/ macrophytes/ macro invertebrates).

The Environment Agency has confirmed that there are 18 WFD river water bodies within Colchester Borough covering 148.651 km. In 2009, 16 of these waters (86% by length) were classified as being of moderate ecological status, 1 is classified as poor (12% by length) and 1 has yet to be assessed (2% by length). The Roman River is of poor ecological classification and St Botolph's Brook has yet to be assessed.

The Water Framework Directive results are not officially updated until 2015, when the next River Basin Plan is published. However, interim classification results are available. The 2011 interim WFD classifications (based on data up to the end of 2012) indicate that 13 of the waters in the Borough are now at Moderate status (43% by length). 3 of the waters are now Poor status (32% by length) and two waters are now at Bad status (24% by length). While this new data is suggestive of deterioration in the water quality across the Borough, there has been no actual environmental deterioration, but the Environment Agency has started sampling for new attributes in new places.

For the 2012 (and 2011) bathing water seasons, the bathing waters at West Mersea (South Colchester) have been assessed to be of 'excellent' quality, an improvement on the 2010 'good' quality.

In January 2010, the Colchester Local List project was launched, covering Colchester's urban area. A group of historic buildings and architecture experts produced a set of criteria to help identify buildings suitable for inclusion on the Local List. Following site surveys, approximately 600 buildings were identified for inclusion on the draft Local List. The draft Local List was issued for Public Consultation using the Colchester Historic Building Forum website¹⁷.

As a result of the public consultation a further 59 buildings were identified for inclusion on the draft Local List. The Colchester Local List was formally adopted by the Council at Local Development Framework Committee on the 12 December 2011. The Colchester Local List includes approximately 600 buildings or historic assets. The final list is available on the Colchester Historic Building Forum website and Colchester Borough Council's Civica and C-MAPS systems.

Two more Local List projects commenced in Langham and Wivenhoe. This work, which is being undertaken by historic building enthusiasts, will use the same methodology and selection criteria as those used in the Colchester Local List study. The Wivenhoe Local List was completed and adopted in March 2012. The compilation of the Langham Local List has not progressed.

¹⁷ www.colchesterhistoricbuildingforum.org.uk

The changes approved to Colchester's Local List in March 2013 are set out below in Table 1.

Table 1 –Agreed changes to the Colchester Local List.

Building /Asset	Proposed amendment
Beaconsfield Avenue, Colchester, Essex, CO3 3DH	Delete from Local List– to be included in new Conservation Area designation
Thatched Cottage, Plains Farm Close, Tendring	Delete from Local List as this building is located just outside the Colchester Borough boundary
Barrack Gates and Wall at Garrison, Military Road (west side), Colchester	Delete from Local List as assets demolished as a result of re-development of the Garrison
Friars Cottages, 68-69 Castle Road, Colchester, Essex, CO1 1UN	Incorrect postal address shown on Local List – change to 63-66 Castle Road, Colchester for accuracy
Roman Road - whole street	Delete from Local List – to be included in new Conservation Area designation
Salisbury Avenue - whole street	Delete from Local List – to be included in new Conservation Area designation
South Street	Delete from Local List – to be included in new Conservation Area designation

Between April 2102 and March 2013, no new buildings/assets were added to the Local List. A total of 6 records were removed from the List, while 1 record was amended during the monitoring period. As of March 2013, Colchester Borough's Local List contained 760 records. The Local List proves useful information when determining planning applications.

Potential Issues

Water quality is an important issue for the Borough. In order to achieve good water quality, it is important for issues such as sewerage infrastructure to be considered as part of all developments, to ensure that the Borough's watercourses are not adversely affected and, where possible, improved. The Haven Gateway Water Cycle Study (2009) has assessed both water quantity and water quality issues in the Borough. Anglian Water and Veolia Water East have also published Business Plans for the period 2009-2014. These documents set out planned infrastructure spending identified across Colchester Borough for this period, to ensure that new development needs can be adequately met in terms of water supply and waste water treatment.

Another potential issue is the impacts of a changing climate on biodiversity. Corporately, the Council seeks to mitigate and adapt to the effects of climate change. This is discussed in the Climate Change section of this report.

Contains Environment Agency information © Environment Agency and database right

6.6 Key Theme: ACCESSIBLE SERVICES AND COMMUNITY FACILITIES

LDF Core Strategy Policies	
SD2	Delivering Facilities and Infrastructure – Will work with partners to ensure that infrastructure and community facilities are provided to support sustainable communities.
SD3	Community Facilities – Will work with partners to deliver key community facilities to support communities and provide facilities for local communities based on identified needs and all new development will be required to contribute towards the provision of such facilities.
PR1	Open Space – Will provide strategic green links between the rural hinterland, river corridors and key green spaces, whilst protecting and enhancing the existing network of green links, open spaces and sports facilities and secure additional areas where deficiencies are identified.
PR2	People-friendly Streets – Will promote and secure attractive, safe and people-friendly streets which will encourage more walking, cycling, recreation and local shopping.
UR1	Regeneration Areas – Enhance Colchester as a prestigious regional centre, to regenerate rundown areas, deprived communities and key centres, with the purpose of building successful and sustainable communities.

LDF Development Policies	
DP4	Community Facilities - Supports the provision of new community facilities and the retention of existing facilities.
DP15	Retention of Open Space and Indoor Sports Facilities – Protects open space and sports facilities from change of use and ensures that a change of use will not be supported if it would result in deficiencies in public open space provision.
DP16	Private Amenity Space and Open Space Provision for New Residential Development – Sets out standards for private amenity space for different dwelling types. Also requires at least 10% of the site area to be provided as public open space.

Overview

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

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

Colchester's Core Strategy identifies the following growth areas and potential new community facilities projects to be delivered in partnership with local service providers.

Growth Areas	Project
Town Centre	Firstsite (Community arts facility) (open in September 2011) St Botolphs Quarter (work likely to begin in 2014) Creative Business Centre (development has not yet commenced) Magistrates Court (completed in April 2013)
North Growth Area	Community stadium and regional conference centre (open in 2008) Colchester General Hospital expansion (there is no longer any plans for a large scale development/redevelopment) 4 new primary Schools (Queen Boadicea School open) Early years and childcare facilities Either a new secondary school site (on a precautionary basis) and/or expansion of existing secondary school provision at nearby schools.
East Growth Area	University of Essex expansion (The campus multi-story car park, the extension and refurbishment of Wivenhoe House Hotel school, and the first phase of the new student accommodation are complete. The library extension/new student centre and the business school are underway, and permission has also been granted for the first phase of the office village.)
General	7 new health centres 6 forms of secondary school capacity 6 new primary schools New and improved community halls Extra pre-school, primary and secondary school provision (including new schools where appropriate)

6.6.1	Proportion of eligible open spaces managed to green flag award standard	Supporting Indicator for Policy PR1
--------------	--	--

The Green Flag Award scheme is the benchmark national standard for parks and green spaces in England and Wales

Colchester Borough Council has retained the green flag awards held last year. As at July 2013, Castle Park had received its Green Flag award for the eleventh year running. Castle Park also has a Green Heritage Site Award, in recognition of achieving the required standard in the management and interpretation of a site with local or national historic importance. High Woods Country Park had received its tenth annual Green Flag award.

Judges mark parks and open spaces against a list of categories for their: welcome, health and safety, cleanliness and maintenance, management, sustainability, conservation and community involvement.

6.6.2	Recorded loss of designated allotment sites	Supporting Indicator Policy PR1
--------------	--	--

As in the previous two monitoring periods, there were no recorded losses or gains in designated allotment sites in the 2012/13 monitoring period.

6.6.3	Recorded losses of community facilities as a result of development	Core Strategy Indicator for Policy SD3
-------	---	---

Core Strategy policies SD2 and SD3 and Development Policies policy DP4 are designed to deliver and protect community facilities within Colchester Borough.

Between 2012 and 2013 there were no recorded losses of a community facility due to development. The Council will continue to safeguard existing facilities as part of their commitment to creating sustainable communities.

In September 2009, the Council adopted a Supplementary Planning Document on the 'Provision of Community Facilities' which was supported by an audit of community facilities produced. Both have been prepared to ensure the adequate provision of community facilities that satisfy the needs of local people in the Borough.

6.6.4	100% of new permitted developments to comply with SPDs on Open Space, Sport and Recreational Facilities and Community Facilities	Core Strategy Indicator for Policies SD2, SD3 and PR1
-------	---	--

Core Strategy Policy PR1 ensures the protection and enhancement of Open Space, Sport and Recreational Facilities and Community Facilities.

All relevant developments are strictly subject to unilateral undertakings, and Section 106 agreements are prepared in accordance with adopted Supplementary Planning Documents. Contributions are being collected, monitored and allocated to local projects for the benefit of the increasing residential numbers. In 2012/13, £633,221 was received for Open Space, Sport and Recreational Facilities and £72,009 was received for community facilities. These figures are lower than the 2011/12 figures of £975,240 and £127,691.

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

Table 6d (appendix 5) in the adopted Colchester Core Strategy identifies a number of key infrastructure projects which have been subdivided into the categories 'necessary' and 'local and wider benefit'. Many of the projects are tied to development programmed for later in the plan period, but the following progress is noted for projects currently underway:

- **Osborne Road Bus Station** – opened November 2012
- **Northern Approach Road Phase 3** – work commenced summer 2013
- **North Park and Ride** – the target completion date is the end of 2014
- **Stanway Western Bypass** – nearing completion
- **Magistrates Court** – completed April 2012

- **Green Links and Walking and Cycling improvements** – Cycle town projects have included new and improved cycle routes; cycle training for adults and children; and new cycle parking spaces installed at key locations including schools, railway stations, the town centre and University of Essex.

6.6.6	All crime – number of crimes per 1000 residents per annum Number of domestic burglaries per 1000 households	Core Strategy Indicator for Policy SD1
--------------	--	---

The latest data available was for the 12 months ending 31 March 2013. This is taken from the ONS publication regarding the numbers of offences recorded by the police, by Community Safety Partnership / local authority level, year and offence group.

When comparing the latest information for Colchester with the previous year to date (ie. the 1 April 2012–31 March 2013 with April 2011–31 March 2012) the number of recorded crimes was down by 425 (3.9%) to 10,565.

The number of domestic burglaries is currently recorded as a total number. When comparing the latest information for Colchester with the previous year to date (ie. the 1 April 2012–31 March 2013 with April 2011–31 March 2012) the number of domestic burglaries was up by 224 (55%) to 631.

Based on the total recorded figure for the 12 months ending 31 March 2013, and the mid-year population estimate, the crude crime rate per 1,000 population was 60.0.

Colchester Crime and Disorder Reduction Partnership (CDRP) has identified the following broad factors to consider when setting crime reduction priorities:

- Crime such as street robbery, business crime, assault & violent crime, car crime, burglary, domestic violence, criminal damage etc
- Anti-Social Behaviour such as noise, joyriding, vandalism, gangs, youth nuisance, damage to property, harassment etc
- Environmental Crime such as fly tipping, litter, fly posting, graffiti etc
- Misuse of Drugs such as dealing, discarded needles, crack houses, drug misuse
- Alcohol such as binge drinking, underage sales, behaviour caused by alcohol, cheap and multiple drink promotions

6.6.7 Background

In 2013 Sport England published the results of their Active People Survey 7 for the period April 2012 to March 2013. The statistics record the proportion of adults (aged 16 and over) participating in at least 30 minutes of sport at moderate intensity at least once a week.

The survey results for Colchester indicate that 35.8% of residents took part in at least one sports session a week in this monitoring period. This is very similar to the 2011/12 figure of 38.5%.

Colchester Borough Council runs four museums, all of which are registered under the Museums and Galleries Commission registration scheme.

Potential Issues

For a number of reasons access to a variety of services and facilities can be an issue for Colchester residents. The Indices of Multiple Deprivation measure social inclusion by considering and scoring a whole range of issues, from access to certain facilities, to income and employment. The score provides an indication of how deprived an area is. On a national level Colchester Borough scores very low. However, there are areas in the Borough where deprivation does exist. As Colchester is generally an affluent area, the pockets of deprivation are often exacerbated by the marked differences of neighbouring communities. It is, therefore, important to encourage social inclusion through the design and build of new communities and to ensure adequate community infrastructure and services are available.

As Colchester contains a number of rural communities, rural isolation can also be an issue. Rural areas often have limited facilities, and this coupled with poor public transport links can prevent those without access to a car from accessing the facilities they need. Public consultation has also highlighted the perceived need for villages/rural areas to retain a sense of community and the need to prevent them from becoming so-called 'commuter-villages.' To address this issue, the Council is encouraging and assisting with the development of Neighbourhood Plans, as well as Parish Plans and Village Design Statements.

In promoting healthy lifestyles, access to recreation, leisure and open space is as important as access to formal health facilities such as hospitals, doctors' surgeries and NHS dentists. An aging population will increase demands on health and social care, particularly the need for residential nursing care. It will also have impacts for the local economy, housing demand, public transport and other key services. A general increase in population will have impacts on the number of schools, nurseries and recreation facilities needed.

In 2010, the Council introduced a requirement for certain types of development to be subject to Health Impact Assessments. The purpose of a Health Impact Assessment is to identify the potential health consequences of a proposal on a given population, in order to help maximise the positive health benefits and minimise potential adverse effects on health and inequalities.

6.7 Key Theme: Climate Change

Core Strategy Policies	
SD1	Sustainable Development Locations – Will promote sustainable development and regeneration to deliver at least 14,200 jobs between 2001 and 2021 and 19,000 homes between 2001 and 2023. Growth will be located at the most accessible and sustainable locations.
ENV1	Environment – Will conserve and enhance Colchester’s natural and historic environment, countryside and coastline. The network of strategic green links between the rural hinterland, river corridors, and key green spaces and areas of accessible open space that contribute to the green infrastructure across the Borough will be protected and enhanced.
ER1	Energy, Resources, Waste, Water and Recycling – Will promote the efficient use of energy and resources, including the delivery of zero carbon homes and renewable energy projects, while working towards waste minimisation and increased recycling to reduce the Borough’s carbon footprint.

LDF Development Policies

DP25 Renewable Energy – Will support proposals for renewable energy schemes and applicants will be encouraged to incorporate renewable energy technologies into new development where viable.

Overview

Colchester Borough Council is committed to promoting efficient use of energy and resources and promoting the development of renewable energy generation alongside waste minimisation and recycling. Through the Core Strategy and Development Policies DPD, the Council will encourage the delivery of renewable energy projects, including micro-generation, to reduce Colchester’s carbon footprint. In addition, new dwellings will be required to reduce carbon emissions by 44% from 2013, from a 2006 baseline in line with revised national building regulations. From 2016, there will be a requirement to meet zero carbon homes requirements, in accordance national building regulations, from 2016.

Colchester Borough Council has signed up to the Nottingham Declaration on Climate Change and the Local Authority Carbon Management (LACM) scheme. The Council is now looking at the benefits of signing up to ‘Climate Local’. Climate Local succeeds the Nottingham Declaration and offers a framework that can reflect local priorities and opportunities for action. It supports councils’ efforts both to reduce carbon emissions and to improve their resilience to the anticipated changes in the climate.

The Council took part in a One to One Support Programme with the Energy Saving Trust. As part of this programme, an Action Plan was developed by the Council’s Sustainability Action Group underwent consultation with Senior Management Team under the Leadership of Place programme. The Action Plan is split into the three areas of strategy, services and community leadership. A number of recommendations are included and each of these has a number of actions needed to fulfil the recommendation. Each action is supplemented with information on who will carry it out, when and how. This programme came to an end in 2010 but the Action Plan is continuing to be implemented and monitored. The Council is currently preparing an Environmental Sustainability Strategy which is expected to replace the Action Plan.

The Council and Colchester Borough Homes have been working together to generate electricity using photo voltaic solar panels. As well as the sustainability benefits, the scheme is a financial investment, made possible by the Feed-in Tariff. Feed-In Tariffs were introduced on

1 April 2010 and replaced UK government grants as the main financial incentive to encourage uptake of renewable electricity-generating technologies.

6.7.1	Carbon emissions and Climate Change	Supporting Indicator for Policy SD1
--------------	--	--

Colchester Borough Council is committed to reducing Climate Change both within the Borough and through its in-house operations. The Council signed up to the Local Authority Carbon Management Scheme (LACM) in 2007. As such, a full programme of projects has been developed to achieve savings across the authority with a commitment of financial support projects through ‘invest to save’ initiatives. The Council have made substantial carbon emission savings, with a reduction from 9.87 tonnes of CO₂ emissions per employee in 2008/09 to 6.62 in tonnes in 2012/13. This equates to a 33% reduction over the four year period.

Per capita CO₂ emissions across the Borough have reduced from 6.9 tonnes per capita in 2005, to 5.4 tonnes in 2011; a 22% reduction over the six year period.

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

Under NI188, the Council progressed work on climate change adaptation. NI188 was a process based indicator that measured the Council’s actions towards adapting to the inevitable effects of climate change. The Council achieved level 1 – ‘public commitment and prioritised risk based assessment’ in 2008/9 and level 2 – ‘comprehensive risk assessment’ in 2009/10.

During 2010/11 the Council developed an Adaptation Action Plan based on the findings of the Borough specific climate risk assessment, which was undertaken in 2009/10. The Adaptation Action Plan identified a number of measures that the Council could take both individually and with its partners to adapt to the effects of climate change.

In 2013 the Council developed a new Environmental Sustainability Strategy which highlights the work done across the Council to reduce carbon emissions. The new strategy focuses on developing existing initiatives and supporting/ empowering communities to take action, and an action plan has been developed (at the time of writing, this has not yet been adopted).

6.7.3	Number of zero-carbon homes completed	Core Strategy Indicator for Policies SD1, H1 and ER1
--------------	--	---

Building regulations on zero-carbon homes does not become compulsory until 2016 and there is currently no data available on planning applications for zero-carbon development.

On 1 October 2010, improvements to Part L of the building regulations resulted in a requirement for increased carbon emission savings from new dwellings. New homes are now required to have a dwelling emission rate (the dwelling emission rate measures the maximum CO₂ emissions rate arising from energy use for heating, hot water and lighting for the actual dwelling) 25% below the 2006 building regulations requirements in respect of carbon emissions.

6.7.4	Renewable energy installed by type	Core Strategy Indicator for Policy ER1
-------	------------------------------------	--

Between April 2012 and March 2013, 10 planning applications for renewable energy installations were received. Of those, 9 were for solar installations and 1 was for a biomass installation.

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

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.

Potential Issues

Climate change is a major issue that the whole Council will need to consider. It is predicted that, as a result of climate change, the summers in England will become longer, drier and hotter, whilst the winters will be stormier and wetter. This could have adverse impacts not only on the environment, but also on economic and social aspects of life in Colchester.

Colchester’s Core Strategy, Development Policies and Supplementary Planning Documents have an important role to play in dealing with Climate Change. Planning can encourage the reduction of emissions of greenhouse gases, address the increased incidents of flooding by promoting Sustainable Urban Drainage Systems (SUDs) and help deal with increased droughts in the summer by promoting water efficiency techniques. Developers, local businesses and local communities will be encouraged to provide and use low carbon and renewable energy sources.

Connected to Climate Change are a whole collection of other related issues that could compound the effects. For example water usage is increasing both through ongoing development and increased demand and this, coupled with drier summers, could lead to sustained periods of restrictions on water supply. The inevitable increased rate of development will put further pressure on the water resources available in the Borough. Similarly the amount of waste produced in Colchester is increasing, and at the same time the land available to dispose of this waste (landfill sites) is reducing. Further, fuel poverty is an issue already facing some residents of the Borough and the number of residents affected is likely to increase as a result of projected rises in fuel prices.

7. Analysis of Policies

Collection of monitoring information provides a basis for evaluating the success of planning policies. The following section accordingly analyses whether there are any areas of concern and the steps that the authority is taking to ensure that a policy is implemented, amended or replaced.

The National Planning Policy Framework (NPPF), published in March 2012 signalled a change from the Local Development Framework back to a Local Plan system. Accordingly, the Council is carrying out a two-stage review of its Local Plan beginning with a Focused Review to bring selected policies into compliance with the NPPF. A Full Review will then be completed resulting in a new Local Plan with update policies and allocations based on an up-to-date evidence base. The Local Development Scheme, published on the Council's website, provides the timetable for the review process. The following issues will need to be monitored moving forward to inform this review and to ensure that the Council's planning policies remain effective.

- While the Council is currently on track to achieve its current 5 and 10 year housing delivery targets, the longer term review of the plan will need to address the need to meet new targets based on the latest Government methodology for objectively assessed need.
- In line with the findings of its viability work, the Council is proposing to change its affordable housing target from 35% to 20% as part of its Focused Review of the Local Plan with the aim of increasing overall housing delivery rates.
- Approximately 93% of new and converted dwellings were on previously developed land which reflects the preference in planning policy for brownfield sites and the continuing availability of such sites in the Borough. Longer term growth, however, will require the increasing use of greenfield sites.
- Colchester's Core Strategy and Site Allocations DPDs both include policies on Gypsy and Traveller Accommodation. Site Allocations Policy H2 allocates 30 pitches for Gypsy and Traveller accommodation which meets the level of provision required in the now revoked East of England Plan. The policy also identifies the Essex Gypsy and Traveller Accommodation Assessment (GTAA) as providing important evidence to inform any future review of the Site Allocations document. The evidence in the Essex GTAA currently shows the need for further pitches in Colchester to be low. Core Strategy Policy H5 provides criteria to assist in the determination of planning applications.
- Employment land is allocated in suitable locations within the Borough to meet Core Strategy targets. The delivery of additional employment and retail developments are however dependent on external factors unrelated to planning such as market interest and the overall state of the economy. The Local Plan Review will need to have regard to the increased flexibility given to planning for economic growth in the NPPF as well as changing patterns of employment, retailing and leisure activity. The Council will continue to work in partnership with developers, businesses and local communities to pursue new opportunities for economic growth.

- The challenging issue of transportation is being tackled through a number of approaches including new transport infrastructure (i.e. the new A12 junction and improved cycle routes) as well as behavioural change measures such as travel plans, which support shifts away from car based means of transport.
- Sustainability is a 'golden thread' running through the National Planning Policy Framework, and the Local Plan Review will need to ensure that policies continue to ensure enhancement and protection of the Borough's many environmental resources.

8. Sustainability Appraisal

Introduction

It is a requirement of the Strategic Environmental Assessment (SEA) Directive and part of Sustainability Appraisals that the significant effects of implementing a plan must be monitored to identify unforeseen effects and to be able to undertake appropriate remedial action. The Sustainability Appraisals of the Core Strategy, Site Allocations and Development Policies Development Plan Documents have been closely prepared alongside these documents. A monitoring framework is set out in the Core Strategy, which includes key indicators and targets for each Core Strategy objective. These are very closely linked to the Sustainability Appraisal objectives and assessment criteria.

Sustainability Appraisal monitoring is a continuous process; in addition to monitoring as part of the AMR, each time a Sustainability Appraisal is carried out for a DPD a scoping report will be prepared, which will update the baseline data, sustainability issues facing the Borough and likely evolution without implementation of the plan based on past trends.

Whilst this section will repeat information already presented in the AMR it presents data of relevance to each of the Sustainability Appraisal objectives and is an important part of the Sustainability Appraisal process and a requirement of the SEA Directive.

Sustainability Appraisal Objectives

This section provides an outline of the progress against each Sustainability Appraisal objective.

1. To ensure that everyone has the opportunity to live in a decent and affordable home:

The amount of dwellings completed in 2012/3 was below target at 617 units, but achievement of above target figures in earlier years mean that the Council is still meeting its overall current targets for housing delivery. The amount of affordable dwellings completed reflects evidence that a lower target of 20% would be appropriate in the current climate. No zero carbon dwellings were completed and whilst some consents included conditions that dwellings be built to a minimum of Code for Sustainable level 3 there is currently no way of monitoring how many completed dwellings were built to this standard.

2. To ensure that development is located sustainably and makes efficient use of land:

No planning applications were approved contrary to the advice of the Environment Agency in regards to flood risk. The percentage of dwellings built on previously developed land was 93%, which is higher than last years figure of 88%. 98.4% of all new development in the Borough in 2012/13 is considered to be within 30 minutes of community facilities.

3. To achieve a prosperous and sustainable economy and improve the vitality of town centres:

Commercial floorspace remains largely static. This “standstill” position reflects changes to the office market with increasing intensity in the use of space to accommodate more staff, new methods of working such as home-working, flexi-working and the introduction of mobile

communications. Retail floorspace, however, has continued to increase lightly, reflecting the Borough's position as a major retail centre in the Region and within the top 50 locations in the UK. Industrial floorspace has declined lightly but is holding up well while Other (warehouses, including retail warehouse) has increased, reflecting new development. One Parish Plan was adopted, and five Neighbourhood Plans are under development. This demonstrates that local communities are getting involved in the planning system in line with the localism agenda.

4. To achieve more sustainable travel behaviour and reduce the need to travel:

98.4% of all new development in the Borough in 2011/12 was considered to be within 30 minutes of community facilities.

5. To improve the education, skills and health of the Borough's population:

In 2012/13, £633,221 was received for Open Space, Sport and Recreational Facilities and £72,009 was received for community facilities. These figures are lower than the 2011/12 figures of £975,240 and £127,691.

6. To create safe and attractive public spaces and reduce crime:

100% of development complied with the standards set out in the Open Space SPD. When comparing the latest information for Colchester with the previous year to date (ie. the 1 April 2012–31 March 2013 with April 2011–31 March 2012) the number of recorded crimes was down by 425 (3.9%) to 10,565.

7. To conserve and enhance the townscape character, historic and cultural assets of the Borough:

In the 2012/13 monitoring period, one application for the demolition of a grade II listed building was received, but was later withdrawn. There was no recorded loss or damage to a Scheduled Monument or nationally important archaeological site through development.

8. To conserve and enhance the natural environment, natural resources and biodiversity of the Borough:

The condition of the ten Sites of Special Scientific Interest (SSSI) in the Borough has not changed since last year. Seven SSSIs are in favourable condition, one is unfavourable no change, five are in unfavourable condition but recovering and one SSSI continues to be in unfavourable condition and declining (the Colne Estuary). The Water Framework Directive requires all rivers to achieve good ecological status by 2015. Within the Borough sixteen water bodies are moderate ecological status, one is poor and one has yet to be assessed. The two air quality management areas have not altered. 14.08 hectares of contaminated land was brought back into beneficial use. 1.78 ha of new areas of open space were provided as part of recent development schemes in the 2012/13 monitoring period:

9. To make efficient use of energy and resources and reduce waste and our contribution to climate change:

Between April 2012 and March 2013, 10 planning applications for renewable energy installations were received. Of those, 9 were for solar installations and 1 was for a biomass installation. In 2012/13, 41.54% of all household waste collected was recycled, reused and composted. The final figure was disappointing given that the half year performance was 44%. This is mainly due

to a dip in recycling figures during the last quarter of the year, particularly in the amount of glass, cans and paper collected at the doorstep. However, this did reflect the situation that occurred in 2011/12, and it is believed the same factors of changing buying habits and reduced packaging have contributed. The half year figure was also bolstered by increased green waste tonnages which, understandably, dropped off during the elongated winter period.

Adverse effects and mitigation measures

As explained in the housing section of the AMR the Council can ensure there is an adequate supply of land available for housing but there can be no guarantee in the current economic climate that units will be delivered each year. There has been an over supply in earlier years of the plan period and there is an expectation that the market will improve over time; thereby meeting the overall target to address housing need in Colchester.

Levels of commercial development are low, but this is partially offset by more positive indicators of Town Centre health such as vacancy levels which are below national averages. As set out in policy CE2a of the Core Strategy the Council will seek to deliver over 67,000sqm of net retail floorspace and 40,000 sqm of gross office floorspace in the town centre, urban gateways and town centre fringe between 2006 and 2021. The Better Town Centre Project should be a catalyst for investment and regeneration in the Town Centre.

Not all of the ten SSSIs in the Borough are in favourable condition. This can be due to a number of different conditions and the Core Strategy, through policy ENV1, seeks to protect and enhance nature conservation interests. The visitor monitoring programme that the Council has commenced as part of the Habitat Regulations Assessment will provide some useful evidence on visitor trends to the Natura 2000 sites in the Borough, which are all also notified as SSSIs.

The amount of planning applications for renewable energy installations is gradually increasing. It should be noted, however, in the majority of cases householders are able to install renewable energy technologies under permitted development rights.

No planning application data was available on whether any zero carbon homes were completed. Research published by national government has shown that this is very expensive to achieve and so it is unlikely that zero carbon homes will be completed within the Borough within the next few years.

Gaps in information

Only one indicator was available under the objective: 'To achieve more sustainable travel behaviour and reduce the need to travel'. This makes it very difficult to assess the effects of the Borough's DPDs on sustainable travel behaviour.

9. Future AMRs

This is Colchester Borough Council's ninth AMR and many improvements have been made since our first publication in 2004/05. Its official status has changed in light of the removal of national requirements for AMR content and submission, but the need to monitor local progress remains. The format developed in previous years is considered to remain largely relevant, but the evolution of the AMR will continue since it is a live document that will change year on year as new documents and policies arise and need monitoring. This year, we have worked on the on-line publication of the report to provide that it can be accessed via topics and includes 'hot-links' to the policies being monitored. In future we will work towards a more corporate approach to providing on-line monitoring information on a wide range of Council policies and activities.

Colchester's Local Development Framework documents includes a number of indicators intended to measure the effect of planning policies which have been agreed through the examination process. These can be found in Appendix Four.

Our monitoring of Sustainability Appraisals will be a continuous process. In addition to monitoring as part of the AMR, each time a Sustainability Appraisal is carried out for a Local Development Document a scoping report will be prepared, which will update the baseline data, sustainability issues facing the Borough and likely evolution without implementation of the plan based on past trends.

Appendix 1 – Data Sources

AMR Section	Data item	Source	Date
Housing Indicators			
Core Output Indicators			
6.2.1	Housing trajectory - Originates from the results of the annual development monitoring survey carried out by ECC and agreed with CBC - from data off LABC and NHBC monthly returns, together with planning data off Flare.		
i)	The number of net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer (net additional dwellings)	CBC analysis of planning permissions	2013
ii)	The number of net additional dwellings for the current year (net additional dwellings - current year)	CBC analysis of planning permissions	
iii)	The projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer	CBC analysis of planning permissions	
iv)	The annual net additional dwelling requirement (requirements)	CBC analysis of planning permissions	
v)	The annual average number of net additional dwellings needed to meet overall housing requirement, having regard to previous years' performances (annualised strategic housing figure)	CBC analysis of planning permissions	
6.2.2	Percentage of new and converted dwellings on previously developed land	CBC analysis of planning permissions	
6.2.3	Affordable housing completions	English Local Authority Statistics on Housing (ELASH) published by CLG	2013
Local Output Indicators			
6.2.4	Percentage of affordable housing in rural areas	Occupied affordable housing by quarter - data available by UPRN or first line of address so that it can be mapped on GIS against rural areas.	2012-13
6.2.5	Number of new homes and employment development completed at ward level within Growth/Regeneration Areas	A regeneration layer exists on MapInfo. DC can only do permissions rather than completed. Divide between residential and non-residential development.	2012-13
6.2.6	Percentage of residential completions that are two or three bedroom properties	CBC analysis of planning permissions	2012-13
6.2.7	Gypsy and Traveller Issues	Colchester Borough Council Planning Policy and Development Management	2012-13
6.2.8 Contextual Indicators			

	Number of dwellings and number of privately owned dwellings	Council tax figures and English Local Authority Statistics on Housing (ELASH) published by CLG	2013
	Average household size	Census 2011, ONS	2011
	Mean house price	Land Registry of England and Wales, Crown Copyright. The data is from hometrack but the source is the Land registry and its specifically prices based on sales only (Hometrack also supply the figures based on sales and valuations)	2013
	Vacant dwellings	English Local Authority Statistics on Housing (ELASH) published by CLG	2013
	Decent homes (NI 158)	English Local Authority Statistics on Housing (ELASH) published by CLG	2013
	Number of homeless people - Number of households accepted as full homeless.	CLG Homelessness Statistics (P1E form)	2012-13
	Number of people on the housing register	English Local Authority Statistics on Housing (ELASH) published by CLG	2013
	Number of people in temporary accommodation (NI 156)	CLG Homelessness Statistics (P1E form)	2012-13

Economy Indicators

Section	Data Item	Source	Date
Core Output Indicators			
6.3.1	Amount of floorspace developed for employment by type.	Colchester BC	2012-13
6.3.2	Amount of floorspace for employment type which is on previously developed land.	Colchester BC	2012-13
6.3.3	Employment land available by type	Colchester BC	2012-13
6.3.4	Total amount of floorspace for 'town centre uses'	Colchester BC	2012-13
(i)	Town Centre Areas	Colchester BC	2012-13
(ii)	Local Authority Areas	Colchester BC	2012-13
6.3.5	Jobs in Rural Areas	Annual Business Inquiry, ONS	2013
6.3.6 Background Information			
	Number and % of economically active people	Annual Population Survey, Nomis.	2012-13
	Economically active and in employment	Annual Population Survey, Nomis.	2012-13

	Those classed as employees	Annual Population Survey, Nomis.	2012-13
	Economically active and unemployed	Annual Population Survey, Nomis.	2012-13
	Increase in economically active people of working age	Annual Population Survey, Nomis.	2012-13
	JSA Claimants (total & by gender)	ONS claimant count with rates and proportions, Nomis	Aug-13
	Number and % economically inactive	Annual Population Survey, Nomis.	2012-13
	Economically inactive gender split	Annual Population Survey, Nomis.	2012-13
	Those wanting a job	Annual Population Survey, Nomis.	2012-13
	Those not wanting a job	Annual Population Survey, Nomis.	2012-13
	Number and % of those claiming worklessness benefits (pie chart of benefits)	DWP benefit claimants, Nomis.	Feb-13
	Employment by Occupation	Census 2011 Data	2011
	Industry	Business Register and Employment Survey, ONS	2012
	Value of tourism and visitor trips	The Cambridge Model - Volume and Value of Tourism in Colchester,' CBC internal data.	2013
	No. of jobs and job density.	Nomis Local Profile	2013
	No. of VAT registered businesses.	Nomis Local Profile	2013
	Qualifications	Annual Population Survey, Nomis.	2012-13
	% of Colchester's Population living in seriously deprived small areas.	Index of Multiple Deprivation, Audit Commission Area Profiles.	2010

Transportation Indicators

Section	Data Item	Source	Date
Core Output Indicators			
6.4.1	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre	CBC analysis of planning permission	2012-13
Local Output Indicators			
6.4.2	To obtain an agreed Travel Plan for all major commercial/community developments	Transportation Team - Colchester Borough Council	2013
6.4.3	Comparison of long and short stay car parking demand and duration in public car parks in Town Centre (with a view to reducing long stay)	CBC Parking Services Team	2013

6.4.4	Annualised indicator of Cycling Trips (increased to reflect Colchester's cycle town status)	Collected November 2010 at 13 sites in accordance with Cycling England and Sustrans Requirements through the Cycling Town initiative.	2010
6.4.5	Motor vehicles entering Colchester on the main radial corridors	ECC LTP Indicator 126	2012
6.4.8 Background Information			
	Number of residents who travel to work by private motor vehicle.	ONS via the Audit Commission's Area Profiles.	2001
	Car Ownership	Census 2011, ONS	2011
	Distance Travelled to Work	Census 2001, ONS	2001
	Travel within the Borough	Census 2001, ONS	2001
	Additional traffic congestion information	Colchester Local Investment Plan Evidence Base	2010

Environment & Heritage Indicators

Section	Data Item	Source	Data
Core Output Indicators			
6.5.1	Number of planning applications approved contrary to advice given by the Environment Agency on either flood defence grounds or water quality	CBC Environmental & Protective Services	2012-13
6.5.2	Change in areas and populations of biodiversity importance including	Data unavailable	
6.5.3	Area of ancient woodland within the Borough	CBC Geo Spatial Team	2012-13
6.5.4	Number and area of Local Nature Reserves (LNRs) and Local Wildlife Sites (LoWs) within Colchester	CBC Spatial Policy Team	2012-13
6.5.6	Increase in areas of public open space	CBC Parks & Recreation Team	2012-13
6.5.7	Amount of development in designated areas (Local Sites, SSSI, ANOB)	CBC Planning Register (Civica) / CBC Environmental & Protective Services	2012-13
6.5.8	No sites of national importance for nature, or AONB, SSSIs or Local Site, to be lost or damaged by development and/or amount of development in designated areas (Local Sites, SSSI, ANOB) (2 indicators combined).	Natural England / Nature on the map	2013
6.5.8	95% of nationally and internationally important wildlife and geological sites in favourable condition (SSSI, SPA, SAC & RAMSAR)	Provided by Natural England every 3 years.	
6.5.9	Number of visitors to Natura 2000 sites	CBC Spatial Policy Team	2012-13
6.5.10	Amount of residential development on greenfield land.	CBC Spatial Policy Team	2012-13
6.5.11	Number of TPO applications made	CBC Environmental & Protective Services / CBC Planning Register (Civica)	2012-13
	No. of TPO applications granted, refused and withdrawn		2012-13

	CA notices made and agreed Number of new TPOs made			
6.5.12	No loss of listed buildings (by demolition) and (2) Buildings of Grade I and II+	(1) CBC Planning Register and (2) Provided by English Heritage via the ECC website, 2009.	2012-13	
6.5.14	Contributions secured towards streetscape improvements	CBC Development Management Team	2012-13	
6.5.16	Number of Village Design Statements/ Parish Plans adopted as guidance	CBC Spatial Policy Team	2012-13	
6.5.17	Number of Air Quality Management Districts (AQMD)	CBC Environmental & Protective Services Performance Dashboard - Organisational Quadrant Results, Colchester Borough Council.	2013	
6.5.18	NI 191 - Residual household waste per household	Performance Dashboard - Organisational Quadrant Results, Colchester Borough Council.	2012-13	
6.5.18	NI 192 - Household waste reused, recycled and composted	Performance Dashboard - Organisational Quadrant Results, Colchester Borough Council.	2012-13	
6.5.19	Per capita consumption of water	Environment Agency	2013	
Supporting Indicators				
6.5.5	To deliver the revised quantity standards for the different open space typologies across the Borough by 2011.	CBC Spatial Policy Team	2012-13	
6.5.13	No loss or damage to SM or nationally important archaeological sites through development.	CBC Planning Register (Civica)	2012-13	
6.5.15	Number of homes with provision of private/communal open space	Data unavailable	-	
Background				
	Contaminated Land	CBC Environmental & Protective Services	2012-13	
	Assets of the Built Environment	CBC GeoSpatial Team	2012-13	
	Quality of rivers	Environment Agency	2011	

Accessible Service & Community Facilities Indicators

Section	Data Item	Source	Date
Core Output Indicators			

6.6.3	Recorded losses of key community facilities lost in any part of the Borough as a result of development.	CBC Planning Register (Civica)	2012-13
6.6.4	100% of new permitted developments to comply with SPD on Open Space, Sport and Recreational Facilities and Community Facilities.	CBC Development Management Team	2012-13
6.6.5	Key Infrastructure projects delivered (SD)	CBC Regeneration and Development Management Teams	2012
6.6.6	All crime - number of crimes per 1,000 residents per annum	Office for National Statistics - Numbers of offences recorded by the police, by Community Safety Partnership / local authority level, year and offence group These data are taken from the database used for the National Statistics bulletin Crime in England and Wales, year ending March 2013 published by the Office for National Statistics (ONS), 18 July 2013 Recorded crime figures remain subject to revision in future publications, as forces resubmit data to reflect the latest information. Police recorded crime statistics, like any administrative data, are affected by the rules governing the recording of data, systems in place and operational decisions in respect of the allocation of resources. More proactive policing in a given area could lead to an increase in crimes recorded without any real change in underlying crime trends. These issues need to be taken into account when using these data.	2012-13
Supporting Indicators			
6.6.1	Proportion of eligible open spaces managed to green flag award standard.	CBC Parks & Recreation Team	2013
6.6.2	Recorded loss of designated allotment sites.	CBC Parks & Recreation Team	2012-13
6.6.9 Background			
	Results from the Sport England Active People Survey of those aged over 16 years.	Sport England	2012-13
	Museums	CBC website	2013

Climate Change Indicators

Section	Data Item	Source	Data
Core Output Indicators			

6.7.3	Number of zero carbon homes completed			-
6.7.4	Renewable energy installed by type		CBC Planning Register (Civica)	2012-13
Supporting Indicators				
6.7.1	Carbon emissions and climate change		CBC Street Services	2013
6.7.2	Climate Change Adaptation		CBC Street Services	2013

Appendix 2 - Glossary

Annual Monitoring Report (AMR)

A report by a local planning authority assessing plan production progress and policy effectiveness.

Area of Outstanding Natural Beauty (AONB)

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, they represent the finest landscapes.

Biodiversity

The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Biodiversity Action Plan (BAP)

A strategy prepared for a local area aimed at conserving biological diversity.

Conservation Area

Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Core Indicator

An indicator that measures the direct output of the plan or programme. These indicators measure progress in achieving plan or programme objectives, targets and policies.

Core Strategy

A Local Development Document which sets out the strategic policies guiding development of the Borough. Colchester's Core Strategy was adopted in 2008. A review of the Core Strategy is commencing which will see it eventually incorporated into a Local Plan, in accordance with the National Planning Policy Framework.

Contextual Indicators

An indicator used in monitoring that measures changes in the context within which a plan or programme is being implemented.

Evidence base

The information and data gathered by local authorities to justify the "soundness" of the

policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Habitat

An area of nature conservation interest.

Listed Building

A building of special architectural or historic interest. Graded I (highest quality), II* or II.

Local Plan

The Local Plan includes all the local planning authority's local development documents (comprised of development plan documents, which will form part of the statutory development plan, and supplementary planning documents). Related documents include the statement of community involvement, the local development scheme and the annual monitoring report. Documents comprising the Local Plan were referred to as the Local Development Framework prior to the publication of the National Planning Policy Framework.

Local Development Scheme

The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.

National Planning Policy Framework (NPPF)

The NPPF was published in March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.

Regional Spatial Strategy

Regional Spatial Strategies have now been abolished, but formerly they provided a strategy for how a region should look in 15 to 20 years time and possibly longer. Their function has now been taken over by local authorities and wider area based groupings known as Local Economic Partnerships.

Significant Effects Indicators

An indicator that measures the significant effects of a plan or programme.

Scheduled Ancient Monuments

Nationally important monuments that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Local Wildlife Sites

Locally important sites of nature conservation adopted by local authorities for planning purposes.

Sites of Special Scientific Interest

A site identified under the Wildlife and Countryside Act 1981 (as incorporated in the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).

Statement of Community Involvement (SCI)

The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.

Strategic Environmental Assessment

An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC. The environmental assessment involves the:

- preparation of an environmental report;
 - carrying out of consultations;
 - taking into account of the environmental report and the results of the consultations in decision making;
 - provision of information when the plan or programme is adopted; and
- showing that the results of the environment assessment have been taken into account.

Supplementary Planning Document

An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.

Sustainability Appraisal (including Environmental Appraisal)

The process of weighing and assessing all the policies in a development plan, Local Development Document, or Regional Spatial Strategy, for their global, national and local implications. (See also Strategic Environmental Assessment).

Appendix 3 Local Development Framework Monitoring Indicators Core Strategy

CS Objectives	Targets	Key Indicators	AMR Reference
<p>Sustainable Development Policies</p> <p>Focus new development at sustainable locations to support existing communities, local businesses, provide sustainable transport and promote urban regeneration to protect greenfield land.</p> <p>Provide the necessary community facilities and infrastructure to support new and existing communities.</p> <p>Provide excellent and accessible health, education, culture and leisure facilities to meet the needs of Colchester's growing community.</p> <p>Promote active and healthy lifestyles and strive for excellence in education and culture.</p> <p>Reduce the Borough's carbon footprint and respond to the effects of climate change.</p>	<p>National target 60% of new development on Previously Developed Land (<i>Policies SD1, CE1, H1 and UR1</i>)</p>	<p>-Number of new homes completed on previously developed land (AMR Core Indicator)</p> <p>- Amount of new employment development on previously developed land (AMR Core Indicator)</p>	<p>See Para 6.2.2</p> <p>See Para 6.3.2</p>
	<p>100% of new permitted developments to comply with SPD on Open Space, Sport and Recreational Facilities and Community Facilities (<i>Policies SD2 and PR1</i>)</p>	<p>Indicator based on Community Facilities Audit and regular updates.</p>	<p>See Para 6.6.6</p>
	<p>100% of major new development to be accessible to health, education and employment facilities (<i>Policies SD1 and SD2</i>)</p>	<p>% of new development within 30 minutes public transport travel time of health, education and employment facilities (AMR Core Indicator)</p>	<p>See Para 6.4.1</p>
	<p>0% of applications to result in the overall loss of community facilities (<i>Policy SD2</i>)</p>	<p>Number of applications resulting in the loss of community facilities (AMR Local Indicator)</p>	<p>See Para 6.6.5</p>
	<p>Delivery of infrastructure schemes identified in the LDF (<i>Policy SD2, Table UR1, Table PR1, Table TA3, Table TA4, Table 6d</i>)</p>	<p>Key infrastructure projects delivered (AMR Infrastructure Trajectory)</p>	<p>See Para 6.6.7</p>
	<p>General contribution of new development to national targets on educational attainment by improving job opportunities and life chances (<i>Policy SD1</i>)</p>	<p>Percentage of population of working age qualified to NVQ level 3 or equivalent (AMR Significant Effects Indicators)</p>	<p>See Para 6.3.7</p>
	<p>100% of relevant proposals address the health implications of the development</p>	<p>Percentage of adults with poor literacy and numeracy skills (AMR Significant Effects Indicators)</p>	<p>See Para 6.3.7</p>
	<p>Funding for necessary local and sub-regional infrastructure secured through a Community Infrastructure Levy (CIL)</p>	<p>% of relevant applications complying with policy</p>	<p>Indicator under development</p>
		<p>Development and approval of a charging schedule. Amount of CIL raised</p>	<p>Charging schedule under development. Indicator will be included in AMRs following adoption</p>

Centres and Employment Policies	<p>Create a significant regional centre and a vibrant network of district and local centres that stimulate economic activity and provide residents' needs at accessible locations.</p> <p>Provide for a balance of new homes and jobs to support economic prosperity of our growing community and reduce the need to travel outside the Borough for employment.</p>	<p>Contribute to East of England Plan Haven Gateway target of 20,000 jobs to 2021 (<i>Policies CE1, CE2 and CE3</i>)</p> <p>85% A1 Retail street frontage in the Inner Core. 50% A1 Retail street frontage in the Outer Core.</p>	<p>Amount of floorspace development for employment and leisure by type (AMR Core Indicator)-Number of jobs (AMR Contextual Indicator)</p> <p>Amount of employment development delivered in Growth or Regeneration areas (AMR Core Indicator)</p> <p>Number of new businesses setting up in the Borough- VAT registrations (AMR Significant Effects Indicator)</p> <p>Indicator on retail frontage percentages</p>	<p>See paras 6.3.1, 6.3.3, 6.3.4 and 6.35</p> <p>See Para 6.2.5</p> <p>See Para 6.3.7</p> <p>See Para 6.3.5</p>
Urban Regeneration Policies	<p>Provide high quality and affordable housing at accessible locations to accommodate our growing community</p> <p>Provide a range of housing options to meet the diverse needs of the whole community.</p>	<p>Contribute to East of England Plan target for Colchester of 17,100 houses to 2021 (<i>Policies H1 and SD1</i>)</p> <p>Homelessness - Monitored by Strategic Housing Team – precise target inappropriate for this cross-cutting issue (<i>Policies H1, H3, H4 and SD1</i>)</p> <p>East of England Plan and Core Strategy target of 35% of new dwellings to be affordable (<i>Policy H4</i>)</p> <p>Ensure that new residential development makes efficient use of land (<i>Policies H2, H1, UR1, and SD1</i>)</p> <p>100% of flat conversions to comply with the criteria of Policy DP11</p> <p>All residential development to have a high standard of design, construction and layout</p> <p>Meet Core Strategy housing and employment housing targets for Growth/Regeneration areas to contribute to East of England Plan target for</p>	<p>Housing completions per annum (net) - Housing Trajectory (AMR Core Indicator)</p> <p>Number of new and converted dwellings completed on previously developed land (AMR Core Indicator)</p> <p>Number of households accepted as full homeless (AMR Contextual Indicator)</p> <p>Affordable housing completions (AMR Core Indicator).</p> <p>Percentages of new dwellings completed at the following density bands – less than 30 dwelling per hectare, between 30-50 dph and above 50 dph</p> <p>Number of flat conversions permitted as departures from Policy DP11</p> <p>Satisfaction with residential development will be monitored through LDF consultations</p> <p>Number of new homes and employment development completed at ward level within Growth/Regeneration Areas</p>	<p>See 6.2.1, 6.2.2</p> <p>See 6.2.8</p> <p>See 6.2.3</p> <p>Monitored through the planning application process – specific density indicators no longer appropriate in the context of their removal from PPS3.</p> <p>Indicator under development</p> <p>Indicator under development</p> <p>See Para 6.2.5</p>

	<p>Promote high quality design and sustain Colchester's historic character, found in its buildings, townscape and archaeology</p>	<p>Colchester of 17,100 houses and 20,000 new jobs to be created in the Haven Gateway to 2021 (<i>Policy UR1</i>)</p> <p>0% of new developments to result in loss of Grade I and II* and scheduled monuments at risk. Year on year reduction in number of buildings on Buildings at Risk register. Monitored through the planning applications process (<i>Policy UR2</i>)</p>	<p>Buildings of Grade I and II* and scheduled monuments at risk</p>	<p>See Para 6.5.13</p>
	<p>Improve streetscapes, open spaces and green links to provide attractive and accessible spaces for residents to live, work and play.</p>	<p>New development to contribute to open space, green links and streetscape improvements (<i>Policies PR1, PR2, and SD2</i>)</p> <p>100% of all new permitted developments to deliver adequate areas of private/communal space in accordance with the standards set out in the Essex Design Guide and Urban Place Supplement. (<i>Policy PR1</i>)</p> <p>Reduce crime rates across the Borough. Delivered in partnership with Essex Police. These targets will be monitored through the Colchester Community Safety Crime and Disorder Reduction (<i>Policies PR2 and UR2</i>)</p>	<p>Increase in areas of public open space</p> <p>Contributions secured towards streetscape improvements</p> <p>Number of homes with provision of private/communal open space.</p>	<p>See Para 6.5.7</p> <p>See Para 6.5.14</p> <p>See Para 6.5.15</p>
<p>Public Realm Policies</p>				
<p>Transport and Accessibility Policies</p>	<p>Focus development at accessible locations which support public transport, walking and cycling, and reduce the need to travel.</p> <p>Provide excellent public transportation, walking and cycling connections between centres, communities and their</p>	<p>Cycling – increase by 75% in urban area by 2010/11 (<i>Policies TA2, TA1 and PR2</i>)</p> <p>Motor Vehicles – to control peak period traffic entering the Colchester urban area to 33,400 vehicles by 2010/11 (<i>Policies TA1, TA2, TA3, TA4, and TA5</i>)</p> <p>To reduce the percentage of pupils aged 5-16 travelling by car</p>	<p>All crime – number of crimes per 1000 residents per annum</p> <p>Number of Domestic Burglaries per 1000 Households</p> <p>Annualised Indicator of Cycling Trips linked to LTP* Performance Indicator 10 – Increased to reflect Colchester's cycle town status</p> <p>Motor Vehicles entering Colchester on the main radial corridors – LTP* Performance Indicator 12a</p> <p>Mode Share of Journeys to School linked to LTP* Performance indicator 13</p>	<p>See Para 6.6.9</p> <p>See Para 6.6.9</p> <p>See Para 6.4.4</p> <p>See Para 6.4.5</p> <p>See Para 6.4.6</p>

<p>134</p> <p>Environment and Rural Communities Policies</p>	<p>needs.</p> <p>Develop Colchester as a Regional Transport Node, improving transport connections and gateways within the Borough and to the wider region.</p> <p>Improve the strategic road network and manage traffic and parking demand.</p>	<p><i>(Policies TA1, TA2, TA3, TA4, and PR2)</i></p> <p>Increase use of public transport on selected routes in Colchester <i>(Policies TA3 and TA1)</i></p> <p>To obtain an agreed travel plan for all major commercial/community developments <i>(Policy TA1)</i></p> <p>Reduce the proportion of long stay in comparison with short stay parking <i>(Policy TA5)</i></p> <p>Percentage of completed non-residential development (within Use Class Orders A, B and D) complying with parking standards as set out in the LDF <i>(Policies TA5 and TA1)</i></p>	<p>Number of bus passenger journeys on selected routes linked to LTP* Performance indicator 17</p> <p>Encourage modal shift through Travel Plan and planning application processes</p> <p>Comparison of long and short stay car parking demand and duration in public car parks in the Town Centre</p> <p>Percentage of completed non-residential development (within Use Class Orders A, B and D) complying with parking standards as set out in the LDF</p> <p>*LTP indicators are only set to 2010/11, but since the indicators have not yet been replaced, they are still in use as the best option.</p> <p>Number of homes completed on greenfield land</p> <p>Amount of development in designated areas.</p> <p>Condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & RAMSAR)</p> <p>Number of visitors to Natura 2000 sites</p> <p>Number of AQMDs</p>	<p>See Para 6.4.7</p> <p>See Para 6.4.2</p> <p>See Para 6.4.3</p> <p>Indicator under development</p>
<p>134</p> <p>Environment and Rural Communities Policies</p>	<p>Protect and enhance Colchester's natural and historic environment, countryside and coastline. Support appropriate local employment and housing development in villages and rural communities.</p>	<p>40% or less new houses to be built on greenfield land (AMR Core Indicator) <i>(Policies ENV1, ENV2, SD1, CE1, H1, and UR1)</i></p> <p>Minimise impact of new development in areas designated due to their environmental importance <i>(Policy ENV1)</i></p> <p>95% of nationally designated SSSI's are to be in favourable condition or recovering by 2010. <i>(Policy ENV1)</i></p> <p>Manage visitor numbers at European Sites at levels that do not cause damage or affect site integrity. <i>(Policy ENV1)</i></p> <p>No increase in number of Air Quality Management Districts (AQMDs) <i>(Policies ENV1, TA1, UR2)</i></p>	<p>Amount of development in designated areas.</p> <p>Condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & RAMSAR)</p> <p>Number of visitors to Natura 2000 sites</p>	<p>See Para 6.5.11</p> <p>See Para 6.5.8</p> <p>See Para 6.5.9</p> <p>See Para 6.5.10</p> <p>See Para 6.5.17</p>

<p>Energy, Resources, Waste, Water and Recycling Policies</p>	<p>Encouraging renewable energy and the efficient use of scarce resources. Reduce, reuse and recycle waste.</p>	<p>All developments to incorporate water management schemes including Sustainable Urban Drainage (SUDs) (<i>Policies ENV1 and ER1</i>) 0% net loss of Local Sites (formerly Sites of Importance for Nature Conservation) & Local Nature Reserves (LNR) (<i>Policy ENV1</i>) 0% loss of ancient woodland (<i>Policy ENV1</i>) 0% net loss of priority habitats and species (<i>Policy ENV1</i>) 0 applications to be approved contrary to EA advice (<i>Policies ENV1 and SD1</i>) Assist villages in the preparation of Parish Plans/Village Design Statements and achieve 100% adoption rate. (<i>Policy ENV2</i>) Provide 35% of all housing in rural areas as affordable housing (<i>Policies ENV2 and H4</i>) Ensure rural areas contribute their proportionate share to the overall jobs target (<i>Policy ENV2</i>) Contribute to national target of 100% zero carbon by 2016. Data for this will be more readily available from 2010 onwards in line with interim targets for a 25% carbon reduction by 2010, 44% by 2013 & zero carbon by 2016 as defined in Building Regulations (Part L). (<i>Policy ER1</i>) Contribute to Regional targets in the East of England Plan set out below to increase energy production from renewables sources : 10% by 2010, 17% by 2020 -excluding offshore wind energy, 14% by 2010, 44% by 2020 – including offshore wind energy (<i>Policy ER1</i>)</p>	<p>Number of schemes incorporating water management schemes Number and area of SINC's and LNR's within the Borough Area of ancient woodland within the Borough (New AMR indicator) Change in priority habitats and species Number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds Number of Parish Plans/Village Design Statements adopted as guidance. Percentage of affordable housing units provided in rural wards Number of jobs in rural areas Number of zero-carbon homes completed (National target). AMR Indicator to be developed in line with evolving national targets and policies Renewable energy capacity installed by type</p>	<p>See Para 6.5.17 See Para 6.5.5 See Para 6.5.4 See Para 6.5.3 See Para 6.5.2 See Para 6.5.18 See Para 6.2.4 See Para 6.3.6 See Para 6.6.4 6.6.5</p>
<p>135</p>				

		Contribute to Colchester Borough Council's Local Area Agreement domestic waste recycling targets set out below: 21% by 2008/09, 22% by 2009/10 & 26% recycled by 2010/11 <i>(Policy ER1)</i>	Percentage of domestic waste recycled	See Para 6.5.18
		Contribute to Colchester Borough Council's Local Area Agreement domestic waste composting targets as set out below: 13% by 2008/09, 13% by 2009/10 & 14 % recycled by 2010/11. <i>(Policy ER1)</i>	Percentage of domestic waste composted	See Para 6.5.18
		Contribute to national targets for reduced water consumption/person between 120 litres/person (level 1) and 80 litres/person (level 6) as defined in The Code for Sustainable Homes <i>(Policy ER1)</i>	Per capita consumption of water	See Para 6.5.19

Appendix 4 – Key Facilities and Infrastructure (Table 6d from adopted Core Strategy)

Development Linkage	"Necessary" Projects	Funding status	Delivery Body
East Growth Area	East Transit Corridor	To be secured	ECC
	Medical Centre	To be secured	PCT/LIFT Strategic Partnership Board
North Growth Area	4 new primary schools	To be linked to new development through planning obligations/ standard changes	Developer/ CBC
	A12 junction improvements – Cuckoo Farm (Junction 28)	To be secured	Developer/ Highways Agency
	Expand secondary school capacity	To be linked to new development through planning obligations/ standard changes	Developer/ECC
	North Transit Corridor	To be secured through the release of the Severalls Hospital Development	Developer
	North/South Capacity Improvements (A133/A134)	To be secured	ECC
	Northern Approaches (phase 3) and new A12 Junction (junction 28)	Secured through Section 106 Agreement Community Infrastructure Funding (CIF2) bid submitted	Developer / Highways Agency

Development Linkage	"Necessary" Projects	Funding status	Delivery Body
	North Park and Ride (permanent) ¹	Project identified in Regional Funding Allocation as a Priority 1b scheme	ECC
South Growth Area	Medical Centre	Secured	PCT
	New Primary School	To be linked to new development through planning obligations/ standard changes	ECC
Stanway Growth Area	New Primary School	To be linked to new development through planning obligations/ standard changes	ECC
	Western Bypass - Northern and Southern sections	Secured through Section 106 agreement	Developer
	Stanway Road Improvements Warren Lane	To be secured	Developer
Town Centre Growth Area	A133 Central Corridor Improvements (Stage 1 short term measures) ²	Essex County Council (ECC) Local Transport Plan (LTP) funds allocated, Community Infrastructure Funding (CIF2) bid submitted	ECC
Supports all growth areas	A12 junction improvements - Crown Interchange (Junction 29)	To be secured	Developer/ Highways Agency
	A12 junction improvements - Eight Ash Green (Junction 26)	To be secured	Developer/ Highways Agency
	A12 junction improvements - Marks Tey (junction 25)	To be secured	Developer / Highways Agency

Development Linkage	"Necessary" Projects	Funding status	Delivery Body
	A133 Central Corridor (Stage 2 long term measures)	To be secured	ECC

Development Linkage	"Local and wider benefit" Projects	Funding status	Delivery Body
East Growth Area	Colne River Pedestrian/Cycle Bridge	Secured through Section 106 Agreements	Developer
	Hythe Rail Station improvements	GAF allocated	Network Rail/ ECC
	Strategic public open space	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	University of Essex expansion	To be secured	University
	University Research Park (Access improvements)	Secured through Section 106 Agreements	Developer
	Allotments	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Community Hall improvements and new Community Centre	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
North Growth Area	Community stadium	Secured	CBC
	Electricity Sub Station	To be linked to new development through planning obligations/ standard charges	Electricity Provider

Development Linkage	"Local and wider benefit" Projects	Funding status	Delivery Body
	Sport, recreation and youth facilities	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Strategic public open space	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
South Growth Area	Gym Facilities Garrison	Secured	Developer/ CBC
141	Allotments	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Expand secondary school	To be linked to new development through planning obligations/ standard charges	ECC
	Improved Bus Links	To be secured	ECC
Stanway Growth Area	Strategic public open space	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Village Hall improvements	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Youth recreation facilities	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
Town Centre Growth Area	Cultural Quarter (Public Realm)	Development team selected, Growth Point Funding Secured	CBC/ Developer

Development Linkage	"Local and wider benefit" Projects	Funding status	Delivery Body	
142	Firstsite New site (Community Arts Facility)	Secured	CBC	
	Historic Town Centre Improvements	Growth Area Funding (GAF) allocated	ECC/CBC	
	Magistrates' court	Dept for Constitutional Affairs (DCA) PFI funding decision imminent	DCA	
	New Bus Station	To be secured through development	Developer	
	Colchester North Rail Station Improvements ³	To be secured	Network Rail/ECC/CBC	
	Colchester Town Rail Station Improvements ⁴	Secured through Section 106 Agreements	Network Rail/ ECC	
	Southway Pedestrian/cycle bridge ⁵	To be secured through development	Developer	
	Tiptree	Expand primary school	To be linked to new development through planning obligations/ standard charges	ECC
		Sports pitches and allotments	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
		Tiptree Health Centre	To be secured	PCT/LIFT Strategic Partnership Board

Development Linkage	"Local and wider benefit" Projects	Funding status	Delivery Body
West Mersea	West Mersea Health Centre	To be secured	PCT/LIFT Strategic Partnership Board
Wivenhoe	Allotments	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Community Hall improvements	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Wivenhoe Health Centre	To be secured	PCT/LIFT Strategic Partnership Board
143	Youth facilities	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
Supports all growth areas	A120 Braintree to A12	Partial allocation in Regional Funding Allocation	HA
	Cemetery expansion - Berechurch	To be secured	CBC
	Colchester-Clacton branch line re-signalling	Secured	Network Rail
	Essex Police facilities	To be secured	Essex Police
	Facilities to support 2012 Olympics	To be secured	Developer/ CBC

Development Linkage	"Local and wider benefit" Projects	Funding status	Delivery Body
	Green Links and Walking and Cycling improvements	Funding secured	ECC/CBC
	New public open space - St John's	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
	Quality Bus Partnerships and Public Transport Improvements	Secured through LTP allocation	ECC
	Village Hall improvements - Rowhedge	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
<p>1 Transport project also supporting development in the Town Centre Growth Area</p> <p>2 Transport project also supporting development in the North Growth Area</p> <p>3 Transport project also supporting development in the North Growth Area</p> <p>4 Transport project also supporting development in the South Growth Area</p> <p>5 Transport project also supporting development in the South Growth Area</p>			

- INDICATES THE CURRENT PERMISSION WILL EXPIRE BEFORE 31 MARCH 2014.

PERM - SITE WITH PLANNING PERMISSION.
 WOPP - SITE WITHOUT PLANNING PERMISSION.

Colchester Borough Trajectory - Includes site information

1st APRIL 2013

FINAL FIGURES AND INFORMATION

- SMALL SITES, (ELEVEN UNITS OR LESS) ARE SHOWN IN THESE LIGHTER COLOURS -

UNITS TO BE BUILT	TOTAL UNITS	Planning Permission Number	Date Expired	BUILT AT 31 3 2013	SITE LOCATION			Status	Nat Grid Ref.	Area	Ward	Applicant Name (with PIP)	Timeline																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
					Strategic Site	1	2						3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
0	0												2000	1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000

- INDICATES THE CURRENT PERMISSION WILL EXPIRE BEFORE 31 MARCH 2014.

PERM - SITE WITH PLANNING PERMISSION.
WOPP - SITE WITHOUT PLANNING PERMISSION.

Colchester Borough Trajectory - Includes site information

1st APRIL 2013

FINAL FIGURES AND INFORMATION

- SMALL SITES; (ELEVEN UNITS OR LESS) ARE SHOWN IN THESE LIGHTER COLOURS -

UNITS TO BE BUILT	TOTAL UNITS	Planning Permission Number	Date Expired	BUILT AT 31 3 2013	SITE LOCATION	Status	Nat Grid Ref.	Area	Ward	Applicant Name (with PIP)	2000/1	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
0	0			N/A	Strategic Site																	
3	3	102379	2014/02		0 35 NEW ROAD WITH ACCESS OFF KEEBLE CLOSE	PERM	590046	216123	0.113	TIP	Mr Gary Sharp		3									
1	1	121888	2015/12		0 LAND AT 46 NEWBRIDGE ROAD	PERM	590661	216168	0.071	TIP	Mr M Bell		1									
1	1	110556	2014/05		0 LAND BETWEEN 9 AND 11 CITY ROAD	PERM	600153	212966	0.027	WMS	Mr & Mrs Robert Open		1									
1	1	121588	2015/11		0 17 COAST ROAD	PERM	600809	212430	0.065	WMS	Mr Sargeant		1									
6	6	121333	2015/12		0 MERSEA COURT, HIGH STREET NORTH	PERM	601004	213014	0.168	WMS	Mersea Island Trust			6								
5	5	121334	2015/12		0 AKHURST CLOSE, MELROSE ROAD	PERM	601124	212762	0.296	WMS	Mersea Island Trust			5								
1	1	072744	started		0 6 HIGH STREET	PERM	600989	212444	0.216	WMS	Mr and Mrs Langley		1									
1	1	F/COL 0346/03	started		3 17 HIGH STREET NORTH AND GARDEN AREA	PERM	600990	212914	0.119	WMS	N Smith		1									
1	1	121654	2015/11		0 61 EMPRESS AVENUE	PERM	602172	212651	0.208	WMS	Miss Josephine Hughes		1									
1	1	111363	2014/10		0 16 BARFIELD ROAD	PERM	601117	212839	0.04	WMS	Mr P Davies		1									
0	2	072736	COMPLETE		2 39 EAST ROAD	PERM	601825	213266	0.05	WMS	N D Smith Ltd		2									
3	3	131923	2016/11		0 ROSABELLE AVENUE GARAGES	WOPP	603616	222327	0.134	WVO	Coldchester Borough Council		3									
0	1	121611	COMPLETE		1 THE OYSTER CATCHERS, ST JOHNS ROAD, WIVENHOE	PERM	604016	221391	0.006	WVO	Mr M Blebecki		1									
0	3	F/COL 0160/07	COMPLETE		3 FORMER WORKS, CORNER OF QUAY STREET / WEST STREET	PERM	603824	221525	0.039	WVO	Heritage Homes Ltd		3									
24	24	24	24		0 CEDRICS, 1 THE AVENUE	WOPP	603872	222030	0.25	WVO			15	16								
0	96	091559	COMPLETE		96 COOKS SHIPYARD, WIVENHOE	PERM	604128	221427	3.384	WVO	Taylor Wimpey Dev Ltd											
1	1	090822	started		0 LAND AT 47 BELLE VUE ROAD	PERM	604203	222194	0.042	WVO	Mr and Mrs D Dykes		1									
0	198		COMPLETE		198 GARRISON DEVELOPMENT - Q - COMPLETED	PERM	599654	223136	6.693	BER	Taylor Wimpey											
0	289		COMPLETE		289 GARRISON DEVELOPMENT - S1 - COMPLETED	PERM	599838	222120	10.28	BER	Taylor Wimpey											
6	146	072928	27/02/2011		140 GARRISON DEVELOPMENT - S2S - UNDER CONSTRUCTION	PERM	599518	222009	4.35	BER	Taylor Wimpey		63	13								
21	21				0 GARRISON DEVELOPMENT - S2SW - UNDER CONSTRUCTION	WOPP	599313	222070	0.672	BER	Taylor Wimpey		21									
137	163	091641	2013/04		26 GARRISON DEVELOPMENT - S2N - UNDER CONSTRUCTION	PERM	599561	222125	0.57	BER	Taylor Wimpey		30	40	40	27						
48	48				0 GARRISON DEVELOPMENT - S2NW - NOT STARTED	WOPP	599356	222187	1.662	BER	Taylor Wimpey		8	40								
38	38	090020	2019/01		0 GARRISON DEVELOPMENT - P1 - UNDER CONSTRUCTION	PERM	599694	223813	1.12	BER	Taylor Wimpey Flagstaff Office		11	10								
21	21	091563	2015/05		0 URBAN VILLAGE, BERCHURCH HALL ROAD	PERM	599309	222070	0.668	BER	Taylor Wimpey		4									
41	41	080914	2019/05		0 GARRISON DEVELOPMENT - H1/H2 - NOT STARTED	PERM	599348	224588	2.243	CHR	Taylor Wimpey		4									
268	501	VARIOUS	SEVERAL		233 GARRISON DEVELOPMENT - J - UNDER CONSTRUCTION	PERM	599247	224376	10.26	CHR	Lexden Restorations Ltd / Bovis Homes Ltd		33	30	60	60	60	58				
14	14	100982	2012/09		0 GARRISON DEVELOPMENT - K1/K2 - NOT STARTED	PERM	599202	224179	1.292	CHR	Tesco Stores Ltd.		14									
487	537	101059 / 120088	started		50 GARRISON DEVELOPMENT - A1 - UNDER CONSTRUCTION	PERM	600138	224382	13.47	NEW	Taylor Wimpey		50	55	55	55	55	55	55	55	55	55
11	11	072824 / 072820	2013/11		0 GARRISON DEVELOPMENT - B1a - UNDER CONSTRUCTION	PERM	599714	224713	1.061	NEW	Lexden Restorations Ltd		5	6								
116	116	080712	2015/03		0 GARRISON DEVELOPMENT - B1b - NOT STARTED	PERM	599766	224595	3.753	NEW	Taylor Wimpey		36	20	20	20	20	20	20	20	20	20
0	30		COMPLETE		30 GARRISON DEVELOPMENT - C2 - COMPLETED	PERM	599711	224472	0.518	NEW	Taylor Wimpey		47	56	43	42	46	32				
163	266	101502	2013/10		103 GARRISON DEVELOPMENT - L/N - UNDER CONSTRUCTION	PERM	599894	223893	8.883	SHE	Taylor Wimpey		56	47	56	43	42	46	32			
0	284		COMPLETE		284 GARRISON DEVELOPMENT - O - COMPLETED	PERM	599401	223831	6.747	SHE	Taylor Wimpey		592	480								
7703					COMPLETED SITES NO LONGER INDIVIDUALLY LISTED ABOVE																	
500					SMALL SITE ALLOWANCE/WINDFALLS								0	0	0	0	0	0	0	0	0	0
10976					Past Completions								592	1012	617							
3967					Projected Completions, (GREENFIELD)								187	319	342	421	417	440	440	320	290	
6253					Projected Completions, (BROWNFIELD)								698	674	608	466	489	385	454	454	415	
10620					Projected Completions by year (Total)								885	993	950	887	906	825	774	705	705	
					Cumulative Completions								10359	10976	11861	12854	13804	14691	15597	16422	17196	17901
22410					PLAN - Strategic Requirement (annualised)								830	830	830	830	830	830	830	830	830	830
					PLAN - Strategic Requirement Cumulative								9130	9960	10790	11620	12450	13280	14110	14940	15770	16600

