

Local Development Framework Committee

**Town Hall, Colchester
28 September 2009 at 6.00pm**

The Local Development Framework Committee deals with the Council's responsibilities relating to the Local Development Framework.

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Local Development Framework Committee

To deal with the Council's responsibilities relating to the Local Development Framework.

**COLCHESTER BOROUGH COUNCIL
LOCAL DEVELOPMENT FRAMEWORK COMMITTEE
28 September 2009 at 6:00pm**

Members

Chairman : Councillor Nick Cope.
Deputy Chairman : Councillor Martin Goss.
Councillors Elizabeth Blundell, Robert Davidson,
Christopher Garnett, Chris Hall, 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

(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 off or to silent;
- 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 personal interests they may have in the items on the agenda.

If the personal interest arises because of a Councillor's membership

of or position of control or management on:

- any body to which the Councillor has been appointed or nominated by the Council; or
- another public body

then the interest need only be declared if the Councillor intends to speak on that item.

If a Councillor declares a personal interest they must also consider whether they have a prejudicial interest. If they have a prejudicial interest they must leave the room for that item.

If a Councillor wishes to make representations on an item on which they have a prejudicial interest they may do so if members of the public are allowed to make representations. In such circumstances a Councillor must leave the room immediately once they have finished speaking.

An interest is considered to be prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice the Councillor's judgement of the public interest.

Councillors should consult paragraph 7 of the Meetings General Procedure Rules for further guidance.

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

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To confirm as a correct record the minutes of the meeting held on 22 June 2009 and 26 August 2009.

7. Community Facilities Supplementary Planning Document

24 - 51

See report by the Head of Strategic Policy and Regeneration.

8. Backland and Infill Development Supplementary Planning Document

52 - 83

See report by the Head of Strategic Policy and Regeneration.

9. East of England Plan Review to 2031

84 - 92

See report by the Head of Strategic Policy and Regeneration.

10. 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).

**LOCAL DEVELOPMENT FRAMEWORK COMMITTEE
22 JUNE 2009**

Present :- Councillor Nick Cope (Chairman)
Councillors Elizabeth Blundell, Robert Davidson,
Christopher Garnett, Martin Goss, Chris Hall,
John Jowers and Kim Naish

4. Minutes

The minutes of the meetings held on 23 March and 20 May 2009 were confirmed as a correct record.

Councillor Lewis asked for clarification on the Site Allocation Development Plan Document. On page 116 of the document there was a comment that site S114, a parcel of land in Irvine Field adjacent to Philip Morant School, had been withdrawn by Essex County Council since the issues and consultation stages. At a recent public meeting it had been stated that this was not the case and she asked for clarification. Karen Syrett, Spatial Policy Manager, agreed to investigate the situation and notify Councillor Lewis of the position.

Councillor John Jowers (in respect of being a member of Essex County Council, the East of England Regional Planning Panel and the Regional Flood Defence Committee) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

Councillor Elizabeth Blundell (in respect of her membership of Copford and Easthorpe Parish Council) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

Councillor Christopher Garnett (in respect of his membership of Langham Parish Council) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

Councillor Robert Davidson (in respect of his membership of Winstred Hundred Parish Council) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

5. Settlement Boundary Review

The Committee considered a report by the Head of Strategic Policy and Regeneration on a review of settlement boundaries. The Inspector had

supported the Core Strategy but recommended that further work be undertaken to inform the site allocations work. The information gained from this review would be added to the evidence base. The review had included a general study of villages and policies relating to rural areas; and had then considered changes to settlement boundaries, the policy of village growth restraint, completed development and development as a result of the site allocations process. The changes were substantially minor mapping errors and in Dedham the inclusion of the new community facility and affordable housing. There is one additional change on page 75, by the addition of "except for the western extension to Wyvern Farm" to paragraph 5.6.24. The reference throughout the document to the Proposals Map relates to the maps included in the Site Allocations consultation document.

Karen Syrett, Spatial Policy Manager, and Laura Chase, Planning Policy Manager, attended to assist the Committee in its deliberations.

Mr Caffrey addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He objected to the boundaries at Tiptree because he considered the information in the report was incorrect. It was stated that 540 units had been completed or applications had been granted. However, his detailed study of completed builds and applications granted in Tiptree revealed the figure should be 644 which goes some way towards the Core Strategy figure of 680 units. The brownfield site known as Wilkins would add a further 73 or 113 to the total which takes it to 717. He has supporting information available and he believed the figures should be reviewed and verified. He referred to the site mentioned in paragraph 5.10.3, land at Grange Road, Tiptree; 191 objections to this site were submitted during the consultation process. The sewage connection for this site would be over ½ mile away. He requested that a decision to include this site be deferred until the figures can be confirmed.

In response the Spatial Policy Manager explained that the figures referred to in the report are minimum figures for Colchester to achieve which are allocated at regional level. Whilst the needs of residents are important, it was necessary to take account of all relevant matters. The only basis for a change at Wilkins is if another greenfield site is released for employment land which would also need to be considered.

Mr Ted Gittins addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He was concerned that there had been a wholesale rejection of sites outside settlement boundaries rather than a careful evaluation of particular proposals and the needs of individual villages. The review only involved fine tuning of settlement boundaries which was interpreted as correcting drafting errors rather than sustaining local services. The Council has accepted that there is capacity to fulfil housing

needs for the next 20 years, although the report contains no information about the residual future capacity. It is impossible to assess the adequacy of existing housing land within the plan period and to know the potential in village envelopes for housing. In respect of the quotation in paragraph 2.1.4 which is a requirement set out in PPS7, he questioned whether members were satisfied that the local need had been identified.

In response the Planning Policy Manager explained that many of the remarks made by Mr Gittins had also been made during the development of the Core Strategy and that the Council's approach to limited development only in villages had been validated by the Inspector. The review considered the very small number of changes needed to settlement boundaries in that context. Many villages have developed a parish plan which will assist in bringing forward affordable schemes. In respect of market housing for villages, there are a number of such sites put forward around the edges of villages and to revise boundaries to let some in but not others is difficult in the context of the Core Strategy. In general, the review had looked carefully at each village envelope and criteria had been developed and applied consistently.

Councillor Chapman attended and, with the consent of the Chairman, addressed the Committee. Table 2 contained inaccuracies for Fordham and Stour ward; he was concerned that villages had a very good shop which contains a post office. However his main point was the adverse effect that the stadium was having on Boxted. There were issues here regarding lighting, which extends towards Boxted, and in the winter months when the tree screen is absent the stadium is more visible, which together give the area an urban appearance.

In response the Planning Policy Manager explained that a comprehensive survey of village facilities had been undertaken in 2005, but for this review the parish councils had been relied upon to provide up to date information. In respect of the community stadium the wording in the report could be reviewed and if it looks to be appropriate changes could be made.

The Committee made a number of comments and Karen Syrett, Spatial Policy Manager, and Laura Chase, Planning Policy Manager, responded as indicated:-

Committee Comments – Housing targets

- the Committee must bear in mind national policy when considering the numbers of new homes to be built. All local authorities are committed to a minimum housing target set by the Regional Plan and the target for Essex has been increased from 142,000 to 196,000. The local authority does not have the ability to chose whether or not to accept the target;

- there could be too much reliance placed on the large housing allocation in North Colchester, particularly as it is itself reliant on the proposed A12 junction. The junction was meant to have been built before the Community Stadium and the scenario was raised about what would be the response if the junction did not come on stream;
- the amount of new housing that was being allocated to Colchester at the regional level was alarming and there was a suggestion that it be challenged;
- in respect of the target allocated to Colchester, there was a view that there was sufficient capacity within Colchester to avoid the need to allocate housing in villages.

Officer Response – it was explained that the Local Development Scheme sets out a 3 year programme for the publication of documents and with an anticipated review regime. A review of the East of England Plan has already commenced which will mean that the Colchester Core Strategy and Site Allocations DPD will be reviewed when the Regional Plan is adopted. The purpose of this report is to enable the Committee to comment on the review of boundaries and other related matters. However whilst there are some things that can be revisited, it is not possible to revisit what is already contained in the Core Strategy. It was confirmed that the housing target figures were minimum numbers handed down to local authorities from the East of England Plan. The Inspector required local authorities to use minimum figures for the whole of the borough.

Committee Comments – Affordable housing in villages

- there appeared to be nothing allocated to the villages except affordable housing, a term usually applied to social housing rather than housing that young people can afford;
- there is a requirement to provide affordable/shared equity housing;
- shared equity seems to work because it creates a living community;
- it was believed that the Council did not have to designate exception sites for affordable housing because they are adjacent to village envelopes, and the site allocation document simply suggests that that is what they could be used for;
- affordable housing had worked well in both Langham and Dedham. There are already twenty-four units built and they have the unique situation where a registered housing landlord has built a doctors surgery on affordable land with three affordable properties attached; all five affordable housing sites are contiguous and the landowners provided the land at agricultural prices;
- conversely the lack of confidence about deliverability was voiced because a willing and co-operative landowner was a prerequisite;
- reference was made to an affordable rural housing development in

Hanningfield where the allocation is undertaken by the village: the priorities for assessment are whether the applicants lived in the village, whether they had a family connection with the village, and whether they were key workers. The cost of the site was a great deal more than that paid for the Dedham site and it was considered that there might be a danger that too much is being attempted on the cheap;

- if development has to be within the village envelope the result will be an intensive urban ribbon development and the Council should look at what else housing can bring.

Officer Response – it was explained that when affordable housing sites are considered there are various criteria such as access to services and affordability which need to be considered. It was also confirmed that affordable housing sites do come forward as exception sites. The definition of affordable housing is set out in the Local Plan and in Local Planning Guidance and is classified as housing for people who cannot afford to rent or buy on the open market which applies equally to rural and urban areas. Within rural areas there is additional provision in terms of working with town and parish councils to help provide affordable housing. It was suggested that the document could be enhanced by including statistics on village housing to demonstrate that the targets have been met and this element will be included in the document before it is published.

Committee Comments – Rural communities

- it should be borne in mind that 72% of the borough is rural;
- a report just been issued about the risk of rural communities failing because they may become places for the well off;
- the lack of housing which is affordable is encouraging rural deprivation. Generally people cannot afford a car to get into town or to go to the local supermarket. Where will children go to school? Villages need housing and more work needs to be done;
- the amount of Section 106 monies available to villages depends on the level of planning applications, and vice versa;
- there is a need to look strategically at housing in villages. Some villages would welcome new housing if it brought new families into the village; living villages are what is needed. Sustainable communities comprise generations which are important in rural areas;
- the essential elements of a village are a school, a shop and a public house;
- there are a couple of villages where there are no places for youngsters to play games;
- it was suggested that three houses in each village would help the housing problem by preventing them from becoming dormitories.

Officer Response – the suggestion of three dwellings per village per year would provide ninety new homes which equates to 1,350 new homes in the countryside over the life of the Plan. This could be achieved without allocating new sites.

Committee Comments – Rural employment

- whilst it is accepted that there should be land zoned for employment use, there were concerns about the businesses they would attract and the level of salaries they would provide;
- it was considered that the allocation of rural employment areas outside village boundaries was a positive move;
- the report states that business start ups are higher and more successful in rural areas;
- local industries are using adapted farm buildings and proving extremely successful, but they are not employing too many people;
- there was a view that the document was little prescriptive and perhaps a closer look at PPS7 is appropriate.

Officer Response – it was explained that policies for rural areas were being developed both locally and nationally. The Government is consulting on a consolidated economic development policy for rural and urban areas which incorporates several national Planning Policy Statements including parts of PPS7 on rural areas. The objective is to move away from use classes per se and it is hoped that with the development policies and national policies it will be possible to have a more flexible approach.

Committee Comments – Village design statements and parish plans

- It is imperative that villages produce useful parish plans and efforts have been directed to achieving this aim. These documents will provide the Council with useful information in relation to affordable housing and will make all the difference to the Core Strategy;
- there was some concern that only twenty-two of the thirty-one parish councils had responded to the consultation document and, if appropriate, it was suggested that the remaining parish councils be given more time in which to comment;
- villages without a plan need assistance to develop one and where no response had been received members were encouraged to actively support the parish councils in the preparation of village design statements.

Officer Response – it is intended that a review of needs from 2021 up to 2031 be undertaken. The comments on village design documents were welcomed. It was confirmed that parish plans and village design statements would not be too late to influence documents in the local development framework which is a

more responsive document. As they come forward they will form part of the evidence base. Those parish councils which have not responded to the consultation have been followed up by email, letter and telephone and the Council is very keen to get their feedback.

Committee Comments – Design and sustainability

- design is more important in rural areas and there are innovative developers and construction coming through;
- the first phase of the Linden Homes development is energy efficient but the design is poor;
- eco friendly homes are affordable in terms of maintenance and running. Perhaps the Council should be looking at best practice and this is a market yet to be examined.

Committee Comments – Tiptree

- locally Tiptree is considered to be a village and therefore has a village envelope not a settlement boundary, the latter term is used in connection with Tiptree in the document;
- the housing allocation should be a maximum and not a minimum, and windfall sites should count towards the target;
- there remained concerns about the Wilkin site being included in the site allocations, because the site is considered to be an industrial zone and not suitable for housing because of the poor infrastructure. Nearly 200 people attended a Tiptree village meeting in opposition to this particular site being allocated for housing and the view that the Council should listen to that level of public feeling was supported;
- local employment areas which can minimise traffic were needed desperately so the employment land should remain where it was and not be allocated for housing. It is the wrong place for housing and the situation needs to be reviewed having regard to access from the A12 and Grange Road. Members were also aware that Station Road had a vacant employment provision. A site visit, possibly to Tiptree, was suggested.

Officer Response – it was confirmed that in the Local Plan Tiptree did not have a village envelope but it did have an easily defined settlement area within which there was an expectation for residential development and outside of which there was a presumption against development. The wish to revisit in part the Tiptree housing allocation was acknowledged. It was explained that a water cycle study was being undertaken and would provide information about the capacity of all sewage treatment works. The Anglian Water plan will be factored into developments. In respect of the employment site in Tiptree, this site was part of a boroughwide review of employment land by independent consultants who have suggested that this site was unlikely to come forward

within the plan period as evidenced by empty units in the locality. Accordingly consideration must be given to reallocating the land (PPS3). There are a number of sites being consulted on at the moment and the comments regarding Tiptree were welcomed.

Committee Comments – on other locations

- the Langham village boundary in figure 9, paragraph 5.9.14, did not look to be correct. It should follow the middle of the old A12 road so the white lozenge should be included;
- the only corridor which has not been looked at is the Colchester to Mersea corridor. There is strong support for a school with a footway into town.

Officer Response – the village boundary of Langham would be clarified. There was support for the corridor from Colchester to West Mersea but it will not come out of this settlement boundary review.

RESOLVED that the comments made by the Committee and all representations be taken into account in formulating the final boundary review document including a review of the policy regarding settlement boundaries/village envelopes in greater depth.

6. Local Wildlife Sites Review

The Committee considered a report by the Head of Strategic Policy and Regeneration on a review of wildlife sites. Local Wildlife Sites (LoWS), previously known as Sites of Importance for Nature Conservation (SINCs), are areas of land in the borough which have significant wildlife value. Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public bodies to conserve biodiversity and the outputs from the review will help the Council to meet its obligations under this legislation. Beverley McClean, Coast and Countryside Planner, attended to assist the Committee in its deliberations.

The original report on SINCs was produced in 1991 and was heavily evidenced based using extensive field surveys. In 2006 DEFRA developed new robust selection criteria and in 2008 the Council commissioned a land use and habitat survey using the new selection criteria. From the original list of sites, twenty-two were deleted including any sites with an SSSI designation because they are protected under their own legislation, and any sites which did not meet the new criteria or their nature conservation interest had decreased. Some sites were amalgamated and forty-eight new sites were added.

It was explained that the review document would be on the website very soon. If a site did not fulfil the criteria it may be a case of not being managed well. However, there is now more information about biodiversity and Essex Wildlife Trust has offered to help landowners to improve those sites in private ownership. The Council will manage its own sites and promote good management and protection to other landowners. Members of the Committee made a number of comments including: sites they were aware of but which were not on the list; queries about particular sites to be clarified after the meeting; queries about access and the presence of a site on the list not necessarily conferring rights of access beyond any public rights which already existed.

RESOLVED that the report be noted and the review of Local Wildlife Sites be approved as part of the evidence base to inform the Local Development Framework, in particular the Site Allocations Development Policy Document and the Development Policies Development Policy Document, scheduled for submission in autumn 2009.

**LOCAL DEVELOPMENT FRAMEWORK COMMITTEE
26 AUGUST 2009**

Present :- Councillor Nick Cope (Chairman)
Councillors Elizabeth Blundell,
Christopher Garnett, Martin Goss, Chris Hall,
John Jowers and Kim Naish

Substitute Member :- Councillor Christopher Arnold
for Councillor Robert Davidson

7. Minutes

The minutes of the meeting held on 22 June 2009 to be amended to attribute Councillor Chapman's comments as being made by him as a visiting councillor.

8. Have Your Say!

Mr Ted Gittins addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He referred to concerns that site allocations had gone too far towards urban growth at the expense of modest growth in rural communities. The outcome of the Settlement Boundary Review did not provide small sites in villages which would produce affordable housing. The threshold for affordable housing is too low to produce significant numbers on the back of green field land if there is reliance on development within village envelopes as the vast majority of sites in rural areas are for one or two units. The documents are now too advanced to change this and new housing in the next 15 years will not generate sufficient affordable housing. Exception housing will not deliver sufficient numbers to meet the needs of the population.

Karen Syrett, Spatial Policy Manager, referred to the Inspector's report paragraph 7.29 which says the core strategy supports through policies H4 and NE2 the provision of community needs such as affordable housing on land outside but contiguous with village boundaries. Such sites have come forward in the borough already and it may be that limiting opportunities for market housing in villages will stimulate further such schemes and be the most effective way of delivering affordable housing in rural areas. The Rural Commission may be looking at another alternative. A member of the Committee commented that there is a report on this issue due out in two weeks' time. There is a tenfold need for rural housing. Exception sites should not necessarily be allocated to social housing, they should be allocated by the parish council. Essex County Council may be trialling this issue.

Mr Joseph Greenhow addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He referred to an information gap on village settlement boundaries and where land is needed to meet housing targets. It is unclear why the villages of Marks Tey, West Bergholt and Great Horkeley were given targets but not others. It would be expected that an assessment of completed units and land availability would be undertaken to establish how many houses are required in each location. The settlement boundary review, unit completions and development data includes all villages. It is not clear in which specific villages the land should be found to meet targets. This will rob other villages of housing growth. He requested clarification of the figures.

Karen Syrett, Spatial Policy Manager, explained that Great Horkeley, Marks Tey and West Bergholt were picked out by the consultants in the housing land availability assessment because they had experienced some growth. There is no embargo on proposals, they will be considered in the documents in this agenda and in the Core Strategy. In respect of the settlement boundary review, the Inspector stated that the Council's approach was valid and there was no requirement to consider alternatives which are not appropriate or relevant. A certain amount of growth might be possible without undermining the strategy but would need to be supported by robust and credible evidence relating to core strategy objectives. This could allow for fine tuning. No such evidence had been put forward. Tiptree, Wivenhoe and West Mersea were three settlements identified as rural centres. Their role is to provide for a small amount of new housing and services for surrounding areas.

Members of the Committee commented that Great Horkeley had the largest green field site in the borough. There are 38 to 40 units of affordable housing there. It was a local initiative, locally approved and went to the Inspector. There was little enthusiasm for developing Marks Tey because of the lack of support for the improvement of the A120. Marks Tey had been allocated 70 units and had completed 32 but without improvements to the infrastructure further units could not be built.

Mrs Louisa White addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). She was concerned that some people were co-opted onto parish councils rather than being elected which she considered not to be democratic. She also believed that parish councils formed committees which excluded the public from attending. If consultation was important in the LDF process it was not being achieved at the local level. She believed that she had been excluded from participation in a working party whilst people known to the parish councillors were invited to attend.

Members of the Committee confirmed that election to a parish council was part of the democratic process but they do also co-opt people. Myland Parish

Council has a Design Statement Team which is made up of residents and representatives of the parish. The number of parish councillors is as low as possible and neither the Chairman nor the Vice Chairman were parish councillors. There was support for road shows which had been extremely useful in the past. Both Dedham and Langham have teams which develop the parish plans and both have parish council representatives but the rest of the membership is local people who have an interest in the welfare of the two villages. The consultation on the site allocations document was announced in the newspaper which is another method of engaging the public.

Karen Syrett, Spatial Policy Manager, explained road shows have been held in the past but there does not seem to be much enthusiasm at that level to talk about planning policy. She had attended a number of local events in Rowhedge, Wivenhoe, West Mersea, Tiptree and Great Horkeley.

Councillor John Jowers (in respect of being a member of Essex County Council, the East of England Regional Planning Panel and the National Urban Design Commission and the Essex Rural Communities Commission) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

Councillor Christopher Arnold, Councillor Elizabeth Blundell, Councillor Christopher Garnett and Councillor Martin Goss (in respect of their respective memberships of Great Horkeley Parish Council, Copford and Easthorpe Parish Council, Langham Parish Council and Myland Parish Council) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

9. Development Policies Submission Document

The Committee considered a report by the Head of Strategic Policy and Regeneration on the Development Policies Submission Document together with the draft Submission Document.

The Core Strategy was the first document to be adopted and any subsequent documents must agree with the Core Strategy which contained twenty-three strategic policies providing a cornerstone for the policies in this document. The draft Submission Document had been produced following a series of consultations; initially on the development issues that could be covered and in how they should be addressed followed by a second public consultation providing the opportunity for comment on the Council's preferred options for policies to manage future development. The Submission Document is the outcome of these consultations after analysis and further evidence base

work. It is intended to publish the final Submission Document for six weeks under Regulation 27 which will provide consultation bodies and the general public an opportunity to comment on the soundness of the Council's preferred options before submission to the Government.

Karen Syrett, Spatial Policy Manager, and Mark Edgerley, James Firth and Simon Osborn, Planning Policy Officers, attended to assist the Committee in its deliberations.

DP1: Design and Amenity

Comment from Committee: It is absolutely crucial that visual amenity is not just an urban guide but applies throughout the borough. The use of local materials was strongly supported. This is an attractive borough and there was a wish to continue its improvement.

DP2: Health Assessments

Comment from Officer: This policy includes access to open space and health facilities.

DP3: Planning Obligations and the Community Infrastructure Levy

Comment from Officer: This policy may need slight rewording because of the suggestion that Section 106 agreements may be phased out. Any authority with an adopted Core Strategy can go on to a charging structure.

Comment from Committee: If Colchester moves to the Community Infrastructure Levy (CIL) it must be remembered that developers are also our partners and without them no development is possible. On a large development in Colchester the Council made adjustments to the legal agreement to enable the company to remain in the town. Interpretation of the policy is key.

Comment from Officer: The comment will be taken on board. When considering Section 106 agreements, viability is taken into consideration during the negotiation process.

DP4: Community Facilities

Comment from Officer: If a change of use or demolition of a community facility is proposed, evidence will be required to show how the proposal complies with criteria set out in the policy.

DP5: Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

Comment from Officer: This policy has been carried forward from the Local Plan which is flexible. It is recognised that in some areas some uses may not be appropriate.

Comment from Committee: A degree of flexibility is needed where employment land has not been taken up for that use. Sometimes it is necessary to make judgements on whether the use should be residential or employment. This needs closer examination.

DP6: Colchester Town Centre Uses

Comment from Officer: It is proposed to retain a percentage approach, but simplified into Inner Core, Outer Core and Mixed Use areas.

Comments from Committee: Concerned that the day time economy should be differentiated from the substantial night time economy. There are conflicts with other uses such as A3, restaurants, and D1 non-residential institutions, museums, libraries, health centres, etc. The street frontage usage quoted in the document should be either a percentage or a distance.

Comment from Officer: An Area Action Plan is schedule for preparation which will address some of the night time issues. A3 is cafes and restaurants, A4 is drinking establishments, A5 is takeaway establishments, and there is a recognition that they should not be allowed to change without permission. The street frontage measurement will be checked and if necessary changed before the document is finalised.

DP7: Local Centres and Individual Shops

Comment from Officer: This policy has been expanded in the light of recent decisions so an individual shop can be protected, and account can be taken of the impact a new shop might have on a locality.

DP8: Agricultural Development and Diversification

Comment from Officer: This is the revised CO10 in the Local Plan.

DP9: Employment Uses in the Countryside

Comment from Officer: A number of new employment sites have been allocated and policy includes a guide to future use.

DP10: Tourism Development

Comment from Committee: The proposal for further youth hostels is not supported in the explanation. There may be a possibility for more than one in the borough.

Comment from Officer: Agreed to add that the preferred location for the first youth hostel is within the town centre which reflects the sequential test that needs to be applied, but the wording will be looked at in order not to prevent further youth hostels in the borough.

DP11: Flat Conversions

Comment from Committee: This is an important policy because the minimum floor area of 110 square feet is defined. The UK is bottom of the table in the EU for the smallest dwellings.

DP12: Dwelling Standards

Comment from Officer: Policy on infill and backland is intended to provide more detail and help the decision making process.

DP13: Dwelling Alterations, Extensions and Replacement Dwellings

Comment from Officer: In the countryside additional criteria will be applied to ensure development is appropriate to its location.

DP14: Historic Environment Assets

Comment from Officer: This policy introduces the concept of a local list which was launched very recently. This policy will be backed up by a local list prepared by a group of experts to identify buildings which are not listed but are important because of their history and local interest. There has been extensive coverage in the press so it should be open to all to submit suggestions.

DP15: Retention of Open Space and Indoor Facilities

Comment from Officer: This policy includes public and private open space.

DP16: Private Amenity Space and Open Space Provision for New Residential Development

Comment from Officer: The focus is on private gardens and minimum standards should apply to all new developments with a garden which reflects the size of the dwelling. Standards are based on the Essex Design Guide and local work on this issue. In response to a question regarding flats it was explained that the policy on flats is 25 square metres per flat provided communal areas and balconies can contribute towards the total. In response to concerns about Juliette balconies, it was explained that the Essex Design Guide specifies a minimum size which can be inserted into the policy if necessary.

DP17: Accessibility and Access

Comments from Committee: This is problematic for rural developments, for example the requirement for a bus stop within so many metres. More flexibility is needed regarding where and what services are provided. There was a requirement for buses to enter into the Woods site but ultimately the service ceased and the substantial finance will not be forthcoming. Leisure World is not served by a bus service. The wording of the paragraph relating to access to all developments will be amended. This policy is very important to ensure a clear access for all traffic.

Comment from Officer: The Core Strategy includes a policy requested by Essex County Council requiring all roads, public and private, to be of an adoptable standard to allow refuse collections to access new homes. DP12 states that an accessible bin and recycling storage area are to be provided within a specified number of metres of the main road.

DP19: Parking Standards

Comments from Committee: An explanation was requested on how the policy would deal with houses in multiple occupation, the issue of rented houses and of gardens being concreted over for car parking.

Comments from Officer: This policy will see a reversion to minimum standards for residential developments. The policy is quite detailed in the event that the Essex County Council document is held up. It is impossible to guess which houses are going to be converted so it is not possible to ask for every five bedroom dwelling to have five parking spaces. Depending on how the property is used, there is no requirement for houses in multiple occupation to be subject to planning permission. Flat conversion refers to car parking standards but it may not be possible to do anything about proposals which fall under the threshold. It will be possible to exert control where planning applications are required. The issue of concreting over gardens will be dealt with in another policy – planning permission is now required for non-permeable surfaces which will give the Council an opportunity to comment on the proposals. All comments were noted.

DP20: Flood Risk and Management of Surface Water Drainage

Comment from Officer: This policy will apply to all developments and in particular a hard standing will need planning permission and the public need to be made aware of that.

Comment from Committee: This policy is about right.

DP21: Nature Conservation and Protected Lanes

Comment from Officer: This policy expands on a policy in the Core Strategy and is seeking to preserve or enhance biodiversity.

Comment from Committee: Efforts have been made to get a lane designated as a protected but Essex County Council cannot be persuaded to do so. Sometimes the designation is used as a weapon by objectors.

DP22: Dedham Vale Area of Outstanding Natural Beauty (AONB)

Comments from Committee: The AONB is not marked on the village maps. There are many other places that are equally outstanding and which could be equally indicated.

Comment from Officer: Some areas were not transferred but they will be shown on the larger maps. The AONB is a national designation that is not within this Council's control.

DP23: Coastal Areas

Comment from Officer: This policy expands on the Core Strategy and is included to clarify the strategy for new development proposals. Consideration was being given to looking at protecting undeveloped coastline. The coastal protection belt will be shown on the proposals map.

Comment from Committee: This is a comprehensive overview but there are 15 million people within an hour of the coast. There will be a shoreline management report to this Committee in the near future.

DP24: Equestrian Activities

Comment from Committee: This policy was welcomed. The issue here is that quite frequently equestrian activities are a precursor to a residential dwelling.

DP25: Renewable Energy

Comment from Officer: Renewable energy schemes were also supplemented by sustainable development SPD. The national target for renewable resources differs from the regional target so the context may need to be altered before the document goes out for consultation. Offshore wind farms do not contribute to the national target because they are outside the borough boundaries. Nationally there is some work to establish how they contribute.

Comments from Committee: There is a new Marine Bill which will encompass planning powers extending beyond the shoreline to include offshore windfarms. The borough council would respond to national consultation on such proposals.

Holiday lets were raised as an issue not covered in any of the foregoing policies. The officer explained that policy does give support for accommodation such as holiday lodges and Bed and Breakfast facilities. There is a fine line between what needs planning permission and what does not and it might be difficult to word such a policy.

RESOLVED (UNANIMOUSLY) that –

- (i) The content of the Development Policies Development Plan Document and amendments to the Proposals Map be agreed, subject to any amendments referred to above.
- (ii) The agreed Development Policies Development Plan Document and all supporting information, including the Sustainability Appraisal, be published in order that representations relating to issues of soundness can be made.
- (iii) The agreed Development Policies Development Plan Document be submitted to the Secretary of State for examination.
- (iv) The Spatial Policy Manager be authorised to make minor revisions to the document prior to publication and submission.

Councillor John Jowers (in respect of being a member of Essex County Council, the East of England Regional Planning Panel and the National Urban Design Commission and the Essex Rural Communities Commission) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

Councillor Christopher Arnold, Councillor Elizabeth Blundell, Councillor Christopher Garnett and Councillor Martin Goss (in respect of their respective memberships of Great Horkeley Parish Council, Copford and Easthorpe Parish Council, Langham Parish Council and Myland Parish Council) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

10. Site Allocations Submission Document

The Committee considered a report by the Head of Strategic Policy and Regeneration on the Site Allocations Submission Document together with the draft document.

The Core Strategy was the first document to be adopted and any subsequent documents must agree with the Core Strategy which contained twenty-three

strategic policies providing a cornerstone for the policies in this document. The draft Submission Document had been produced following a series of consultations; initially on the criteria for site allocations and requests for sites to be submitted for consideration followed by a second public consultation providing the opportunity for comment on the Council's preferred options for site allocations which included inviting parish councils to comment on the settlement boundaries, allocations and designations for their area. The draft Submission Document is the outcome of these consultations after analysis and further evidence base work. It is intended to publish the final Submission Document for six weeks under Regulation 27 which will provide consultation bodies and the general public an opportunity to comment on the soundness of the Council's preferred options before submission to the Government.

Karen Syrett, Spatial Policy Manager, and Mark Edgerley, James Firth, Planning Policy Officers, attended to assist the Committee in its deliberations.

CENTRES AND EMPLOYMENT

Comments from Committee: Concern about how the Council would control the various uses within a mixed use site and a query on the rationale behind the enabling efforts made in some instances and not others, for example the Research Park at the University of Essex. A clear statement behind the rationale was required.

Responses from Officer: There is no set definition of mixed use in this document. Cuckoo Point is one of the four sites with this designation, the other three are not yet under construction but are subject to master plans or development briefs and those detailed documents will be used to define the uses and proportions. It was agreed that the wording in the submission document be changed to clarify in which documents the uses and proportions for mixed use sites would be set out. The wording for the enabling efforts would be looked at to see if it could be improved.

HOUSING

Comment from Officer: Small sites will be included in the Strategic Housing Land Availability Assessment and consulted on for further detail but would not be listed in the Submission Document. Sites for gypsies and travellers were identified in this section.

URBAN RENAISSANCE

Comment from Officer: The boundaries of all twenty-two Conservation Areas would be shown on the proposals map together with the fourteen ancient monuments and four historic parks and gardens. It would be impossible to show all the listed buildings, but the register is a material consideration when

considering planning applications. English Heritage are responsible for the designation of listed buildings. A separate local list of buildings with historic interest has been set up by an interest group and whilst there was no statutory protection for buildings on such a list it would provide guidance for buildings on the list. There would be background information on why buildings on the list were special and it was noted that such buildings could be afforded a degree of protection. There would be no conflict with buildings listed under the formal process.

Town Centre and North Station

Comment from Officer: There is a new boundary for the town centre area which now includes St Botolphs. North Station covers the surrounding area including Turner Rise, the Cowdray Centre and North Station Road. A Supplementary Planning Document will be adopted for the North Station area and it is likely that a further area action plan will also be developed for the Town Centre.

East Colchester Growth and Regeneration Areas and the University of Essex

Comment from Officer: The regeneration programme is expected to continue. New boundaries and specific policies have been identified for areas likely to be the focus of development in next 10 years, for example along the riverside. These policies would include those for housing sites and transportation improvements together with infrastructure for East Colchester. There was a new allocation on the Proposals Map which recognised the importance of academic development at the University of Essex.

Garrison

Comment from Officer: It may be necessary to delete the employment figure on page 134 because Abro may not move to the new site.

North Growth Area

Comments from Officer: This area is expected to be the focus of significant new development over the next 15 years and is identified on the Proposals Map. Housing will also be delivered at Severalls and at Turner Rise together with strategic employment zones. Development will be supported by significant infrastructure including a new A12 junction and Park and Ride facility. Housing numbers need to be amended to 4,500 to reflect the fact that the former Woods site is not within this Growth Area.

Comments from Committee: All the growth in this area relies on a new A12 junction which is currently unfunded. The landscape north of the A12 is important to provide a separation between Colchester and all the villages

north of Colchester so the wording should be amended to reflect the situation.

Responses from Officer: Funding options for the new A12 junction are being explored. The text referred to on page 138 would be amended to reflect the protection for land north of the A12.

Stanway Growth Area

Comments from Officer: New sites have been identified which will deliver new housing and employment. The Stanway Growth Area extends from just north of London Road and sweeps down in a curve to south of Stanway and appears to be the most sustainable location to provide the 800 dwellings. Earlier versions of the Area Strategy included development to the south of Stanway around Stanway Green. This was omitted in the light of deliverability issues which have since been resolved. No development will be permitted within 100 metres of the quarry which is the standard distance used whilst quarrying is ongoing. Dyers Lane will be corrected to Dyers Road on page 146. Amendments are needed to the text of Policies SA and STA1.

Comments from Committee: There were concerns about the Lakelands development at Stanway because the roads in phase 1 have not been finished and remain unadopted with no street lights. There was pressure for phase 1 to be finished before phase 2 is started. There was a trigger point set at the 500th dwelling and work stopped at 499. There was a request for Planning Policy to discuss this matter with Development Control. An explanation was requested on the benefits of the green field sites, if they are green field sites.

Responses from Officer: The rationale for residential development at Fiveways is the Core Strategy. The comment about the new development at Lakelands is not for inclusion within the LDF but may be more relevant for Development Control and Essex County Highways. In respect of the benefits, the Core Strategy contains table 6d, which sets out the benefits: a new primary school, a new western by pass, road improvements, allotments, a secondary school, bus links, village hall improvements and recreational facilities. It was hoped to bring all the land owners together to try and co-ordinate these developments so there is a fairer distribution of finance for the infrastructure.

Tiptree

Comments from Officer: The housing figures have been examined closely in view of representations made and the most up to date information had been used for this purpose. However the housing information used in the submission document would reflect figures as at April 2008 for consistency

with the Core Strategy and the rest of the document. Housing completions in Tiptree for 2001 are 628 units. There are extant planning permissions for 72 units but there are 57 units on windfall sites which have to be deducted. The minimum requirement is 37 units, however some flexibility needs to be built in as the permissions on some sites have now lapsed, so there is a need for more sites.

It was anticipated that additional land would be required for 140 dwellings. Land designated for employment purposes off Grange Road has been allocated for housing which according to density requirements is likely to deliver approximately 70 dwellings. This is in accordance with PPS3. There is a further parcel of land which is to be allocated for public and private open space. The Committee were made aware of a recent appeal decision in Norfolk which had a number of similarities with the site in Tiptree. The site in Norfolk was allowed and costs were awarded against the council after the Inspector found there was little likelihood of the site being used for its allocated employment purpose and he also made reference to the requirements of PPS3. A study in 2007 demonstrated that there was enough land to deliver employment requirements elsewhere in the borough and the appeal site was in the lowest category.

Comments from Committee: There is a very strong opposition in Tiptree to any further development. It was acknowledged that the numbers have dropped considerably. It was assumed that the southern site adjacent to the Wilkin factory would be used for employment not housing. The treatment works are ½ mile away from this site. There was reluctant acceptance of the allocations but regret that Tiptree would be taking more than its fair share of development and the traffic generated will be problematic. It was essential that residents get the maximum benefit possible. However, the situation is an improvement on earlier proposals.

PUBLIC REALM POLICIES

Comment from Officer: Existing playing fields will remain as open space.

ENVIRONMENT AND RURAL COMMUNITIES

Comments from Officer: This section of the submission document lists allocations for international and nationally designated sites, together with the 168 Local Wildlife Sites and the coastal protection belt. Both areas are covered by development policies as previously discussed and in the Core Strategy. Two extensions to holiday parks in West Mersea are shown.

Comments from Committee: The issue was how to provide accommodation for 2012. There was a query on whether the Catawade Marshes were within the boundary of Colchester borough, and the text under the heading Special

Protection Areas needs amending to 'three' sites.

RESOLVED that –

- (i) The content of the Site Allocations Development Plan Document and amendments to the Proposals Map be agreed, subject to any amendments referred to above (ONE abstained from voting).
- (ii) The agreed Site Allocations Development Plan Document and all supporting information, including the Sustainability Appraisal, be published in order that representations relating to issues of soundness can be made (UNANIMOUSLY).
- (iii) The agreed Site Allocations Development Plan Document be submitted to the Secretary of State for examination (UNANIMOUSLY).
- (iv) The Spatial Policy Manager be authorised to make minor revisions to the document prior to publication and submission (UNANIMOUSLY).



Local Development Framework Committee

Item
7

28 September 2009

Report of	Head of Strategic Policy and Regeneration	Author	Laura Chase 01206 282473
Title	Community Facilities Supplementary Planning Document		
Wards affected	All		

The Local Development Framework Committee is asked to agree the adoption of the Community Facilities Supplementary Planning Document

1. Decision(s) Required

- 1.1 To agree to adopt the Community Facilities Supplementary Planning Document.
- 1.2 To note the Statement of Consultation resulting from the public consultation exercise on the SPD.

2. Reasons for Decision(s)

- 2.1 To enable Colchester to move forward with the production of the Local Development Framework directing future development in Colchester.

3. Alternative Options

- 3.1 The Council could decide to revise the document or not to adopt it, although both these options would be contrary to the milestones set out in the Local Development Scheme. It would also reduce the justification for the Council to require planning obligations for community facilities from proposed developments.

4. Supporting Information

- 4.1 In 2004, Colchester Borough Council started work on the production of their Local Development Framework (LDF). The overarching Core Strategy Development Plan Document was the first document to be produced, in line with Government guidance on priorities for the LDF. The Core Strategy sets out the spatial vision, strategic objectives and policies for the Borough up to 2021. The Core Strategy was declared 'sound' by a Government-appointed Planning Inspector and was adopted by the Council on 11 December 2008. The policy direction set in the Core Strategy has been used as the cornerstone for the production of subsequent policy documents including this SPD.

- 4.2 The Community Facilities SPD adds detail to the policies in the Core Strategy and Development Policies DPDs. In particular, Policy SD2 of the Core Strategy provides that new development will be required to provide the necessary community facilities, open space, transport infrastructure and other requirements to meet the community needs arising from the proposal. This policy is currently supported by SPDs on Open Space, Sport and Recreational Facilities and on Affordable Housing (currently being revised), and the Community Facilities SPD will be used in conjunction with these related SPDs. The Council's approach also includes the review of relevant applications at a bi-monthly cross-departmental Development Team meeting which ensures a corporate and comprehensive approach is taken to requests for planning contributions. Policy DP3 in the Development Policies DPD provides that the Council will develop proposals to implement a Community Infrastructure Levy (CIL) which may in time lead to revisions in the Council's approach to ensuring development contributes to the cost of ensuring adequate supporting infrastructure.
- 4.3 The Community Facilities SPD expands upon higher level policy guidance by listing the types of facilities such as village halls and youth shelters that are considered to be community facilities. It then discusses how the Council will identify community facility needs, using a Community Facilities Audit. The SPD provides the formula that will be used to calculate the financial contribution required from all new residential developments towards community facilities. These contributions will be used for local facilities in the first instance, but where appropriate, contributions may be applied to facilities that are centrally located and/or which serve residents on a borough wide basis. Contributions can be used for capital contributions and/or land for community facilities as well as for contributions to running costs for the first three years.
- 4.4 The Community Facilities SPD and accompanying Statement of Consultation are attached as Appendix A and B. Upon adoption, the SPD will become a material consideration in the determination of planning applications.
- 4.5 Adoption of an SPD is guided by regulations 18 and 19 in the 2004 Town and Country Planning (Local Development) (England). These provide that the Council should prepare a statement summarising the main issues raised in consultation and how these main issues have been addressed in the final SPD. This statement is included in Appendix B. Although changes in regulations mean that SAs for Supplementary Planning Documents are no longer mandatory, the Council has opted to prepare one for the SPD on the basis that an SA helps Local Planning Authorities (LPAs) identify the relevant economic, social and environmental performance of possible options and policies and evaluate which are the most sustainable. The SA for the Community Facilities document will be published with the DPD.

5. Proposals

- 5.1 It is proposed that the Community Facilities SPD is adopted as part of the Colchester Local Development Framework.

6. Strategic Plan References

- 6.1 The LDF helps facilitate the delivery of all the Council's priorities and in particular Homes for All and Enabling Job Creation.

7. Consultation

- 7.1 In line with Government regulations, the Council consulted on the Community Facilities SPD from 1-29 May 2009, in conjunction with consultation on the Backlands and Infill Development SPD. The consultation provided the public and stakeholders with the opportunity to comment on the Council's preferred approach to securing planning contributions for community facilities. The results of the consultation exercises have been collated and analysed in the Statement of Consultation which alongside further evidence base work and the sustainability appraisal, have informed the production of the final document.

8. Publicity Considerations

- 8.1 None

9. Financial implications

- 9.1 The adoption of the SPD will facilitate an increase in resources available to the Council to fund community facilities in the Borough.

10. Human Rights Implications

- 10.1 The document was produced using a range of methods in order to enable as many people as possible to respond regardless of gender, gender reassignment, disability, sexual orientation, religion or belief, age and race/ethnicity.
- 10.2 This document will work to increase individual human rights by increasing involvement in the planning process.

11. Community Safety Implications

- 11.1 None

12. Health and Safety Implications

- 12.1 None.

13. Risk Management Implications

- 13.1 The Community Facilities SPD is intended to reduce the risk of inappropriate development that is not adequately supported by community facilities. It, along with related SPDs, will provide consistent advice to landowners, developers, officers, Councillors and members of the public.

Background Papers

No additional documents.



COLCHESTER BOROUGH COUNCIL

SUPPLEMENTARY PLANNING DOCUMENT

PROVISION OF COMMUNITY FACILITIES



Adopted 28th September 2009

PROVISION OF COMMUNITY FACILITIES SPD

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1. Introduction

1.1 The purpose of this Supplementary Planning Document (SPD) is to:

- highlight the importance of community facilities to the well-being of residents and as a mechanism for building community cohesion;
- ensure adequate provision of community facilities to satisfy the needs of local communities and the borough as a whole;
- inform developers and other interested parties about what the Council will expect regarding contributions to community facilities within the Borough of Colchester.

1.2 This SPD expands upon the Council's existing and emerging planning policy on the provision of appropriate infrastructure requirements contained within saved Local Plan policies and the Local Development Framework.

2. Status of the Document

2.1 This SPD will be a material consideration in the determination of all planning applications for residential developments including applications for renewal of consents. The requirements of the SPD come into immediate effect upon the adoption of this document – any planning application received by the Council after 28th September 2009 will be subject to its provisions.

2.2 The Council consulted on the draft document from 1 – 29 May 2009, in accordance with Government guidance in the Town and Country Planning (Local Development) (England) Regulations 2004, Regulation 18, and the Council's Statement of Community Involvement. This final adopted version reflects these consultation responses. The document also reflects the conclusions of the Sustainability Appraisal which accompanies it and sets out the framework for testing the document's effect upon social, environmental and economic factors. A Statement of Consultation has been produced alongside the adopted version of the SPD and summarises all the comments received.

3. What is a community facility?

3.1 For the purposes of this SPD a community facility is defined as a building or space where community led activities for community benefit are the primary use and the facility is managed, occupied or used primarily by the voluntary and community sector. Community facilities can be located in a wide range of venues. These can include purpose-built structures such as community centres and village halls, as well as adapted venues, including: historic listed buildings, converted houses, flats, shops, scout huts and rooms or halls attached to faith buildings.

3.2 An enormous diversity of activities can take place within community facilities

including parent and toddler groups, IT training, bingo and dance, to name only a few. The benefits that accrue from these activities come in promoting health and welfare, education and training and helping to reduce anti social behaviour. Some community buildings provide only one type of activity while others provide as diverse a range as possible in response to the needs of the communities they serve. Some community facilities will serve the local area in which they are located and others are of borough wide importance. These include facilities such as the SOS / Community Bus, the Colchester Community Voluntary Services and the Activity Centres (see Appendix 1 for more examples).

3.3 Community facilities should be easily accessible, both by those with impaired mobility and also by a range of transport means.

4. Why are community facilities important?

4.1 Community facilities are a key factor in the development of sustainable communities, as set out in the Core Strategy. Two of the fundamental components of a sustainable community are:

- ensuring a community is well served with public, private, community and voluntary services that are appropriate to people's needs and accessible to all;
- fair, tolerant and cohesive with a strong local culture and other shared community activities;¹

They are important for the communities they serve because they enable volunteering, the establishment of community groups and are the means by which local residents can be genuinely empowered. For example a community centre can host: residents meetings, pre-school groups, toddler groups, adult education classes, social gatherings and services that address a range of social needs. Providing these facilities at a local level, in convenient locations, increases their accessibility for users and reduces the need to travel. These facilities further raise quality of life through creating community cohesion, reducing isolation, reducing fear of crime and creating opportunities for information sharing and participation in community activity.

4.2 It is in the community's interest that we protect, improve and upgrade the existing community facilities and provide additional facilities in areas where there are not enough. This will ensure there is a range of community facilities available across the Borough. In the interests of sustainability and cost efficiency, it may be appropriate to re-use unoccupied existing buildings or increase usage out-of-hours of buildings used only during certain times.

4.3 When new residential development occurs consideration needs to be given to the strain it can place on existing facilities.

¹ HM Government, Sustainable Communities: People, Places and Prosperity, Appendix 1, Jan 2005, Cm6425

5. National Planning Guidance

5.1 National policy on planning obligations and standard charges continues to evolve. The general principle of planning obligations is set by Section 106 of the Town and Country Planning Act 1990 (as amended). This provides that legal agreements can be linked to planning permissions to secure various purposes such as restricting the use of land or requiring specific operations for which a contribution is paid to the local authority. The Act is supplemented by Circular 05/2005 which encourages the use of formula and standard charges where appropriate to provide an efficient and accountable system. Circular 05/2005 states that a planning obligation must be:

- Relevant to planning;
- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale and kind to the proposed development; and
- Reasonable in all other respects.

5.2 Section 46 of the Planning and Compulsory Purchase Act 2004 provides for the levying of planning contributions. Additionally, The Planning Act 2008 (Part 11) provides the enabling powers for local authorities to apply a Community Infrastructure Levy (CIL) to support infrastructure delivery in an area, and draft regulations for a Community Infrastructure Levy were published in June 2009. Evolving policy in this area accordingly may occasion the need for further policy revisions to this SPD and related guidance.

6. Regional Planning Guidance

6.1 The approved East of England Plan (May 2008) identifies Colchester as a Key Centre for Development and Change. Concentrating development at these centres is intended to make the most of existing infrastructure and the potential for improvements or extensions to it. Policy SS2 provides that new development should contribute toward the creation of more sustainable communities by improving quality of life, community cohesion and social inclusion.

7. Local Planning Guidance

7.1 Future development in Colchester will be guided by the Local Development Framework, beginning with the strategic policies contained in the Core Strategy. Policy SD2 of the Colchester Core Strategy provides that new development will be required to provide the necessary community facilities to meet the community needs arising from the proposal (in addition to other facilities that are necessary to deliver sustainable developments, such as public open space, transport infrastructure and affordable housing). Table SD3 in the Core Strategy outlines the strategic level community facilities that will be needed to 2021, including the community facilities required for areas planned for growth. Local community facilities will also be required in accordance with Policy SD3 in the Core Strategy and Policy DP4 in the Development Policies DPD.

7.2 The current approach to ensure that new development delivers appropriate sustainable communities is set out within a number of Supplementary Planning Documents (SPD) as illustrated in Table 1 below:

Table 1: Current Policy Guidance on Planning Obligations

Topic:	Source of Guidance:	Website address:
Community Facilities	This SPD adopted Sept 2009	www.colchester.gov.uk
Public Open Space, Sports and Recreation	SPD adopted July 2006	www.colchester.gov.uk
Affordable Housing	SPG adopted March 2004 New SPD due Dec 2009	www.colchester.gov.uk
Education	SPG adopted Sept 2004	www.essex.gov.uk
Health	Further work needed in liaison with the NHS	
Transport	Developers Guide to Infrastructure Contributions	www.essex.gov.uk
Economic Development & Training	New SPD due	www.colchester.gov.uk

7.3 It is expected that consolidated guidance on planning obligations and charges will be provided in line with Policy DP3 in the Development Policies DPD, once national policy in this area is finalised.

8. How is community facility need identified?

8.1 There are a variety of ways with which the Council identifies community facility need. These include: needs assessments, regular consultation with key community groups in the area, community led plans and audits of existing facilities.

8.2 Policy direction in the Local Development Framework is informed by the Council’s evidence base on community needs. For instance, we know what particular areas have high levels of deprivation and what kinds of facilities are required in order to deliver specific services locally to address them.

8.3 The Council has undertaken a Community Facilities Audit (2008) which provides a catalogue of community facilities in each ward and information on usage of those facilities, which is available on the website www.colchester.gov.uk. The Audit will be regularly updated with input from local community representatives including: local councillors, parish councillors, members of Neighbourhood Action Panels, local community and voluntary sector groups.

9. Contributions

9.1 When is a contribution required?

9.1.1 The Council’s approach is that all residential development that creates new units of accommodation should contribute towards the provision of community facilities. Unless the size of the development is large enough to warrant a new community facility on site, the Council will seek a financial contribution based upon the size of the development proposed.

9.2 What contribution charge is expected?

9.2.1 The financial contribution expected will be based on the number of new dwellings proposed and the size of each dwelling expressed by the number of bedrooms. The Council has adopted a simple formulaic approach to the calculation of this contribution, which reflects the average build costs for new community centres (currently £1169.00 per square metre), the standard community floorspace to be provided by each new dwelling (0.75 square metres), and household size (expressed as the number of bedrooms). The 2001 Census indicates that the average number of persons per household in Colchester Borough was 2.37 persons. The financial contribution per dwelling is therefore £1169 x 0.75 = £876.75, and the average contribution per person is therefore £876.75 divided by 2.37 = £369.93. In order that the amount of contribution reflects the size of the dwelling, the contribution sought from each dwelling for the provision of community facilities will be £369.93 multiplied by the number of bedrooms, as shown below:

Studios & 1 bedroom dwelling	£369.93
2 bedroom dwelling	£739.86
3 bedroom dwelling	£1109.79
4 bedroom dwelling	£1479.72
5 bedroom dwelling	£1849.65
6 bedroom dwelling	£2219.58

Worked Example: For a 6 unit development consisting of 3 nos. 2-bedroom dwellings and 3 nos. 3-bedroom dwellings, the contribution payable would be:
3 x £739.86 (2-bedroom unit contribution rate) = £2219.58 +
3 x £1109.79 (3-bedroom unit contribution rate) = £3329.37
Total Contribution toward Community Facilities = £5548.95

9.2.2 Further details of this approach are outlined in Appendix 2. The figures will be monitored and updated on an annual basis, at least.

9.3 How will the contribution be used?

9.3.1 Normally, expenditure of community facilities contributions will be in relation to identified projects within the vicinity of the new development. This is done to mitigate the impact of new residents from these developments on existing community facilities and support the integration of those new residents. However, if there is a deficit in facilities in neighbouring areas this will also be taken into account.

9.3.2 In some cases where the Community Facilities Audit has not established there is a clear need in the existing area, or it is agreed that there are no practical options for enhancing local facilities, the contribution will be used for the improvement of facilities that are centrally located and /or which serve residents on a borough wide basis such as the SOS/Community Bus, and the Colchester Community Voluntary Service mentioned above. (Please see Appendix 1 for more examples). In rural areas it may be appropriate to contribute to the provision of a community facility that is shared between several villages.

9.3.3 This approach ensures that all residential developments contribute to providing for either new or improved community facilities locally or within the borough. This will also ensure that there is no deterioration in the overall quantity or quality of provision, which would otherwise have to be paid for through an increase in local taxation.

9.3.4 The proposed contribution will be either:

- a) a capital contribution to invest in and develop existing facilities in the local area
- b) a capital contribution towards developing a dedicated community space
- c) The provision of a purpose built and equipped centre together with a financial contribution towards the running and management costs for the first 3 years (usually 10% of build costs). This should enable the necessary community activity to take place to ensure the building can become self-sustaining. The internal layout of the building will need to be agreed with the Council (and where possible the community) prior to build to ensure it meets the needs of the development at the time
- d) The provision of a plot of land of appropriate size and location to enable a centre to be built
- e) a financial contribution towards a borough wide community facility.

9.4 Does the policy apply to conversions?

9.4.1 New dwellings may be created by the conversion of a building currently or last used as a non-residential unit; for example, an agricultural barn. In addition they may also be created where a change of use is made from any residential use with shared facilities (such as bed-sit accommodation, or a care home) to independent residential units with separate facilities. They may also be created when a private dwelling is converted into two or more flats. The policy will apply in these circumstances to any net increase in the number of units.

9.5 What about replacement dwellings or extensions (including annexes)?

9.5.1 Replacement dwellings will not need to make a contribution, unless additional dwelling units are being created. If additional units are being created, then the net gain of units will be expected to provide the relevant contribution.

9.5.2 Extensions to existing dwellings (including annexes) will not need to make a contribution, unless a separate unit of accommodation with its own facilities is being created and this is not for use by a dependent relative of the occupants of the main dwelling.

9.6 At what point in a development will the contribution be required?

9.6.1 The requirement for a contribution towards community facilities and when it is to be provided will be specified in a legal agreement. In most cases, the trigger point for the provision of infrastructure or the payment of contributions will be the commencement of development. However, in some cases, particularly large schemes, the phasing of payments or provision may be appropriate to match the phased infrastructure requirements of the scheme and this will be incorporated into relevant legal agreements. Contributions will be indexed linked in case time elapses between planning permission being granted and the facilities being provided.

9.7 Are standard agreements used?

9.7.1 The Council uses standard templates for developer contributions on small development sites. The relevant templates will be available to download from the Council website, through the planning link. These templates are not suitable for the larger schemes, such as where provision is to be phased.

10. What if an outline application is submitted?

10.1 Where an application is received in outline, and the proposed size of the development in terms of numbers and / or size of dwelling is not known, the calculation is not possible. In such cases the community facilities requirement will be reserved through a planning obligation, so that it can be resolved when a detailed application is made, and the 'population' of the development can be determined.

11. Monitoring and Review

11.1 The Borough Council will keep under review the processes and procedures outlined within this SPD. The Annual Monitoring Report will assess the success of policies within the Local Development Framework, including SD2 (Delivering Facilities and Infrastructure) in the Core Strategy. In addition this SPD will need to be reviewed to take account of evolving Government policy and standard charges which, when finalised, will allow the Council to take a more comprehensive approach to planning contributions.

11.2 The Council will also keep under review the average build costs of community centres, which is a key component in the formulaic calculation of the community facilities planning contribution for new residential development. This will be reviewed on an annual basis each April, so that if costs either go up or down these can be factored into the overall contribution charge.

Advice and further information can be obtained at any time from Bridget Tighe, the Community Development Co-ordinator in the Council's Life Opportunities Service. (Telephone 01206 282104).

Appendix 1

Facilities which serve residents on a borough wide basis

The following facilities can be accessed by all residents of Colchester Borough and support active citizenship, service take-up, and good quality of life:

Age Concern Colchester
Colchester Citizen's Advice Bureau
Colchester YMCA Foyer
Colchester Community Voluntary Services
Colchester Carers Centre
Colchester Credit Union Ltd
Colchester Furniture Project
Colchester Nightshelter
Colchester Nightstop
Colchester & Tendring Women's Refuge
Colchester United Community Sports Trust
Colchester Volunteer Centre
Colchester Youth Enquiry Service
Grassroots
Home-start Colchester
Lion Walk and Abbots Activity Centres
Open Road Visions Ltd
Signpost
SoS Bus
Tendring & Colchester Minority Ethnic Partnership

Please note the above is not an exhaustive list but will give you an idea of the sorts of projects that will qualify.

Appendix 2

Calculation of Contributions

The average build costs for community centres in the 3rd quarter of 2008 was £1,169.00 per sq.m. of floorspace as specified by the BCIS classification CI/SfB 532 (community centres general mean, Essex adjusted). This figure will be reviewed in April of each year to reflect changes in the capital costs of providing community buildings in line with the BCIS classification CI/SfB 532. The most up-to-date data will be used at the time of the application; the figures quoted in this SPD are therefore subject to change.

The space standard requirement for community buildings is based on a provision of 0.75 sq.m. floorspace per dwelling provided on the subject site. As a guide the Council uses a survey undertaken by Fordham Research Associates, into existing provision in Colchester (2000). A standard of 0.75 square metres per dwelling operates, up to the optimum size suitable and sustainable for the development.

The 2001 Census indicates that the average number of persons per household in Colchester Borough was 2.37 persons.

The approach adopted by the Council toward the calculation of an appropriate community facility contribution reflects the average build costs of new community centres, a standard community floorspace provision for each new dwelling, and household size expressed as the number of bedrooms. The financial contribution per dwelling is therefore currently £1169 (average build cost for community centres) multiplied by 0.75 (square metres of community floorspace to be provided as standard by each new dwelling) = £876.75. The average contribution per person is calculated by dividing £876.75 by 2.37 (average number of persons per household) = £369.93 person. In order that the amount of contribution fairly reflects the size of the dwelling, the average contribution per person (£369.93) is multiplied by the number of bedrooms. This gives the overall contribution sought for each dwelling toward the provision of community facilities.

Colchester's Local Development Framework Community Facilities Supplementary Planning Document (SPD)

Statement of Consultation

Spatial Policy
Strategic Policy and Regeneration
Colchester Borough Council
PO Box 885
Town Hall
Colchester
Essex CO1 1ZE
01206 282473
planning.policy@colchester.gov.uk

Introduction

The Community Facilities Supplementary Planning Document (SPD) is one of the planning documents that make up Colchester's Local Development Framework. The overarching Core Strategy DPD was the first document to be produced, in line with Government guidance on priorities for the LDF. The Core Strategy sets out the spatial vision, strategic objectives and policies for the Borough up to 2021. The Core Strategy was declared 'sound' by a Government-appointed Planning Inspector and was adopted by the Council on 11 December 2008. The policy direction set in the Core Strategy has been used as the cornerstone for the production of subsequent planning policy documents including this SPD.

In preparing the Community Facilities SPD for adoption, we are required to comply with the Town and County Planning (Local Development) (England) Regulations 2004 and 2008 amendments. Regulations 18 and 19 of the 2008 amendments provide that the Council should not adopt a SPD until they have prepared and published a statement setting out:

- who was invited to be involved in the plan preparation
- how they were invited to be involved in the plan preparation
- a summary of the main issues raised and how they have been addressed

The following statement addresses these points and also is in accordance with Colchester's Adopted Statement of Community Involvement (SCI). The SCI stipulates the level of consultation to be undertaken, which includes a wide range of media and publicity to engage the general public, hard-to-reach-groups, community groups, councillors, businesses and governmental bodies.

Consultation Process

In line with Government regulations, the Council consulted on the Community Facilities SPD from 1-29 May 2009, in conjunction with consultation on the Backlands and Infill Development SPD. The consultation provided the public and stakeholders with the opportunity to comment on the Council's preferred approach to securing planning contributions for community facilities.

Letters and/or emails were also sent to more than 450 individuals recorded on the Local Development Framework List of Consultees compiled by Colchester Borough Council. The list was drawn up in accordance with the Town and Country Planning (Local Development) Regulations 2004 and therefore included "specific consultation bodies" such as GO EAST, The Regional Assembly, and Government agencies like Natural England and the Highways Agency. In addition, in line with the Council's Statement of Community Involvement, a large number of "general consultation bodies" were consulted representing voluntary groups, ethnic minorities, religious groups, disabled persons and business community representatives. The list of stakeholders is attached as Appendix 1 and the letter sent to stakeholders is attached as Appendix 2.

In accordance with regulations, a statutory advert was posted in the Borough's weekly newspaper (The Essex County Standard) notifying people of the consultation details. A copy is attached is Appendix 3.

17 organisations and individuals responded to the Community Facilities consultation. The views received reflect the wide ranging nature of responding consultees and are summarised in Table 2.

Table 2

	Respondent	Summary of Comments	CBC Response
1	Anglian Water	No comment	NA
2	Coal Authority	No comment	NA
3	Defence Estates	Support the general principle. Existing facilities provided by MoD and those proposed in any development should be taken into account when considering the need for MoD to contribute to other community facilities.	Noted
4	EERA	No comment	NA
5	Essex County Council	Clearer definition of community facilities needed. More inclusive range of references to related regional policies needed. Specify how often Community Facilities Audit will be updated and ensure it is published alongside the draft SPD. Further detail on contribution calculations needed to support recommended amounts; exceptional circumstances justifying lower contributions; phasing; timing; pooling; and monitoring.	Issues raised noted and will be examined in detail. Offer of joint discussions is welcomed. Community Facilities Audit will be made available on the website.
6	Highways Agency	No comments	NA
7	Tendring District Council	Contributions could serve a wider area if there is a deficit in facilities in neighbouring areas. Contribution calculations for 4 and 5 bedrooms questioned. Potential need noted for consultation with adjacent authorities where new development is near to a district boundary.	Noted. Calculation for 4 and 5 bedrooms will be revisited. CBC will ensure consultation with Tendring as needed.
8	Theatres Trust	Clarity needed on coverage of Community Facilities SPD vs. Open Space, Sport and Recreation SPD – where do	The SPD notes that it is not all inclusive and is focussed on

		theatres and other leisure/cultural facilities fit in? New community centres should be multi-purpose.	spaces in which community activities can take place. A commercial theatre would not be covered by the SPD. A more definitive list of community facilities will be provided.
9	Alresford Parish Council	No comments	NA
10	Dedham Village Design Statement Team	Dedham currently well-endowed with community facilities but frequently seeks the opportunity to improve them.	Noted
11	Layer de la Haye	Guidelines welcome in general. Noted that low level of development in Layer will not generate much money. More positive input from parish councils needed on how money could be spent. Clarity needed on the priorities for strategic vs. local projects and on the process for money to be released. Any contributions from development in Layer should be spent on local community facilities.	Noted. Parish Plans provide an opportunity for parishes to prioritise spending for community projects.
12	Little Horkesley Parish Council	The direct link between the Parish Council and the developer must be maintained.	The planning application process provides opportunities for consultation between the developer and Parish Councils.
13	Stanway Parish Council	Broadly supports.	Support welcomed.
14	Tiptree Parish Council	It may have been wiser to delay issuing the consultation document bearing in mind regulations on standard charges/community infrastructure levy are still awaited.	Noted. Draft SPD mentions potential need for review in light of new Government policy, but given uncertain timelines on this it was considered important to get

			guidance in place.
15	The Planning Bureau on behalf of McCarthy and Stone	<p>Fordham Associates Report not available on website and needed to assess appropriateness of contributions and compliance with Circular 05/2005. Contributions towards community facilities should be paid prior to first occupation rather than at the time of commencement. Council has plethora of SPDs requiring contributions – need to determine relative priorities between them.</p>	Noted. Trigger mechanisms will be reviewed to ensure compliance with Circular 05/2005. Linking contributions to first occupancy would be difficult to
16	Andrew Martin on behalf of RF West	<p>SPD not considered to accord with Circular 05/2005 as follows:</p> <ul style="list-style-type: none"> - Clarity lacking with regard to provision of community facilities in kind. - More flexibility should be provided so that viability can be taken into account. - Allowance should be made for phasing of payment in instalments with triggers. - Contribution should not be required if a development does not result in an unmet increase in demand for community facilities. <p>The provision of a standard formula can be a useful guide for developers, but each proposal should be considered on its merits, bearing in mind levels of facilities and need in the area.</p> <p>Using the financial contribution in the absence of local need does not fully comply with Circ. 05/2005. The Community Facilities Audit needs to be made available.</p> <p>Arrangements should be made for contributions to be returned to developers in the</p>	Noted. Wording on will be reviewed to ensure its compatibility with Circular 05/2005. Viability is already a consideration in setting charges as provided by Core Strategy policy SD2. The Audit will be made available on the website. The Council has a Section 106 monitoring process which provides for the return of unspent contributions. It is agreed that a single SPD on contributions would be preferable, and this will be developed once Government guidance is finalised.

		<p>event that contributions are not spent within the agreed timeframe.</p> <p>The Council should have one SPD which covers all types of planning obligations.</p> <p>The Council should monitor the SPD so that it can be reviewed as necessary.</p>	
17	Wivenhoe Town Council	Supported with the exception that the Town Council would like to see transparent criteria for needs assessment.	Noted.

In response to consultation comments and following further analysis of Government guidance and best practice elsewhere, the Council modified the final adoption version of the Community Facilities SPD to improve clarity, avoid duplication with other policies, ensure a consistent policy approach and address policy gaps. Key changes in the adopted version include:

- A clearer definition of community facilities.
- Better cross-referencing to other relevant policies
- Clearer explanation of processes such as triggers, exceptions to the policy and in-kind contributions
- A discussion of monitoring and review

Appendix 1
List of Consultees

Statutory Consultees	
Alresford Parish Council	Lancaster University Network Services Ltd
Anglian Water Services Ltd	Maldon District Council
Anglian Water Services Ltd.	Natural England
Ardleigh Parish Council	Nayland with Wissington Parish Council
Babergh District Council	Neos Networks Ltd
Bradford Cable Communications Ltd	Network Rail
Braintree District Council	North Essex PCT
Brightlingsea Town Council	NTL Group Ltd
British Gas Connections Ltd	NWP Spectrum Ltd
British Telecom	Omne Telecommunications Ltd
Bures St Mary Parish Council	Opal Telecom Ltd
Colchester STW	Orange Personal Communications Ltd
Colt Telecommunications	Regional Communications Team O2 Airwave
Doncaster Cable Communications Ltd	Sheffield Canal Company Ltd
East of England Development Agency (EEDA)	South East Water Plc
Easynet Telecommunications Ltd	Sport England (East Region)
EDF Energy	SSE Telecommunications Ltd
EERA	Stoke By Nayland Parish Council
Eircom UK Ltd	Stratford St Mary Parish Council
Energis Communications	Suffolk Constabulary
English Heritage	Suffolk County Council
Environment Agency	Telia Sonera International Carrier Ltd
Essex & Suffolk Water	Tendring District Council
Essex County Council	Tendring Hundred Water Services Ltd
Essex Police	Thames Water Utilities Ltd
Essex University	The Coal Authority
Essex Wildlife Trust	The Highways Agency
Feering Parish Council	The Historic Buildings and Monuments Commission for England
Fibernet Ltd	The National Trust
Gamma Telecom Holding Ltd	The Planning Inspectorate
Gemini Submarine Cable System Ltd	The Secretary of State for Transport
Global Crossing	T-Mobile (UK) Ltd
Go-East	Tollesbury Parish Council
Great Braxted Parish Council	Tolleshunt D'Arcy Parish Council
Haven Gateway Partnership	Tolleshunt Major Parish Council
Hutchison Network Services UK Ltd	Tolleshunt Nights Parish Council
Kelvedon Parish Council	Vitesse Networks Ltd
Kingston Communications (Hull) Plc	Wireless World Forum Headquarters

Other Stakeholders	
1st Church of Christ, Scientist, Colchester	Januarys
A S Planning Ltd	Jaygate Homes Ltd
Abberton & Langenhoe Parish Council	John Grooms H.A Ltd
Addendum Ltd	Keith Mitchell Building Consultancy Ltd
ADP	Kendall C E Primary School
AERC	Kent Blaxill & Co Ltd
Age Concern Colchester	Knowles Associates Ltd
Aldham Parish Council	La Farge Aggregates Ltd
Allegro Music	Langham Parish Council
Allen & Son, St Botolph's Butchery	Lawson Planning Partnership Ltd
AMA Planning	Laver Breton Parish Council
Andrew Martin Associates	Laver de la Haye Parish Council
Anglian Pumping Services Ltd	Laver Marney Parish Meeting
Army	Laver Road Surgery
Army Welfare Services	LCO Consulting Ltd
Ashwell Property Group Plc	Learning & Skills Council
ASM Logistics	Leith Planning
Atisreal UK	Level Ltd
Atkins Telecom	Lexden Restorations Ltd
Bags o Fun	Lind Automotive Group
Balkerne Gardens Trust	Little Horkesley Parish Council
Banner Homes	Living Streets, Colchester
BAP Transport Ltd	Long Tall Sally
Barratt Eastern Counties	Loofers Food & Coffee Place
Barton Willmore	Malcolm Judd & Partners
Barton Willmore	Malting Green Surgery
Bavestocks Chartered Accountants	Man B & W Diesel Ltd
BDG Design (South) Ltd	Marguerite Livingstone Associates
BDO Stoy Hayward LLP	Marks Tey Parish Council
Beaumont Seymour & Co	Mayfair Investments
Bidwells	McDonald's Colchester
Bidwells	McLean Design Services Ltd
Birch Parish Council	Merchant Projects
Birkett Long	Merrills Electrical
bloc Kilmartin/Hanover bloc LLP	Mersea Island Society
Bowhill Planning Partnership	Messing cum Inworth Parish Council
Boxted Parish Council	Mite Property Services Ltd
Boxted Village Hall	MOD - Estates
Boydens	MOD (Colchester Garrison)
Braiswick Resident Association	Morley Richards & Ablewhite
Britannia Storage Systems Ltd	Motorcycle Action Group
British Telecom	Mount Bures Parish Council
Broadfield Planning	Bob Russell MP for Colchester
Brown & Co	Bernard Jenkin MP for North Essex
C H Lindsey & Sons Ltd	Mumford & Wood Ltd
C2 Fire Protection	Myland Parish Council
CABE	Nathaniel Lichfield & Partners
Cadman Contracts	National Grid
CAPITA	National Playing Fields
Catten College	Naylor Property Ltd

CF Anderson & Son Ltd	NCP Ltd
Chairman Mersea Island Trust	Newman Commercials
J Sainsbury Veterans Colchester Local Association Voluntary	Nicholas Percival
Chappel Parish Council	North Essex PCT
Chartered Surveyors	Old Heath County Primary School
Childrens Day Care Centre Charity	Orchard Baptist Church
Colchester & District Jewish Communiyt	Ormiston Trust
Colchester & Tendring Women's Refuge	Owen Partnerships
Colchester and North East Essex Building Preservation Trust	P Tuckwell Ltd
Colchester Access Group	Painters Corner Residents Association
Colchester Archaeological Group	Paragon Legal Services Ltd
Colchester Archaeological Trust	Parliamentary Spokesman for Colchester
Colchester Area Community church	Parsons Heath Residents Association
Colchester Arts Centre	Paul & Company
Colchester Buddhist Centre	Peacock & Smith
Colchester Bus Users Support Group	Peldon Village Hall Management Committee
Colchester Chamber of Commerce	Pertwee Estate ltd
Colchester Civic Society	Peyton Tyler Mears
Colchester Conservative Club	Philip Morant School
Colchester Credit Union Ltd	Planning and Regeneration Consultant
Colchester Croquet Club	Planning Design Building Consultant
Colchester CVS	Planning Potential
Colchester Cycling Campaign	Planware
Colchester Dental Care	Plater Claiborne Architecture & Design & Royal Institute of British Architects Colchester Charter of chartered Architects
Colchester Friends of the Earth	PMR Electrical Ltd
Colchester Furniture Project (The Shake Trust)	Post Office Property Holdings
Colchester Institute	Prettygate Dental Practice
Colchester Learning Shop	Prettygate Library
Colchester Mind	Priory Residents Association
Colchester PCT	Purcell Miller Tritton
Colchester PCT	Queen Elizabeth Hall
Colchester PCT	R & P Taylor Carpets
Colchester Primary Care Trust	R G Carter Colchester
Colchester Quaker Housing	R H M Joinery
Colchester Rural Age Concern	Ramblers Association - Colchester
Colchester United FC	Rapid Electronics Ltd
Colchester Zoo	Rennison Consultants
Colne Harbour Project Group	Richard Fordham Tree Surgeons
Colne Housing Society	Ringway Group Ltd
Commission for New Towns and English Partnerships	Riverside Residents Association
Consensus Planning Ltd	Road Haulage Association
Copford with Easthorpe Parish Council	Robinson and Hall
Corporate Associates Ltd	Rollerworld
Countryside Properties	Rose of Colchester Ltd
Countryside Properties	Royal London

CPREssex	Royal Society for the protection of Birds
CRCL	Royal Yachting Association (Eastern Region)
D F Clark Contractors Ltd	Rural Community Council of Essex
David Wilson Estates	RWCL
Dedham Parish Council	Rydon Homes Ltd
Dedham Vale AONB Project	Sales Manager
Dedham Village Design	Saxon House Ltd
Defence Estates	Scott Wilson
Defense Estates	Seatrade
Dentistry	Secretary, The Strood WI
Diocese of Chelmsford Colchester Area team	Sexton Construction Ltd
Disability East (EDPA)	Shea Properties
DPDS Consulting Group	Shelter
Dr D Bateman & Partners	Sloppy Joes
Driver Jonas	Smith Stuart Reynolds
Dudley Anderson Ltd	Smythies Avenue Residents Association
East Anglian Chambers	Soroptimist International
East Donyland Parish Council	St Anne's Church
East Mersea Parish Council	St Georges New Town Junior School
East of England Tourism	St James C of E V A Primary School
Edward Gittins & Associates	St Johns & Highwoods Community Association Ltd
EEDA	St Johns Ambulance
Eight Ash Green Parish Council	St Johns Church
Emmaus Colchester	St Johns Residents Association
English Partnerships	St Mary Residents Association
Equality Estates	St Mary's Church
Essex & Suffolk Gliding Club	Stanley Bragg Partnership
Essex & Suffolk Water	Stanway Library
Essex Army Cadet Force	Stanway Parish Council
Essex Chambers of Commerce	Stanway Residents Association
Essex County Cricket Club	Stephen Egerton Associates
Essex County Youth Service	Stephen Hayhurst Chartered Town Planner
Essex Fire & Rescue Services	Strutt & Parker
Essex Fire & Rescue Services	Sustainable Environment Consultants Ltd
Essex Rivers Healthcare NHS Trust, Colchester General Hospital	T J Evers Ltd
Essex Roofing Company Ltd	Taylor Woodrow Developments
Essex Strategic Health Authority	Tesco
Estuary Housing Ltd	Tesco Stores Ltd
Etiss Ltd	The Barton Willmore Planning Partnership
Evening Gazette/Essex County Standard	The British Wind Energy Association
F & C Commercial Property Holdings Ltd	The C M Cadman Group Ltd
Facility Development Manager	The Craftsman
Federation of Small Businesses	The Food Company
Fenn Wright	The Guinness Trust
Fenn Wright	The Gypsy Council
Fingringhoe Parish Council	The Inland Waterways Association
First Essex Buses Ltd	The JTS Partnership
Fisher Jones Greenwood	The Philip Morant School
Fitness First	The Planning Bureau Ltd
Five Poets Residents Association	The Planning Bureau Ltd

Flagship Housing Group	The Rose and Crown Hotel
Flakt Woods Ltd	The Royal Association For Deaf People
FMA Ltd	The Sixth Form College, Colchester
Fordham Parish Council	The Stanway School
Forestry Commission	The Theatres Trust
Freight Transport Association, HR Department	The Thomas Lord Audley School & Language College
Friends of the Minories	The Wine Centre
G P Practice	Thompson Smith & Puxon
George Wimpey UK Ltd	Thurstable School
Gilberd School	Tiptree Library
Gladdale Group	Tiptree Parish Council
Godden & Rudling Building Services	Transco
Great Horkesley Parish Council	Transport for London
Great Tey Parish Council	Turley Associates
Greenstead & St Andrews Nursery & Infants	Turners for Men & Women Ltd
Greenstead Library	Underwoods of Colchester
Gypsy & Traveller Law Reform Coalition	University of Essex
Hall Duncan Associates	University of Essex Dept of Biological Sciences
Hamilton Lodge Trust	University of Essex Students Union
Harwich International Port	Vaughan & Blythe (Construction) Ltd
Hazlemere Infants School & Nursery	Volunteer for Mind
Health & Safety Exec	W A Hills
Help the Aged	Wakes Colne Parish Council
Higgins Construction Plc	Warden Housing
Hills Residential Ltd	Warren Insulation
HLL Humberts Leisure	Welshwood Park Residents Association
Holiday Inn	West Bergholt Parish Council
Holmwood House School	West Bergholt Parish Planning Group
Hornburys	West Mersea Library
Housing Corporation	West Mersea Town Council
Hutton Construction Ltd	Whybrow Chartered Surveyors
Hythe Community Centre Association	Wildlife and Countryside Link
Hythe Residents Association	Wilkin & Sons Ltd
Hythe Residents Association & Colne Harbour Group	Winstred Hundred Parish Council
Ian R Matthers B.S & D	Wivenhoe Dental Praticce
Iceni Homes	Wivenhoe Sailing Club
Iceni Projects Ltd	Wivenhoe Town Council
Indasa Abrasives (UK)Ltd	Womens National Commission
Indigo Planning	Wordwrite Associates
Inntel	Wormingford Parish Council
Jacks Famous Supplies Ltd	Young Essex Assembly
James & Lindsay Life & Pensions Ltd	Youth Enquiry Service
Jamesons Residential Care Home Ltd	

Appendix 2

Colchester Borough Council
PO Box 885, Town Hall, Colchester, CO1 1ZE
Telephone (01206) 282222 DX 729040 Colchester 15
*Textphone users dial 18001 followed by the full number
that you wish to call*

Address here

Strategic Policy & Regeneration

E-mail karen.syrett@colchester.gov.uk

Your ref

Our ref KS/CA/spd

Date 1st May 2009

Dear Sir/Madam

Consultation on Draft Supplementary Planning Documents

Colchester Borough Council has prepared two consultation documents to supplement policies in the adopted Core Strategy. The two documents we are seeking your views on are;

1. Backland and Infill Development - The purpose of this draft Supplementary Planning Document (SPD) is to provide guidance to members of the public and developers of the Borough Council's approach to backland and infill development.
2. Provision of Community Facilities - The purpose of this Supplementary Planning Document (SPD) is to: highlight the importance of community facilities to the well-being of residents and as a mechanism for building community cohesion; ensure adequate provision of community facilities to satisfy the needs of local communities and the borough as a whole; inform developers and other interested parties about what the Council will expect regarding contributions to community facilities within the Borough of Colchester.

In accordance with the requirements of Planning Policy Statement 1 'Delivering Sustainable Development' and the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal Scoping Report has been prepared for each SPD and was sent to statutory consultees and selected interested parties in February 2009. The results of that consultation have informed the production of the Sustainability Appraisals which accompanies these documents.

Both documents are now the subject of public consultation and any comments made will be reported to the Council before the document is formally adopted as a Supplementary Planning Document within the Borough Council's Local Development Framework (LDF).

This draft SPD's do not contain any new policies but expand upon and provide guidance on existing policies in the Adopted Review Colchester Borough Local Plan, the Core Strategy and in time new policies in the emerging Development Policies Document. Once adopted the documents will be a material consideration in the planning process to which considerable weight will be attached.

The consultation period starts on 1st May and lasts for 4 weeks, until 29th May 2009.

The document and the Sustainability Appraisal are available on the Councils website (www.colchester.gov.uk/ldf) and at the Council Offices in Angel Court and in local libraries.

Representations can be made by email to planning.policy@colchester.gov.uk or by post to the following address;

Planning Policy
Colchester Borough Council
FREEPOST NAT4433
PO Box 885
Colchester
CO1 1ZE

If you have any questions or would like to discuss any elements of the SPD please contact a member of the Planning Policy Team on 01206 282473/6 or alternatively email planning.policy@colchester.gov.uk

All representations received will be reported to the Local Development Framework Committee and will help inform the final documents. A Statement of Consultation will be published alongside the final adopted SPD and will summarise all the comments we receive.

Yours faithfully

Karen Syrett
Spatial Policy Manager

COLCHESTER BOROUGH COUNCIL

NOTICE OF PUBLIC PARTICIPATION IN THE PREPARATION OF SUPPLEMENTARY PLANNING DOCUMENTS (SPDs) UNDER REGULATION 17 OF 'THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) (AMENDMENT) REGULATIONS 2008'

Colchester Borough Council is inviting representations on Supplementary Planning Documents covering Affordable Housing; Community Facilities; and Backland and Infill Development. When finished, these documents will form part of Colchester's Local Development Framework and support the recently adopted Core Strategy.


The consultation period for the documents will run from Friday 1st May 2009 until Friday 29th May 2009 (Friday 15th May 2009 to Friday 12th June for the Affordable Housing SPD). The deadline for responding is 5.00pm. The Council may not be able to consider your views if your representations are received later than this time.

Copies of the documents, along with their supporting papers, are available at Colchester Borough Council Customer Service Centre, High Street, Colchester, between 8.30am and 5.30pm (Monday to Friday) and all Colchester District Libraries during normal opening hours, including evenings and weekends.

All of the documents and response forms can also be downloaded from the Colchester Borough Council website at www.colchester.gov.uk

Representations should be made on the response forms provided only and sent to the Spatial Policy team, at FREEPOST NAT4433, PO BOX 885, Colchester, Essex CO1 1ZE or by email to planning.policy@colchester.gov.uk

Further information can be obtained from the Spatial Policy team on (01206) 282473/282476.



Colchester Borough Council www.colchester.gov.uk



Local Development Framework Committee

Item

8

28 September 2009

Report of	Head of Strategic Policy and Regeneration	Author	James Firth 01206 508639
Title	Backland and Infill Development Supplementary Planning Document		
Wards affected	All		

The Local Development Framework Committee is asked to agree the adoption of the Backland and Infill Development Supplementary Planning Document

1. Decision(s) Required

- 1.1 To agree to adopt the Backland and Infill Development Supplementary Planning Document.
- 1.2 To note the Statement of Consultation resulting from the public consultation exercise on the SPD.

2. Reasons for Decision(s)

- 2.1 To enable Colchester to move forward with the production of the Local Development Framework directing future development in Colchester.

3. Alternative Options

- 3.1 The Council could decide to significantly revise the document or to delay adoption, although this would be contrary to the milestones set out in the Local Development Scheme. The continued absence of planning guidance on this topic could also result in backland or infill schemes with a poor standard of design securing planning approval. The other option would be not to adopt the document at all. A lack of guidance for backland or infill schemes may result in development taking place on inappropriate sites or schemes being permitted with a low standard of design.

4. Supporting Information

- 4.1 In 2004, Colchester Borough Council started work on the production of their Local Development Framework (LDF). The overarching Core Strategy Development Plan Document was the first document to be produced, in line with Government guidance on priorities for the LDF. The Core Strategy sets out the spatial vision, strategic objectives and policies for the Borough up to 2021. The Core Strategy was declared 'sound' by a Government-appointed Planning Inspector and was adopted by the Council on 11 December 2008. The policy direction set in the Core Strategy has been used as the cornerstone for the production of subsequent policy documents including this SPD.

- 4.2 The Backland and Infill Development SPD provides further guidance on how these types of application will be assessed and adds detail to policies in the Core Strategy, Saved Local Plan policies, and policies in the emerging Development Policies DPDs. Section 2 of the SPD outlines the policy framework that is relevant to the SPD. Design and amenity related policies will be the most relevant as the SPD sets out the specific design requirements for backland and infill schemes. National and regional policy will also be relevant and is also covered in Section 2 of the document. In accordance with this policy, the SPD aims to ensure the design of schemes is appropriate to their context.
- 4.3 Section 3 of the SPD sets out why such guidance is necessary and provides detail on some of the common problems with Backland and Infill Development. Section 4 provides clarity by setting out definitions for Backland and Infill Development to avoid confusion as to which schemes will be covered by the guidance.
- 4.4 The design process is outlined in Section 5. This section explains that the Design and Access Statement, an existing requirement for applications for residential development, will be used to assess the justification for the design of any submitted scheme. The importance of the character appraisal process is covered in the later part of this section.
- 4.5 The detailed design requirements are set out in Section 6 of the SPD. This section uses text and illustrations to explain how good design should be applied to backland and infill schemes. The later part of this section explains the design requirement specific to infill schemes.
- 4.4 The Backland and Infill Development SPD and accompanying Statement of Consultation are attached as Appendix A and B. Upon adoption, the SPD will become a material consideration in the determination of planning applications.
- 4.5 Adoption of an SPD is guided by regulations 18 and 19 in the 2004 Town and Country Planning (Local Development) (England). These provide that the Council should prepare a statement summarising the main issues raised in consultation and how these main issues have been addressed in the final SPD. This statement is included in Appendix B. Although changes in regulations mean that Sustainability Appraisals for Supplementary Planning Documents are no longer mandatory, the Council has opted to prepare one for this SPD on the basis that a Sustainability Appraisal helps to identify the relevant economic, social and environmental performance of possible options and policies and evaluate which are the most sustainable. The SA for the Backland and Infill Development SPD will be published alongside the document.

5. Proposals

- 5.1 It is proposed that the Backland and Infill Development SPD is adopted as part of the Colchester Local Development Framework.

6. Strategic Plan References

- 6.1 The LDF helps facilitate the delivery of all the Council's priorities and in particular Homes for All and Enabling Job Creation.

7. Consultation

- 7.1 In line with Government regulations, the Council consulted on the Backland and Infill Development SPD from 1 - 29 May 2009, in conjunction with consultation on the Community Facilities SPD. The consultation provided the public and stakeholders with the opportunity to comment on the draft SPD. The results of the consultation exercises have been collated and analysed in the Statement of Consultation and, alongside further evidence base work and the sustainability appraisal, have informed the production of the final document.

8. Publicity Considerations

- 8.1 None

9. Financial implications

- 9.1 None

10. Equality, Diversity and Human Rights Implications

- 10.1 The SPD has been produced in accordance with the Council's Statement of Community Involvement (SCI). This includes a range of consultation methods to enable as many people as possible to respond regardless of gender, gender reassignment, disability, sexual orientation, religion or belief, age and race/ethnicity.
- 10.2 The provision of additional guidance on Backland and Infill Development will help increase people's understanding of the requirements for such schemes, adding clarity to the LDF, and encouraging involvement in the planning process.

11. Community Safety Implications

- 11.1 None

12. Health and Safety Implications

- 12.1 None.

13. Risk Management Implications

- 13.1 The Backland and Infill Development SPD is intended to reduce the risk of backland or infill development that does not accord to its context or takes place in inappropriate locations. The adoption of the SPD will help provide consistent advice to landowners, developers, officers, Councillors and members of the public.

Background Papers

No additional documents.



COLCHESTER BOROUGH COUNCIL

SUPPLEMENTARY PLANNING DOCUMENT

BACKLAND AND INFILL DEVELOPMENT

Adopted 28th September 2009

BACKLAND AND INFILL DEVELOPMENT SPD

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1. INTRODUCTION

The purpose of this Supplementary Planning Document (SPD) is to provide guidance to members of the public and developers of the Borough Council's approach to backland and infill development. This document has been the subject of public consultation and any comments made reported to the Council before the document was formally adopted as a Supplementary Planning Document within Colchester's Local Development Framework (LDF).

This SPD does not contain any new policies but expands upon and gives guidance on existing Policies in the Adopted Review Colchester Borough Local Plan, the Core Strategy and in time new Policies in the emerging Development Policies Document. The adopted SPD is a material consideration in the planning process to which considerable weight will be attached.

In accordance with the requirements of Planning Policy Statement 1 'Delivering Sustainable Development' and the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal Report has been prepared and consulted upon alongside this SPD. The consultation period on the draft SPD and sustainability appraisal commenced on the 1st May 2009 and lasted for 4 weeks, until 29th May 2009. All representations received were reported to the Local Development Framework Committee. A Statement of Consultation has been produced alongside the adopted version of the SPD and summarises all the comments received.

2. POLICY FRAMEWORK

National Policy

Government advice to local planning authorities is contained in a series of planning policy guidance documents and planning policy statements. Planning Policy Guidance 3 (PPG3): "Housing" published in March 2000 categorised gardens as brown-field land, (also known as previously developed land (PDL)) and the general presumption was that the development of gardens in residential areas was acceptable. The adoption of Planning Policy Statement 3 (PPS3): "Housing" in April 2007, also indicates a preference for the use of land within existing residential areas rather than green-field sites.

However PPS3 requires a balance to be reached between achieving housing targets whilst at the same time protecting the character of an area and improving the quality and attractiveness of existing communities. PPS 3 advises Local Planning Authorities to develop their own local policies and guidance. Planning Policy Statement 1 Delivering Sustainable Development 2006 states "Good design ensures attractive, useable and adoptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development including, individual buildings, public and private spaces and wider

development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted”.

Regional Policy

The East of England Plan (RSS) was published in May 2008. The most relevant policy is ENV7 - Quality in the Built Environment which is concerned with requiring new development to be of high quality which complements the distinctive character and best qualities of the local area.

Local Policy

There are a number of policies in the adopted Core Strategy and saved policies in the Adopted Review Colchester Borough Local Plan which relate to new residential development. The relevant ones are listed below;

Core Strategy Policies:

- SD1 Sustainable Development Locations
- SD2 Delivering Facilities and Infrastructure
- SD3 Community Facilities
- H2 Housing Density
- H3 Housing Diversity
- H4 Affordable Housing
- UR2 Built Design and Character
- PR1 Open Space
- ENV1 Environment
- ENV2 Rural Communities

Saved Local Plan Policies:

- DC1 Development Control Considerations
- P1 Pollution
- P3 Development in Floodplains and Washlands
- P4 Contamination
- H7 Development within Village Envelopes
- UEA1 Character of Conservation Areas
- UEA2 Building within Conservation Areas
- UEA5 Altering Listed Buildings
- UEA11 Design
- UEA12 Backland Development
- UEA13 Development, including Extensions, Adjoining Existing or Proposed Residential Development

The emerging Development Policies Document will also relate to the layout and design of new housing in the Borough and provide more detail. The most relevant emerging Policies are:

- DP1 Design and Amenity
- DP12 Dwelling Standards
- DP14 Historic Environment Assets
- DP16 Private Amenity Space and Open Space Provision for New Residential Development
- DP19 Parking Standards.

Existing SPD, such as the External Materials Guide for New Development, and forthcoming SPD will further influence infill and backland development.

The adopted SPD on the Provision of Open Space, Sport and Recreational Facilities, requires financial contributions from new developments. This is achieved by way of a planning obligation that must accompany any application for new residential development. SPD's requiring contributions for community facilities and affordable housing are also being prepared. You are advised to check the Council's website at the time you make a planning application to establish the level of contributions you will be expected to make.

Further information on existing SPD is available on the Council's website www.colchester.gov.uk . The website is updated regularly to include new SPD and other changes to the planning system.

3. WHY IS THIS GUIDANCE NECESSARY?

There has been much local concern expressed about some examples of backland and infill development. Whilst both types of development have a useful role to play in delivering housing targets for the Borough they also have the potential to create significant adverse impacts on the local communities and on individuals where they are located. Adverse impacts can include the following:

- Loss of amenity, overshadowing, overlooking
- Loss of sunlight/ daylight
- Noise
- Loss of green links/ trees /hedgerows/vegetation
- Visual intrusion
- Loss of space between buildings
- Loss of parking
- Multiple long driveways serving a single property
- Difficulties with recycling and waste collections/bin storage

There are examples in the Borough of infill and backland development that at the time was deemed acceptable. However recent government advice in PPS1 and PPS3 indicates a change in policy emphasis and the recognition that new development should reflect the character of its setting and improve local distinctiveness. New development cannot therefore just mirror existing examples of recent development (last 10 years). Not all gardens or previously developed land (PDL) will be acceptable for residential development. For example in some areas large gardens will be the defining character and in these areas backland and infill development will normally be resisted.

The objectives of this guidance are therefore to ensure:

- Backland and infill development respects and reflects the character of the area and the existing street scene
- Comprehensive development is planned
- Safe and attractive residential layouts are promoted
- Local distinctiveness and identity are promoted
- Environmental impacts are minimised.

In the past backland development has often involved only a small parcel of land or tandem development and infill proposals have resulted in the development of corner plots. These forms of development all give rise to particular adverse impacts which this guidance seeks to address: they are discussed in detail in the following paragraphs.

Comprehensive development/site assembly

Land suitable for backland development may be in multiple ownerships. This may mean that not every parcel will come forward at the same time. Proposals must therefore demonstrate that the proposed development is of an acceptable size and that undeveloped parcels would not be landlocked or prejudiced. A comprehensive scheme removes the need for multiple entrances to small unconnected parcels, which collectively may have a negative impact on highway safety and visual amenity. A comprehensive approach will also create benefits for the social and physical infrastructure of the area. Applications for piecemeal development will not be acceptable

Tandem development

A tandem development is where a new dwelling is placed immediately behind an existing dwelling. Such proposals frequently cause problems such as overlooking, overshadowing of neighbouring gardens, noise (including from car movements), loss of amenity and adverse impact on local character. The Council will normally resist such proposals.

Corner plots

Corner plots create particular issues as they often have only limited depth. To overcome issues of privacy and overlooking single storey buildings are often proposed, which do not reflect the prevailing form of development. The development of corner plots can also result in the loss of green space and have an adverse impact on the visual amenity of the locality.

4. DEFINITIONS

Definition of Backland Development

Backland is usually defined as development on land behind the rear building line of existing housing or other development, and is usually land that has previously been used as gardens, or is partially enclosed by gardens. Not all backland development is surrounded by residential, or proposed residential development. It often has little or no frontage onto a public highway. A proposal for backland development may also include infill development. The

more acceptable forms of backland development are those which include infill development on the road frontage. Well designed schemes that do not front the highway may be acceptable if the scheme is comprehensive and carefully designed.

Definition of Infill Development

Infill development involves the development of a small gap in an otherwise built up frontage. It usually consists of frontage plots only and often comprises side gardens of existing houses.

The guidance on both backland and infill development will also be applied to applications for two or more properties on a site previously occupied by a single property.

5. THE DESIGN PROCESS

All outline and full planning applications for residential development have to be accompanied by a Design and Access Statement (DAS). The DAS should inform the design approach. Government Circular 01/06 (Communities and Local Government) Guidance on Changes to the Development Control System sets out the requirements for a DAS. The circular states “Design and Access Statements help to ensure development proposals are based on a thoughtful design process and a sustainable approach to access; they allow the applicant to explain and justify their proposals; and help all those assessing the application to understand the design and access rationale that underpins them. Statements should improve the quality of proposals. Developments that are not based on a good understanding of their local physical, economic and social context are often unsympathetic and poorly designed and can lead to the exclusion of particular communities. A major part of a design and access statement is the explanation of how local context has influenced the design”.



Applications that do not include a detailed DAS will be returned or the application refused planning permission.

The starting point for designing a new residential development is to assess the existing local surroundings. Even when proposals will not be visible from the public view they should be designed to complement the locality in which they are located. Not all infill or backland development must be a pastiche of existing buildings. The Council will consider contemporary design on its ability to respond positively to the site constraints and whether it makes a positive contribution to the surrounding area.

A backland or infill development should make a positive contribution to the character of the existing locality. If a proposal fails to complement or enhance the local area in terms of design, materials, layout and density planning permission will be refused.

The design process usually follows five key stages

1. Undertaking a character appraisal
2. Developing the layout concept
3. Developing schematic designs
4. Detailed design
5. Implementation and review

Applicants for new residential developments are encouraged to follow this process. The Council promotes pre-application discussions. (NB in April 2009 the Council will be introducing charges for pre-application advice further information can be found on the Council's website www.colchester.gov.uk). A DAS should be prepared at the pre-application stage.

Undertaking a character appraisal

A character appraisal will be required to inform the housing development and should be included in the DAS. The level of detail in the appraisal will depend upon the nature of the site and surroundings and the scale of the development proposed. An appraisal can include text, photos, diagrams, plans and sketches to present information. Designers need to consider the characteristics of the surrounding neighbourhood, so that the development can reflect or improve on that character.

Character Appraisal Checklist

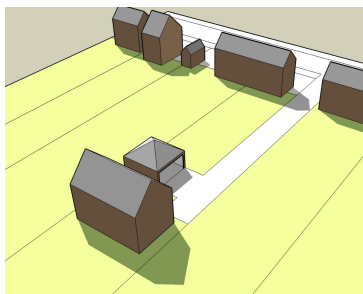
- Is there a strongly defined character? What is it?
- How big are plot sizes and what are their shapes?
- What proportion of the plot is developed?
- Are buildings stepped or set back from the street or in continuous straight building lines?
- How big are front gardens?
- What is the height of buildings?
- Are buildings terraced, semidetached or detached?
- What is the size of spaces between buildings?
- What is the massing of buildings?
- What shape and type of roof is prevalent?

- What is the roofscape like? Are there defining features such as chimneys?
- What is the colour and texture of materials are they natural or artificial?
- What is the pattern of fenestration? What types of windows are used?
- What architectural features, ornamentation or detailing is there, for example porches, dormer windows, bay windows, quoins, plinth, string courses, stone lintels or cills?
- What are the parking arrangements how many parking spaces or garages do properties have?
- What is the boundary treatment?
- Are there any landscape features e.g. trees/hedges?

6. DETAILED REQUIREMENTS FOR BACKLAND AND INFILL DEVELOPMENT

Comprehensive development

The application will need to demonstrate that consideration has been given to all the land that has potential for development including land outside the ownership/control of the applicant. The layout must demonstrate how the additional land can be developed and that its future development will not be prejudiced. The access will need to be of a standard suitable to serve a comprehensive development with provision within the layout to extend the access to serve all the additional land. Applications which are for piecemeal development or do not satisfactorily demonstrate how a comprehensive development can be achieved will not be acceptable.



An example of piecemeal, tandem development that would not be acceptable.



A similar site with an accumulation of parcels, showing how comprehensive development can be achieved in phases.



A suitable site and the phases of comprehensive backland development

Context, Architectural features and building materials

The developer will need to have an understanding of the building elements and architectural features that characterise an area to be able to design a scheme that sits in harmony with it, or otherwise improves the character of an area. Doors, windows, bays, porches, roof forms, brick details are all key building elements in an area that create a sense of place and an area's identity. Building materials are also important. The type, colour and texture of materials should usually complement those in the wider residential area. Vernacular Essex materials will normally be required where the existing area has no predominant or poor materials.

Plot size

The proposed building plot/s should be of similar dimensions in size and shape to the existing plots in the immediate locality. Proposals that would lead to over-development of a site or the appearance of cramming will be resisted. Proposals should seek to make the optimum use of the land available for development and unless local factors dictate otherwise should achieve the housing densities set out in Policy H2 in the Core Strategy.

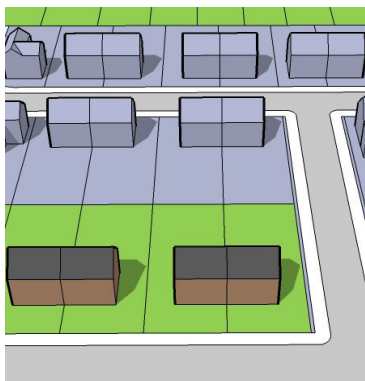
Daylight and overshadowing

Backland and infill development may adversely affect neighbouring properties if the development seriously reduces the amount of daylight available through windows or obstructs the path of direct sunlight to a once sunny garden or window. Blocking direct sunlight from reaching neighbouring properties can cause overshadowing. Overshadowing is governed by the topography of the site and the size, position and orientation of the development within it. Overshadowing is more likely to occur when taller buildings are positioned to the south of smaller buildings, in the late afternoon and early evening and times when the sun's path is low (winter). The Council will assess the effect the proposal will have on the amount of daylight and overshadowing neighbouring properties will receive. Developers may be requested to submit a sun path analysis to ensure that development does not seriously affect a neighbour's daylight or outlook. The Essex Design Guide for Residential and Mixed Use Areas and adopted SPG Householder Guide set out minimum standards; however where the existing spaces between buildings exceed these standards greater distances will be required. Where infill and backland development is proposed in an area where plot sizes are smaller and/or gardens shorter and buildings are close together the new development will be expected to comply with the requirements of the Essex Design Guide and other adopted guidance. The Essex Design Guide is available from Essex County Council and can be viewed on the following website <http://www.the-edi.co.uk/?section=publications>

Layout and street scene

The layout should create a sense of place and integrate well with existing development. The site layout should reflect the original development of the area. This is particularly important in older established residential areas where there is a uniform plot layout and street scene). In certain cases, such as where the original layout is considered deficient, innovative layouts that utilise the space in an optimal way may be appropriate. There may be some scope, in larger backland schemes, to introduce a mix of housing types. In

circumstances where a site is to be cleared the established street scene needs to be respected and the house(s) on the frontage should face the original frontage and be similar to adjacent properties in terms of height, scale, massing, siting and appearance. Respect for established building lines is a key consideration when assessing a development's impact on the street scene. Developers may be requested to submit mock street scenes or visualisations to show how the development will fit into the street.



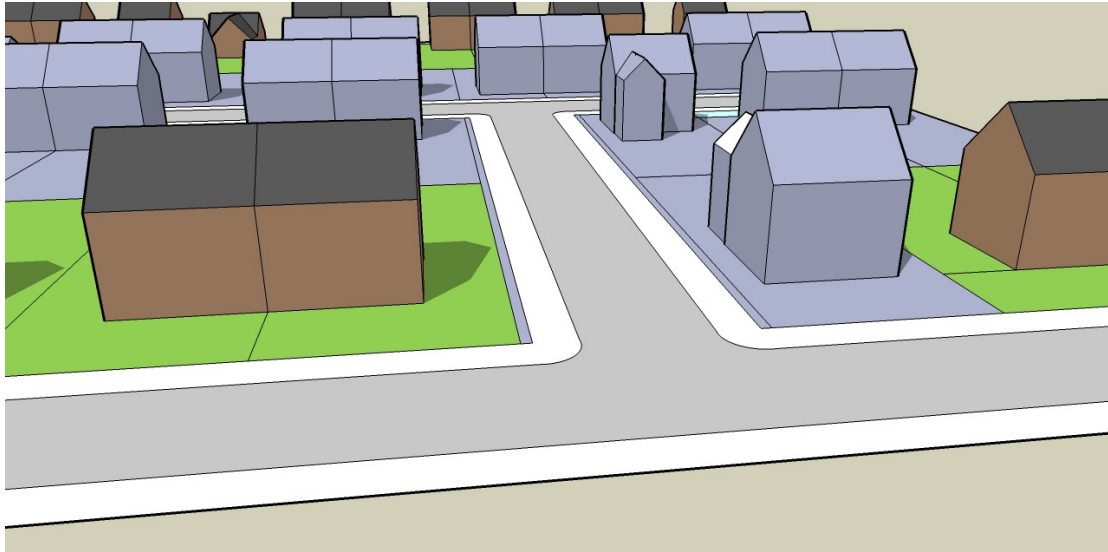
New houses (in blue) reflecting the style and layout of the existing homes.

Access and parking

Access should not dominate the existing street scene. In certain circumstances where a site is visible from the public highway a focal building which is also visible from the public highway may be required. Access by vehicles or pedestrians should not cause an adverse impact on the amenity of adjacent residents these impacts can include noise, vibration, impacts on road safety and visual impacts. Access arrangements that will result in significant nuisance to the residents of adjacent dwellings or cause problems of safety to road users will be resisted. To protect existing residential amenity a protection zone each side of a new entrance will be required. The size of this zone will be influenced by factors such as the layout of existing buildings and the position of windows, but as a minimum a distance of 3 metres either side of the access will be required. It is considered that a distance of 3 metres is the minimum likely to be required in order that the impact of a new access on existing residential property can be softened, for example by the introduction of soft landscaping. Access for emergency vehicles and refuse freighters will have to be accommodated in a safe and visually acceptable manner. Adequate turning circles and visibility splays will be required dependent on the size of the development and the classification of the public highway. Facilities for refuse and recycling collection will have to be provided in a safe and visually acceptable manner.

Backland and infill development will need to make provision for car parking in a visually acceptable manner reflecting parking provision in the area and current parking standards. Innovative approaches to design, management and integration of parking such as shared space arrangements will be encouraged where appropriate. The use of permeable surfacing for drives (and other hard surfacing) can reduce localised flooding and will be encouraged.

All access requirements will need to be explained in the DAS.



A new access with new house placed to terminate view down the new street. New corner turning units address the new street and the existing one.

Privacy and overlooking

There must be sufficient separation between the proposed development and existing dwellings to overcome problems of overlooking and disturbance.

The greatest potential for unacceptable overlooking from a new residential development comes from the upper floor windows. The impact of overlooking alters by distance (window to window), the positioning and angle of windows, the type of room the window serves and the use of the room it looks towards and the type of glazing. The Essex Design Guide and other adopted guidance will set out minimum privacy standards and 'eye to eye' distances. However site circumstances may result in backland and infill development needing to exceed these minimum standards. Where infill and backland development is proposed in an area where plot sizes are smaller and/or gardens shorter the new development will be expected to comply with the requirements of the Essex Design Guide and other adopted guidance. Innovative built form and detailing which addresses privacy and overlooking in a creative way will also be considered.

Amenity

The planning system operates in the wider public interest. Over time the owners of dwellings change and the requirements of people change. It is important to have a consistent approach in the determination of planning applications.

The fact that the occupier of an existing dwelling (subject to backland or infill development) is prepared to tolerate a lower standard of amenity than this SPD requires is not sufficient reason to permit development that would create substandard or unacceptable amenity for future occupiers of these properties.

Trees and hedgerows

Many large gardens accommodate mature trees and hedges, which contribute to the character of the area. They also provide habitats for ecology, wildlife

corridors and important green links. New development should seek to retain existing trees and hedges in particular along site boundaries, where they have high amenity value or create privacy. New development should not be sited too close to existing trees or hedgerows as they may result in overshadowing of a building, cause damage to the root structure or lead to pressure from the occupier of the house to remove the tree or hedge in the future. An arboricultural report will be required to assess the impact of the development on important trees and hedgerows within the site or adjacent to it.

Landscape Design

The proposed landscape design for new infill or backland development should be an integral part of the design process and must form part of the planning application.

Garden Amenity

The Essex Design Guide and the Core Strategy set out minimum sizes for gardens. The emerging Development Policies DPD is also likely to contain a policy covering minimum garden sizes. When considering backland and infill proposals, garden sizes may need to be substantially larger than these minimum standards in order that garden sizes reflect the size and shape of gardens in the area. Gardens must provide useable private space. Gardens provide other functions that the Council considers important, they allow the infiltration of water into the ground reducing the amount of surface water run off a site produces. Trees, shrubs and hedges can add to the biodiversity of an area. Where a garden is rich in biodiversity an assessment will be required to assess its value. If there are protected species on or adjacent to the site an ecological survey will be required.

Sustainable Construction

The incorporation of new technologies and energy saving techniques into a new building can dramatically reduce CO2 emissions and the carbon foot print of a dwelling. Initiatives include grey water recycling systems, solar panels, home recycling, wind turbines and ground water heating systems. Full details can be found in the Council's Sustainable Construction SPD.

Appropriate measures will also be required to address the risk of flooding including the use of Sustainable Drainage Systems (SuDS). The retention, reinstatement where appropriate and maintenance of drainage ditches may be required to address flooding problems.

Additional considerations for Infill Development

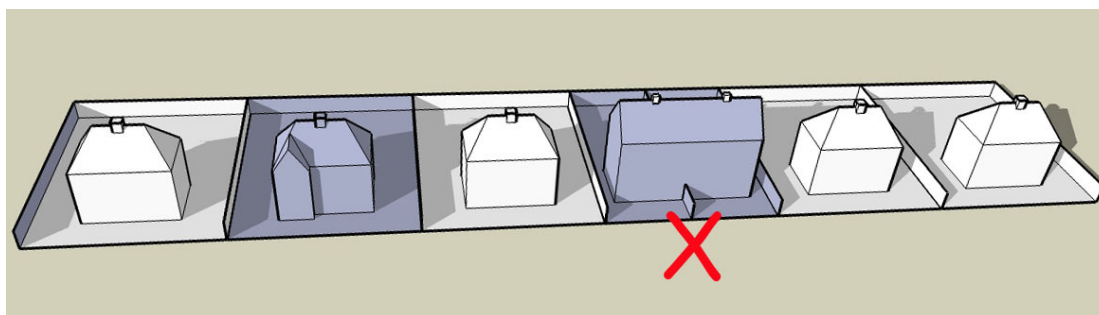
All infill development should reflect the character of the surrounding area and protect the amenity of neighbours. It should reinforce the uniformity of the street by reflecting the scale, mass, height, form, materials, fenestration and architectural details of its neighbours. This is important in re-enforcing local character and ensuring the context of the street scene is not adversely affected. Where existing development is of a poor design /materials new infill development will be expected to improve the character of the area.

Plot Width – plots must be of sufficient width to allow a building(s) to be sited with adequate separation between dwellings. The width of the remaining and the new plot should be similar to that prevailing in the immediate area.

Building line – where the prevailing depth of existing dwellings is a feature of the area new development should respect that building line.

Visual separation – new dwellings must have similar spacing between buildings to that commonly found on the street frontage. Where houses are terraced the new development should normally adjoin the adjacent property(s).

Building height – new buildings should reflect the height of existing buildings. Where existing buildings are of a uniform height, new buildings should respect that height.



New infill development must be in context.

Materials – where materials on existing buildings are similar, for example terraced housing tends to incorporate Essex red bricks and natural slate, new development should reflect those materials. In areas where poor quality materials are used traditional materials to improve the quality of the area and local distinctiveness will be required.

Architectural details – local features such as dormer windows, porches, chimneys, bay windows, door surrounds, stone cills and lintels, plinths or stringcourses can form an important part of the character of an area. New development should include architectural features where they predominant



New housing that reflects the character of neighbouring buildings.

Fenestration – the pattern and style of windows, doors and other features should be respected.

Roof form – if a street comprises hipped or gable roof forms new development should reflect the predominant roof form and the roof pitch. Where the existing buildings comprise a number separate elements new development should reflect this.

Parking and access arrangements – satisfactory arrangements will be required for parking and access. Generally parking areas to the front of the property using the front garden will not be acceptable unless, this is the prevailing pattern of parking in the locality. The use of permeable surfacing for drives (and other hard surfacing) can reduce localised flooding and will be encouraged.

Boundary treatment – boundary treatment along the frontage should reflect that prevailing in the area. Proposals for open frontages or the use of the frontage for parking will not be acceptable in areas where enclosed front boundaries prevail.

**Colchester's Local Development Framework
Backland and Infill Development Supplementary Planning
Document (SPD)**

Statement of Consultation

Spatial Policy
Strategic Policy and Regeneration
Colchester Borough Council
PO Box 885
Town Hall
Colchester
Essex CO1 1ZE
01206 282473
planning.policy@colchester.gov.uk

Introduction

The Backland and Infill Development Supplementary Planning Document (SPD) is one of the planning documents that make up Colchester's Local Development Framework. The overarching Core Strategy DPD was the first document to be produced, in line with Government guidance on priorities for the LDF. The Core Strategy sets out the spatial vision, strategic objectives and policies for the Borough up to 2021. The Core Strategy was declared 'sound' by a Government-appointed Planning Inspector and was adopted by the Council on 11 December 2008. The policy direction set in the Core Strategy has been used as the cornerstone for the production of subsequent planning policy documents including this SPD.

In preparing the Backland and Infill Development SPD for adoption, we are required to comply with the Town and Country Planning (Local Development) (England) Regulations 2004 and 2008 amendments. Regulations 18 and 19 of the 2008 amendments provide that the Council should not adopt a SPD until they have prepared and published a statement setting out:

- who was invited to be involved in the plan preparation
- how they were invited to be involved in the plan preparation
- a summary of the main issues raised and how they have been addressed

The following statement addresses these points and also is in accordance with Colchester's Adopted Statement of Community Involvement (SCI). The SCI stipulates the level of consultation to be undertaken, which includes a wide range of media and publicity to engage the general public, hard-to-reach-groups, community groups, councillors, businesses and governmental bodies.

Consultation Process

In line with Government regulations, the Council consulted on the Backlands and Infill Development SPD from 1-29 May 2009, in conjunction with consultation on the Provision of Community Facilities Backlands and Infill Development SPD. The consultation provided the public and stakeholders with the opportunity to comment on the Council's preferred approach to securing planning contributions for community facilities.

Letters and/or emails were also sent to more than 450 individuals recorded on the Local Development Framework List of Consultees compiled by Colchester Borough Council. The list was drawn up in accordance with the Town and Country Planning (Local Development) Regulations 2004 and therefore included "specific consultation bodies" such as GO-East, The Regional Assembly, and Government agencies like Natural England and the Highways Agency. In addition, in line with the Council's Statement of Community Involvement, a large number of "general consultation bodies" were consulted representing voluntary groups, ethnic minorities, religious groups, disabled persons and business community representatives. The list of stakeholders is

attached as Appendix 1 and the letter sent to stakeholders is attached as Appendix 2.

In accordance with regulations, a statutory advert was posted in the Borough's weekly newspaper (The Essex County Standard) notifying people of the consultation details. A copy is attached is Appendix 3.

18 organisations and individuals responded to the Backland and Infill Development SPD consultation. The views received reflect the wide ranging nature of responding consultees and are summarised in Table 2.

Table 2

	Respondent	Summary of Comments	CBC Response
1	Anglian Water	No comment	NA
2	Coal Authority	No comment	NA
3	Defence Estates	The SPD should reference the special needs of the MoD. MoD tends to be the single landowner, so issues regarding the need for comprehensive development will not arise. The character of the area must be reconciled against housing requirements.	Some flexibility is already provided in interpretation of the policy. It is not considered appropriate to single out one particular category of applicant warranting special treatment.
4	EERA	No comments on the consultation document. The SPD does not present any issues of general conformity against the policies of the East of England Plan.	NA
5	ECC	Welcomed in general. A consistent structure and layout should be adopted for SPDs. A wording change is suggested to Access and Parking section to highlight safety issues in siting refuse and recycling collection. Consideration should be given to mitigating the highways, utilities and services impact of cumulative small scale development.	Noted. Wording change agreed.
6	Highways Agency	No comment	NA
7	Tendring District Council	Could be made more clear whether the sections in 'Detailed Requirements' – Comprehensive Development to Sustainable	Noted.

		Construction apply to both Backland and Infill or just Backland. Section 5 refers to the five key stages and the SPD could point out the mechanisms for delivering them.	
8	Alresford Parish Council	No comment	NA
9	Dedham Village Design Statement Team	Too much stress on the urban environment. Conditions should be required for the retention, reinstatement where appropriate and maintenance of drainage ditches to address flooding problems. Infill that leads to ribbon development should be avoided.	Noted. Need to address specific issues in rural areas considered to be covered by requirement for proposals to be suitable for context.
10	Layer de la Haye Parish Council	Clarity welcomed and support given to specific guidelines within SPD. SPD should apply to applications to demolish one property and replace it with two or more.	Noted.
11	Little Horkesley Parish Council	Any backland development should retain the current rural atmosphere and avoid high densities. Infill development is also a concern as there are a number of lanes leading out of the village where infill developments could be considered.	Noted.
12	Queens Road Residents Association, Wivenhoe	Document welcomed. Local knowledge is vital when deciding whether a plot should be developed. Environmental issues should always be carefully considered as should the proximity of a Conservations Area. Parking also important – in a street with older houses without parking, parking is needed on the plot.	Noted.
13	Stanway Parish Council	Broadly support	Noted.
14	Wivenhoe Town Council	In agreement	Noted.

15	Mrs. Frances Fergus	No leniency should be given to backland and infill development due to negative residential impact and effect on wildlife.	Noted.
16	John Egan	Generally in support subject to one amendment. Under 3, include 'The integrity of the existing street scene should be respected.'	Noted. Wording change will be considered.
17	Ian Clarke	Any proposal should be considered on its merits – backland status only one consideration. If development needs to respect context, then backland development may be more acceptable in areas where there is already a feature. Effect on elderly should be considered – gardens may be too big for them to maintain. Garden areas may be needed to meet housing targets. Front gardens are also important and should be safeguarded.	Noted. Particular circumstances of applicants are not normally a primary consideration in a planning application, but importance of addressing needs of elderly population agreed.
18	Leslie and Victoria Power	Need for sensible and realistic guidelines to developers limiting backland development. Infill is a different situation given there is road frontage. If the proposed property will not look crammed it is a good use of land.	Noted.

In response to consultation comments and following further analysis of Government guidance and best practice elsewhere, the Council modified the final adoption version of the Backland and Infill Development SPD. Key changes in the adopted version include:

- Additional reference to the importance of the existing street scene.
- Additional clarity that the guidance also applies to plots where a property has been demolished.
- Clarity on the importance of context in the detailed requirements section.
- Reference to innovative approaches to layout and design,
- Clarity that access for refuse and recycling must be safe and visually acceptable.
- Additional clarity on the types of development covered by the detailed requirements section.

- Recognition of landscape design in the detailed requirements section (rather than within the garden amenity section).
- Reference to Sustainable Drainage Systems (SuDS) in the Sustainable Construction section.

Appendix 1

List of Consultees

Statutory Consultees	
Alresford Parish Council	Lancaster University Network Services Ltd
Anglian Water Services Ltd	Maldon District Council
Anglian Water Services Ltd.	Natural England
Ardleigh Parish Council	Nayland with Wissington Parish Council
Babergh District Council	Neos Networks Ltd
Bradford Cable Communications Ltd	Network Rail
Braintree District Council	North Essex PCT
Brightlingsea Town Council	NTL Group Ltd
British Gas Connections Ltd	NWP Spectrum Ltd
British Telecom	Omne Telecommunications Ltd
Bures St Mary Parish Council	Opal Telecom Ltd
Colchester STW	Orange Personal Communications Ltd
Colt Telecommunications	Regional Communications Team O2 Airwave
Doncaster Cable Communications Ltd	Sheffield Canal Company Ltd
East of England Development Agency (EEDA)	South East Water Plc
Easynet Telecommunications Ltd	Sport England (East Region)
EDF Energy	SSE Telecommunications Ltd
EERA	Stoke By Nayland Parish Council
Eircom UK Ltd	Stratford St Mary Parish Council
Energis Communications	Suffolk Constabulary
English Heritage	Suffolk County Council
Environment Agency	Telia Sonera International Carrier Ltd
Essex & Suffolk Water	Tendring District Council
Essex County Council	Tendring Hundred Water Services Ltd
Essex Police	Thames Water Utilities Ltd
Essex University	The Coal Authority
Essex Wildlife Trust	The Highways Agency
Feering Parish Council	The Historic Buildings and Monuments Commission for England
Fibernet Ltd	The National Trust
Gamma Telecom Holding Ltd	The Planning Inspectorate
Gemini Submarine Cable System Ltd	The Secretary of State for Transport
Global Crossing	T-Mobile (UK) Ltd
Go-East	Tollesbury Parish Council
Great Braxted Parish Council	Tolleshunt D'Arcy Parish Council
Haven Gateway Partnership	Tolleshunt Major Parish Council
Hutchison Network Services UK Ltd	Tolleshunt Nights Parish Council
Kelvedon Parish Council	Vtesse Networks Ltd
Kingston Communications (Hull) Plc	Wireless World Forum Headquarters

Other Stakeholders	
1st Church of Christ, Scientist, Colchester	Januarys
A S Planning Ltd	Jaygate Homes Ltd
Abberton & Langenhoe Parish Council	John Grooms H.A Ltd
Addendum Ltd	Keith Mitchell Building Consultancy Ltd
ADP	Kendall C E Primary School
AERC	Kent Blaxill & Co Ltd
Age Concern Colchester	Knowles Associates Ltd
Aldham Parish Council	La Farge Aggregates Ltd
Allegro Music	Langham Parish Council
Allen & Son, St Botolph's Butchery	Lawson Planning Partnership Ltd
AMA Planning	Layer Breton Parish Council
Andrew Martin Associates	Layer de la Haye Parish Council
Anglian Pumping Services Ltd	Layer Marney Parish Meeting
Army	Layer Road Surgery
Army Welfare Services	LCO Consulting Ltd
Ashwell Property Group Plc	Learning & Skills Council
ASM Logistics	Leith Planning
Atisreal UK	Levvel Ltd
Atkins Telecom	Lexden Restorations Ltd
Bags o Fun	Lind Automotive Group
Balkerne Gardens Trust	Little Horkesley Parish Council
Banner Homes	Living Streets, Colchester
BAP Transport Ltd	Long Tall Sally
Barratt Eastern Counties	Loofers Food & Coffee Place
Barton Willmore	Malcolm Judd & Partners
Barton Willmore	Malting Green Surgery
Bavestocks Chartered Accountants	Man B & W Diesel Ltd
BDG Design (South) Ltd	Marguerite Livingstone Associates
BDO Stoy Hayward LLP	Marks Tey Parish Council
Beaumont Seymour & Co	Mayfair Investments
Bidwells	McDonald's Colchester
Bidwells	McLean Design Services Ltd
Birch Parish Council	Merchant Projects
Birkett Long	Merrills Electrical
bloc Kilmartin/Hanover bloc LLP	Mersea Island Society
Bowhill Planning Partnership	Messing cum Inworth Parish Council
Boxted Parish Council	Mite Property Services Ltd
Boxted Village Hall	MOD - Estates
Boydens	MOD (Colchester Garrison)
Braswick Resident Association	Morley Richards & Ablewhite
Britannia Storage Systems Ltd	Motorcycle Action Group
British Telecom	Mount Bures Parish Council
Broadfield Planning	Bob Russell MP for Colchester
Brown & Co	Bernard Jenkin MP for North Essex
C H Lindsey & Sons Ltd	Mumford & Wood Ltd
C2 Fire Protection	Myland Parish Council
CABE	Nathaniel Lichfield & Partners
Cadman Contracts	National Grid
CAPITA	National Playing Fields
Catten College	Naylor Property Ltd

CF Anderson & Son Ltd	NCP Ltd
Chairman Mersea Island Trust	Newman Commercials
J Sainsbury Veterans Colchester Local Association Voluntary	Nicholas Percival
Chappel Parish Council	North Essex PCT
Chartered Surveyors	Old Heath County Primary School
Childrens Day Care Centre Charity	Orchard Baptist Church
Colchester & District Jewish Community	Ormiston Trust
Colchester & Tendring Women's Refuge	Owen Partnerships
Colchester and North East Essex Building Preservation Trust	P Tuckwell Ltd
Colchester Access Group	Painters Corner Residents Association
Colchester Archaeological Group	Paragon Legal Services Ltd
Colchester Archaeological Trust	Parliamentary Spokesman for Colchester
Colchester Area Community church	Parsons Heath Residents Association
Colchester Arts Centre	Paul & Company
Colchester Buddhist Centre	Peacock & Smith
Colchester Bus Users Support Group	Peldon Village Hall Management Committee
Colchester Chamber of Commerce	Pertwee Estate Ltd
Colchester Civic Society	Peyton Tyler Mears
Colchester Conservative Club	Philip Morant School
Colchester Credit Union Ltd	Planning and Regeneration Consultant
Colchester Croquet Club	Planning Design Building Consultant
Colchester CVS	Planning Potential
Colchester Cycling Campaign	Planware
Colchester Dental Care	Plater Claiborne Architecture & Design & Royal Institute of British Architects Colchester Charter of chartered Architects
Colchester Friends of the Earth	PMR Electrical Ltd
Colchester Furniture Project (The Shake Trust)	Post Office Property Holdings
Colchester Institute	Prettygate Dental Practice
Colchester Learning Shop	Prettygate Library
Colchester Mind	Priory Residents Association
Colchester PCT	Purcell Miller Tritton
Colchester PCT	Queen Elizabeth Hall
Colchester PCT	R & P Taylor Carpets
Colchester Primary Care Trust	R G Carter Colchester
Colchester Quaker Housing	R H M Joinery
Colchester Rural Age Concern	Ramblers Association - Colchester
Colchester United FC	Rapid Electronics Ltd
Colchester Zoo	Rennison Consultants
Colne Harbour Project Group	Richard Fordham Tree Surgeons
Colne Housing Society	Ringway Group Ltd
Commission for New Towns and English Partnerships	Riverside Residents Association
Consensus Planning Ltd	Road Haulage Association
Copford with Easthorpe Parish Council	Robinson and Hall
Corporate Associates Ltd	Rollerworld
Countryside Properties	Rose of Colchester Ltd
Countryside Properties	Royal London

CPREssex	Royal Society for the protection of Birds
CRCL	Royal Yachting Association (Eastern Region)
D F Clark Contractors Ltd	Rural Community Council of Essex
David Wilson Estates	RWCL
Dedham Parish Council	Rydon Homes Ltd
Dedham Vale AONB Project	Sales Manager
Dedham Village Design	Saxon House Ltd
Defence Estates	Scott Wilson
Defence Estates	Seatrade
Dentistry	Secretary, The Strood WI
Diocese of Chelmsford Colchester Area team	Sexton Construction Ltd
Disability East (EDPA)	Shea Properties
DPDS Consulting Group	Shelter
Dr D Bateman & Partners	Sloppy Joes
Driver Jonas	Smith Stuart Reynolds
Dudley Anderson Ltd	Smythies Avenue Residents Association
East Anglian Chambers	Soroptimist International
East Donyland Parish Council	St Anne's Church
East Mersea Parish Council	St Georges New Town Junior School
East of England Tourism	St James C of E V A Primary School
Edward Gittins & Associates	St Johns & Highwoods Community Association Ltd
EEDA	St Johns Ambulance
Eight Ash Green Parish Council	St Johns Church
Emmaus Colchester	St Johns Residents Association
English Partnerships	St Mary Residents Association
Equality Estates	St Mary's Church
Essex & Suffolk Gliding Club	Stanley Bragg Partnership
Essex & Suffolk Water	Stanway Library
Essex Army Cadet Force	Stanway Parish Council
Essex Chambers of Commerce	Stanway Residents Association
Essex County Cricket Club	Stephen Egerton Associates
Essex County Youth Service	Stephen Hayhurst Chartered Town Planner
Essex Fire & Rescue Services	Strutt & Parker
Essex Fire & Rescue Services	Sustainable Environment Consultants Ltd
Essex Rivers Healthcare NHS Trust, Colchester General Hospital	T J Evers Ltd
Essex Roofing Company Ltd	Taylor Woodrow Developments
Essex Strategic Health Authority	Tesco
Estuary Housing Ltd	Tesco Stores Ltd
Etiss Ltd	The Barton Willmore Planning Partnership
Evening Gazette/Essex County Standard	The British Wind Energy Association
F & C Commercial Property Holdings Ltd	The C M Cadman Group Ltd
Facility Development Manager	The Craftsman
Federation of Small Businesses	The Food Company
Fenn Wright	The Guinness Trust
Fenn Wright	The Gypsy Council
Fingringhoe Parish Council	The Inland Waterways Association
First Essex Buses Ltd	The JTS Partnership
Fisher Jones Greenwood	The Philip Morant School
Fitness First	The Planning Bureau Ltd
Five Poets Residents Association	The Planning Bureau Ltd

Flagship Housing Group	The Rose and Crown Hotel
Flakt Woods Ltd	The Royal Association For Deaf People
FMA Ltd	The Sixth Form College, Colchester
Fordham Parish Council	The Stanway School
Forestry Commission	The Theatres Trust
Freight Transport Association, HR Department	The Thomas Lord Audley School & Language College
Friends of the Minorities	The Wine Centre
G P Practice	Thompson Smith & Puxon
George Wimpey UK Ltd	Thurstable School
Gilberd School	Tiptree Library
Gladdale Group	Tiptree Parish Council
Godden & Rudling Building Services	Transco
Great Horkesley Parish Council	Transport for London
Great Tey Parish Council	Turley Associates
Greenstead & St Andrews Nursery & Infants	Turners for Men & Women Ltd
Greenstead Library	Underwoods of Colchester
Gypsy & Traveller Law Reform Coalition	University of Essex
Hall Duncan Associates	University of Essex Dept of Biological Sciences
Hamilton Lodge Trust	University of Essex Students Union
Harwich International Port	Vaughan & Blythe (Construction) Ltd
Hazlemere Infants School & Nursery	Volunteer for Mind
Health & Safety Exec	W A Hills
Help the Aged	Wakes Colne Parish Council
Higgins Construction Plc	Warden Housing
Hills Residential Ltd	Warren Insulation
HLL Humberts Leisure	Welshwood Park Residents Association
Holiday Inn	West Bergholt Parish Council
Holmwood House School	West Bergholt Parish Planning Group
Hornburys	West Mersea Library
Housing Corporation	West Mersea Town Council
Hutton Construction Ltd	Whybrow Chartered Surveyors
Hythe Community Centre Association	Wildlife and Countryside Link
Hythe Residents Association	Wilkin & Sons Ltd
Hythe Residents Association & Colne Harbour Group	Winstred Hundred Parish Council
Ian R Matthers B.S & D	Wivenhoe Dental Practice
Iceni Homes	Wivenhoe Sailing Club
Iceni Projects Ltd	Wivenhoe Town Council
Indasa Abrasives (UK)Ltd	Womens National Commission
Indigo Planning	Wordwrite Associates
Inntel	Wormingford Parish Council
Jacks Famous Supplies Ltd	Young Essex Assembly
James & Lindsay Life & Pensions Ltd	Youth Enquiry Service
Jamesons Residential Care Home Ltd	

Appendix 2

Address here

Colchester Borough Council

PO Box 885, Town Hall, Colchester, CO1 1ZE
Telephone (01206) 282222 DX 729040 Colchester 15
*Textphone users dial 18001 followed by the full number
that you wish to call*

Strategic Policy & Regeneration

E-mail karen.syrett@colchester.gov.uk

Your ref

Our ref KS/CA/spd

Date 1st May 2009

Dear Sir/Madam

Consultation on Draft Supplementary Planning Documents

Colchester Borough Council has prepared two consultation documents to supplement policies in the adopted Core Strategy. The two documents we are seeking your views on are;

1. Backland and Infill Development - The purpose of this draft Supplementary Planning Document (SPD) is to provide guidance to members of the public and developers of the Borough Council's approach to backland and infill development.
2. Provision of Community Facilities - The purpose of this Supplementary Planning Document (SPD) is to: highlight the importance of community facilities to the well-being of residents and as a mechanism for building community cohesion; ensure adequate provision of community facilities to satisfy the needs of local communities and the borough as a whole; inform developers and other interested parties about what the Council will expect regarding contributions to community facilities within the Borough of Colchester.

In accordance with the requirements of Planning Policy Statement 1 'Delivering Sustainable Development' and the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal Scoping Report has been prepared for each SPD and was sent to statutory consultees and selected interested parties in February 2009. The results of that consultation have informed the production of the Sustainability Appraisals which accompanies these documents.

Both documents are now the subject of public consultation and any comments made will be reported to the Council before the document is formally adopted as a Supplementary Planning Document within the Borough Council's Local Development Framework (LDF).

This draft SPD's do not contain any new policies but expand upon and provide guidance on existing policies in the Adopted Review Colchester Borough Local Plan, the Core Strategy and in time new policies in the emerging Development Policies Document. Once adopted the documents will be a material consideration in the planning process to which considerable weight will be attached.

The consultation period starts on 1st May and lasts for 4 weeks, until 29th May 2009.

The document and the Sustainability Appraisal are available on the Councils website (www.colchester.gov.uk/ldf) and at the Council Offices in Angel Court and in local libraries.

Representations can be made by email to planning.policy@colchester.gov.uk or by post to the following address;

Planning Policy
Colchester Borough Council
FREEPOST NAT4433
PO Box 885
Colchester
CO1 1ZE

If you have any questions or would like to discuss any elements of the SPD please contact a member of the Planning Policy Team on 01206 282473/6 or alternatively email planning.policy@colchester.gov.uk

All representations received will be reported to the Local Development Framework Committee and will help inform the final documents. A Statement of Consultation will be published alongside the final adopted SPD and will summarise all the comments we receive.

Yours faithfully

Karen Syrett
Spatial Policy Manager

Appendix 3

COLCHESTER BOROUGH COUNCIL

**NOTICE OF PUBLIC PARTICIPATION IN
THE PREPARATION OF SUPPLEMENTARY
PLANNING DOCUMENTS (SPDs) UNDER
REGULATION 17 OF 'THE TOWN AND
COUNTRY PLANNING (LOCAL
DEVELOPMENT) (ENGLAND)
(AMENDMENT) REGULATIONS 2008'**

Colchester Borough Council is inviting representations on Supplementary Planning Documents covering Affordable Housing; Community Facilities; and Backland and Infill Development. When finished, these documents will form part of Colchester's Local Development Framework and support the recently adopted Core Strategy.

The consultation period for the documents will run from Friday 1st May 2009 until Friday 29th May 2009 (Friday 15th May 2009 to Friday 12th June for the Affordable Housing SPD). The deadline for responding is 5.00pm. The Council may not be able to consider your views if your representations are received later than this time.

Copies of the documents, along with their supporting papers, are available at Colchester Borough Council Customer Service Centre, High Street, Colchester; between 8.30am and 5.30pm (Monday to Friday) and all Colchester District Libraries during normal opening hours, including evenings and weekends.

All of the documents and response forms can also be downloaded from the Colchester Borough Council website at www.colchester.gov.uk

 Representations should be made on the response forms provided only and sent to the Spatial Policy team, at FREEPOST NAT4433, PO BOX 885, Colchester, Essex CO1 1ZE or by email to planning.policy@colchester.gov.uk

Further information can be obtained from the Spatial Policy team on (01206) 282473/282476.

Colchester Borough Council www.colchester.gov.uk



Local Development Framework Committee

Item

9

28 September 2009

Report of	Head of Strategic Policy and Regeneration	Author	James Firth 01206 508639
Title	East of England Plan Review to 2031		
Wards affected	All		

The Local Development Framework Committee is asked to note the consultation on the East of England Plan Review to 2031

1. Decision(s) Required

- 1.1 To note the consultation on the East of England Plan Review to 2031, details of which are set out in the attached briefing note (appendix 1).
- 1.2 To agree that a consultation response will be prepared and reported to Local Development Framework Committee in November 2009.

2. Reasons for Decision(s)

- 2.1 The East of England Plan Review to 2031 (scenarios for housing and economic growth) will have significant implications for future growth in the Borough and for Colchester's Local Development Framework.

3. Alternative Options

- 3.1 The Council could decide not to note or prepare a response to the consultation. The views of the Council would therefore not be taken into account in the preparation of the revised East of England plan and the Council would risk being required to provide for an unsustainable and undeliverable level of growth. If the Council wishes to make representations at the future examination of the East of England plan it is important that it can be demonstrated that the issues were raised at the earliest possible stage in the plan's preparation.

4. Supporting Information

- 4.1 The East of England Regional Assembly (EERA) has now published a consultation on scenarios for housing and economic growth in the East of England up to 2031. These scenarios will be the basis for the revision of the policies within the East of England plan and cover the period 2011-2031, rather than 2001-2021 as within the current plan.
- 4.2 The consultation commenced on the 2 September 2009 and will run for 12 weeks until 24 November 2009.
- 4.3 A briefing note has been produced regarding the consultation and its implications for Colchester and is attached as appendix 1.

- 4.4 The full EERA consultation document “East of England Plan > 2031, Scenarios for housing and economic growth, Consultation September 2009”, a Haven Gateway sub-regional commentary, and an integrated sustainability appraisal are all available on the EERA website www.eera.gov.uk

5. Proposals

- 5.1 It is proposed that the LDF Committee note the contents of the attached briefing note regarding the East of England Plan consultation and that a consultation response is prepared. The consultation response will be reported to LDF Committee on 12 November 2009 for approval before being submitted before the consultation deadline on 24 November 2009.

6. Strategic Plan References

- 6.1 Although the current consultation focuses upon scenarios for housing and economic growth, the review of the East of England Plan will cover a number of regional planning policies. The review will therefore affect all aspects of the Strategic Plan. The scenarios for housing and economic growth will have particular impact on the delivery of the Council’s Homes for All and Enabling Job Creation priorities. Ensuring that the level of growth that the Council is required to deliver is sustainable and deliverable will also be important to facilitate the delivery of the other priorities.

7. Consultation

- 7.1 The timings and methods of the East of England Plan consultation have been determined by EERA. The consultation period will run for 12 weeks from the 2 September until the 24 November 2009.
- 7.2 EERA will be holding a series of public consultation events around the region as part of the consultation.
- 7.3 Any responses received will be used by the regional assembly, along with other policy work, to develop a revised draft regional planning policy by March 2010. There will be a further public consultation on the draft plan before an examination in public in summer 2010. It is anticipated that the Secretary of State for Communities and Local Government will finalise the revised East of England Plan in 2011.

8. Publicity Considerations

- 8.1 The decision to note and prepare a response to the consultation is not anticipated to have any publicity considerations.
- 8.2 The revised East of England Plan will have significant implications for the growth of the region and EERA are carrying out their own publicity as part of the consultation.

9. Financial Implications

- 9.1 The award of Housing and Planning Delivery Grant is likely to be dependent on the ability to meet growth targets set in the East of England Plan.
- 9.2 Growth Area Funding and other such funding streams are likely to be directed to the areas of the region where infrastructure needs have been identified in order to deliver growth.

10. Equality, Diversity and Human Rights Implications

- 10.1 The EERA consultation includes a number of events and seeks to include all members of the community.
- 10.2 The decision to note and prepare a response to the consultation will give the Council an opportunity to contribute to the preparation of the revised East of England plan and ensure that the views of Colchester's residents and businesses are represented in the review.

11. Community Safety Implications

- 11.1 None

12. Health and Safety Implications

- 12.1 None

13. Risk Management Implications

- 13.1 A decision to note and prepare a response to the consultation will ensure the Council's is able to contribute to the East of England Plan review.
- 13.2 A decision not to note or prepare a response to the consultation will mean the Council's views are not taken into account in the East of England Plan review. This risks Colchester being required to deliver a level of growth that is inappropriate, unsustainable or undeliverable.

Background Papers

EERA consultation document – "East of England Plan > 2031, Scenarios for housing and economic growth, Consultation September 2009"

Appendix 1

Briefing Note East of England Plan Review to 2031 Consultation on possible growth scenarios for the East of England region

Introduction

The East of England Regional Assembly (EERA) has now published a consultation on scenarios for housing and economic growth in the East of England up to 2031. These scenarios will be the basis for the revision of the policies within the East of England plan to extend them to cover the period 2011-2031, rather than 2001-2021 as within the current plan.

The review is not proposed to cover all of the policies within the plan and the policies which will be subject to review forms part of the consultation and is included in section 5 of the EERA consultation document.

The consultation commenced on the 2 September 2009 and will run for 12 weeks until 24 November 2009. EERA will be holding a series of workshop events around the region. A public presentation for Essex was held in Chelmsford on 3 September 2009. More details on this are provided later in this report.

Three main documents have been produced as part of the consultation:

- A general consultation document (scenarios for housing and economic growth)
- Sub-regional commentaries (including a Haven Gateway sub-area profile)
- An integrated sustainability appraisal

The documents are all available on the EERA website at www.eera.gov.uk

Growth scenarios

The consultation is based on 4 growth scenarios:

Scenario 1: Roll forward of the existing plan

The consultation document states that this scenario is based upon the views of local councils in the region, most of which have indicated that a 'roll forward' of the existing plan rates for another ten years was the highest level of development that they could support as being deliverable. The consultation document states that this scenario would also require Government support for new infrastructure.

Scenario 1 would result in a requirement for:

	Annual New Homes	Total New Homes 2011-2031	% of the regional total
Colchester	840	16,800	3.22
Essex Haven Gateway	1,270	25,400	4.87
Haven Gateway	3,315	66,300	12.72
Greater Essex	6,648	132,960	25.51
East of England	26,060	521,120	100

The consultation document states that scenario 1 would require 25,400 jobs per year across the region (521,000 overall).

Scenario 2: National housing advice and regional new settlements

For this scenario the total amount of development is based on the lower end of the Government's housing advice (National Housing and Planning Advice Unit). This is about 30,000 homes per year across the region, and would result in 80,000 more homes over the plan period than the roll forward scenario. The distribution of this growth has been based on the 'Regional Scale Settlement Study'. In Essex, this study identified Chelmsford for large scale growth, directed some growth towards the Haven Gateway districts of Colchester and Tendring, and directed a higher level of growth to Uttlesford (or possibly Braintree) where a new settlement is proposed.

The consultation document does not say if the Haven Gateway growth was envisaged to take the form of a new settlement or urban extensions. Essex as a whole is also disproportionately affected by this scenario as it contains many of the areas identified in the Regional Scale Settlement Study.

Scenario 2 would result in a requirement for:

	Annual New Homes	Total New Homes 2011-2031	% of the regional total
Colchester	1,050	21,000	3.49
Essex Haven Gateway	1,560	31,200	5.18
Haven Gateway	3,710	74,200	12.33
Greater Essex	8,658	173,160	28.76
East of England	30,100	602,020	100

The consultation document states that scenario 2 would require 28,000 jobs per year across the region (560,000 overall).

Scenario 3: National housing advice and Regional economic forecasts

This scenario is based on a similar level of total growth to that in scenario 2 but has also been adjusted to reflect not only growth capacity but also the economic potential to create more jobs. Growth therefore tends to be distributed towards areas with regeneration and major investment projects. Where economic forecasts are low, the housing growth rates have not been

reduced below those in the 'roll forward' scenario to help tackle and avoid economic stagnation or decline.

This scenario does not increase Colchester's allocation above that in Scenario 1. It would, however, result in an increase in the number of new homes in Tendring which would have implications for Colchester and the Essex Haven Gateway.

Scenario 3 would result in a requirement for:

	Annual New Homes	Total New Homes 2011-2031	% of the regional total
Colchester	840	16,800	2.80
Essex Haven Gateway	1,488	29,752	4.96
Haven Gateway	3,718	74,360	12.40
Greater Essex	7,667	153,334	25.58
East of England	29,970	599,480	100

Scenario 4: National household projections

In this scenario the total number of new homes and the distribution of the growth are based on Government projections of households. The Office of National Statistics 2006-based population projections and the Communities and Local Government 2006-based household projections are used to look at both demographic trends and trends in the movement of people into and out of different areas. The scenario would result in about 150,000 more homes over the plan period than the 'roll forward' scenario.

The consultation document states that the Assembly is concerned that the figures are heavily influenced by migration assumptions, of which there is debate about future trends, but that they have included the figures in scenario 4 as such figures have been heavily relied upon by independent panels at past plan examinations. In light of the purely trend-based nature of the figures, the Assembly has not varied the distribution of growth from the projections.

As the scenario is based on recent trends the projections appear to have been significantly influenced by the recent growth in Colchester. As a result Colchester is allocated a very high number of homes under this scenario. Although EERA sought to include reference to household projections to assist at examination the influence of recent growth on these projections appears so marked that the scenario could potentially be considered inappropriate in assessing longer term trends or need. The Council will need to carefully consider the implications of this scenario in its response to the consultation.

Scenario 4 would result in a requirement for:

	Annual New Homes	Total New Homes 2011-2031	% of the regional total
Colchester	1,700	34,000	5.05
Essex Haven Gateway	2,900	58,000	8.62
Haven Gateway	6000	120,000	17.83
Greater Essex	9,450	189,000	28.08
East of England	33,650	673,000	100

Consultation

As part of the public consultation EERA are holding a series of public presentations and meetings around the region. An event was held in Essex on the 3 September 2009.

At this event, as in general, there was significant interest in infrastructure provision. EERA acknowledged that they had produced broad scenarios and haven't gone into the same level of detail as would be required by district level plans. EERA see this consultation as an opportunity to assess the barriers to growth and determine what infrastructure would be required to support the different scenarios. They hope to test the evidence regarding the constraints to growth and determine what level of growth could be achieved if the infrastructure was to be provided. EERA representatives requested that Councils respond highlighting the issues that would need addressing and the infrastructure that would be required in their area if the different scenarios were to be sustainable and deliverable.

This will clearly be an issue that the Council will need to consider in its formal response to the consultation. It may, however, be difficult for districts to respond providing detailed information on infrastructure on the basis of only district figures when in some cases the consultation provides little indication as to where it is envisaged this growth could occur or on what basis the allocation has been suggested. In the revised East of England Plan EERA will need to indicate which key places it is envisaged will grow and what strategic infrastructure would be provided to support the growth.

Essex County Council have indicated they are intending to organise a meeting of County and District Councillors from throughout Essex to discuss the consultation and establish whether there are any commonly held views, or opportunities for joint responses on specific issues. The meeting is provisionally scheduled for the 15 October 2009. It will also be appropriate for the Council to contribute to responses on behalf of the Haven Gateway and Regional Cities East.

A formal consultation response will be reported to the Local Development Framework committee in November for it to be agreed before being provisionally submitted to EERA by the 24 November 2009 consultation deadline. The response will then be reported to December's Full Council

meeting for final approval after which the response provisionally submitted to EERA can be confirmed, or amended or revoked as necessary.

Issues to consider

There are a number of other potential issues that the Council may wish to consider in its consultation response:

- The consultation document is technical in its approach which may make it difficult for some to understand. This is likely to particularly be the case for members of the public or those who are less familiar with the planning process. A document structure based around the different areas of the region might assist with this. It is clearly important that people understand the significant implications of the consultation for the future growth of Colchester.
- The consultation document is based only on district figures and makes little reference to places or settlements. It is therefore difficult to interpret how the plan would envisage places developing up until 2031 and on what basis the figures have been determined. An approach based on a settlement structure may have made it easier to understand how it is envisaged the key settlements within the region will develop under the various scenarios. A focus on places would also help where district boundaries are drawn close to settlements such as is the case with Colchester. In this case an Essex Haven Gateway based figure may be beneficial in order that options for growth on all sides of the town may be assessed.
- The current adopted East of England plan sets housing targets for the period 2001-2021. The scenarios in the current consultation cover the period 2011-2031. How any shortfalls against the existing targets are dealt with may therefore be of interest. There appears to be little information on this in the consultation document but EERA representatives have indicated that any shortfalls up until the present time had been factored into the proposed scenarios. They had not, however, allowed for any shortfalls past this date. EERA felt this was a pragmatic approach that recognised that ambitious targets in the current plan may not be deliverable in all districts. Colchester has worked to deliver its growth targets in the current Plan and therefore this issue may be of interest to the Council in its consultation response.
- The consultation document contains little information on the economic implications of the scenarios or the job numbers that would result from them. Further information on these issues is provided in the EERA evidence base.
- Scenario 2 places considerable reliance on the Regional Scale Settlement Study.

- For the plan to be deliverable there is a need for it to be linked to the clear delivery of infrastructure. As set out in the consultation section of this report, this level of detail has not yet been provided, and EERA hope consultation responses will cover this issue.
- As set out in the growth scenarios section, Scenario 4 appears to be influenced by recent growth in Colchester and therefore may not be an accurate reflection of long term trends or needs.
- The consultation document indicates that Policy H3 (Provision for Gypsy and Travellers) will not be included in this review. The Essex Gypsy and Traveller Accommodation Assessment (GTAA) is now complete and provides evidence on the need for sites within Essex. The study shows that the need for sites in Colchester is very low and so a timely review of Policy H3 would be beneficial to take account of the new evidence in the GTAA.

Supporting documents

EERA consultation document – “East of England Plan > 2031, Scenarios for housing and economic growth, Consultation September 2009”

