

# Local Development Framework Committee

Town Hall, Colchester  
12 December 2011 at 6.00pm

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

# Information for Members of the Public

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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  
12 December 2011 at 6:00pm**

**Members**

Chairman : Councillor Colin Sykes.  
Deputy Chairman : Councillor Martin Goss.  
Councillors John Jowers, Kim Naish, Elizabeth Blundell,  
Mark Cory, Beverly Davies, Andrew Ellis and Henry Spyvee.

**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**

**1 - 10**

To confirm as a correct record the minutes of the meeting held on 2 November 2011.

## **7. Dedham Parish Plan**

**11 - 41**

See report by the Head of Strategic Policy and Regeneration.

## **8. West Bergholt Village Design Statement**

**42 - 78**

See report by the Head of Strategic Policy and Regeneration.

**9. Tiptree Jam Factory Plan** **79 - 81**

See report by the Head of Strategic Policy and Regeneration.

**10. Colchester Local List** **82 - 85**

See report by the Head of Strategic Policy and Regeneration.

**11. Annual Monitoring Report** **86 - 196**

See report by the Head of Strategic Policy and Regeneration.

**12. 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

## 2 NOVEMBER 2011

*Present :-* Councillor Colin Sykes (Chairman)  
Councillors Elizabeth Blundell, Mark Cory,  
Beverly Davies, Andrew Ellis, Martin Goss,  
John Jowers, Kim Naish and Henry Spyvee

*Also in Attendance :-* Councillor Nick Barlow  
Councillor Nigel Chapman  
Councillor Peter Chillingworth  
Councillor John Elliott  
Councillor Sonia Lewis  
Councillor Richard Martin

### 12. Minutes

The minutes of the meeting held on 15 August 2011 were confirmed as a correct record subject to the inclusion of Councillor Goss in the list of members of the Committee present at the meeting, and to the word 'Plan' being amended to the word 'Policy' in the third line of the fourth bullet point under the sub-heading Plan Making of minute no.9.

### 13. Colchester Town Centre Retail Study

The Head of Strategic Policy and Regeneration submitted a report on a town centre retail study which would inform policy and programmes for the town centre. The report provided a synopsis of the study content and an executive summary was appended to the report. The findings and recommendations would be taken forward by the Town Centre Steering Group which was working with the Planning Policy team to develop an overall plan to guide the Better Town Centre programme. It was intended that a Draft Town Centre plan would be developed into a draft Supplementary Planning Document and submitted to a future meeting of the Committee for approval of a consultation process.

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

Members of the Committee raised a number of issues including:-

- traffic congestion and the likelihood that Park and Ride would help relieve congestion;
- parking including disabled badge holders parking in the high street;
- the pedestrianisation of the high street presenting an opportunity;
- the 'traditional' style high street requiring investment;
- the importance of independent traders particularly to Colchester;
- the attractiveness of market towns, for example Bury St Edmunds;

- Colchester being in competition with local large towns in respect of attracting key large stores, and disappointment that they would very likely go to Chelmsford or Ipswich;
- the recent arrival of some excellent retailers;
- the town centre not being big enough to provide what people really wanted;
- neither Ipswich nor Chelmsford having as much diversity as Colchester;
- the town appearing to be in a healthier position than was the perception of residents;
- a few more trees may be of benefit to the town;
- too many restaurants and drinking establishments;
- surprise that the Westfield Centre was perceived as having a limited impact on Colchester;
- ensuring that any new development was not at the expense of the economic health of existing development.

The Planning Policy Manager explained that the study had compared Colchester to other towns, and areas for improvement had been identified. The challenge ahead would be to identify different approaches and to consider how people spent their leisure time, which would be likely to include more than shopping. She explained that consideration of parking in the High Street was ongoing but that there was considerable support for pedestrianisation. New traffic management guidelines for the Town Centre were being worked on with Essex County Council. Whilst the Westfield Centre may have a huge initial impact, consultants considered that in terms of general overall shopping the Westfield Centre was a once a year experience but the value of spend was likely to be high. In contrast Colchester had a local catchment. She referred to the development of a draft SPD which would be submitted to the Committee for consideration in the near future.

*RESOLVED* that the report and the Colchester Town Centre Retail Study be noted.

**Councillor Elizabeth Blundell (in respect of being acquainted with some members of Maldon District Council) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)**

#### **14. Tiptree Jam Factory Plan**

The Head of Strategic Policy and Regeneration submitted a report on a process for the preparation of a plan for potential future development at the Tiptree Jam Factory. The report explained that the owners of the factory required new premises by 2014 to meet modern standards and to enable Wilkin and Sons to maintain its market position and grow. Wilkin and Son had carried out a public consultation on the options. The preferred option included three elements:- construction of a new factory on greenfield land allocated for employment through the Site Allocation process; redevelopment of the existing factory site for housing; and development of a greenfield site for housing and open space. The last element represented a departure from the approved development plan. It was proposed to address this issue by considering a revision to



the approved plan rather than dealing with the greenfield housing scheme through the planning application process as a departure from the development plan. The consultation document and the questionnaire report were both appended to the report by the Head of Strategic Policy and Regeneration. Subject to the Committee's agreement to the principle of the preparation of a new plan, it was proposed that consultation be completed on the options stage of the plan (Regulation 25) following which a draft plan be presented to the Committee for approval for a pre-submission consultation (Regulation 27).

Laura Chase, Planning Policy Manager, and Karen Syrett, Spatial Policy Manager, attended to assist the Committee in its deliberations. The Planning Policy Manager explained that this report set out a proposal for the process of developing a plan. The company had a tight timescale to get a new factory by 2014. The proposed process was intended to support the role Wilkin and Sons played in Tiptree while also ensuring full public scrutiny of the company's proposals. If the Committee was minded to approve the process, the council intended to apply to the Government for a Neighbourhood Frontrunner scheme which would provide advice and funding and assist the council in moving the project ahead. Some concern had been expressed prior to the meeting by residents concerned that a planning application might be imminent, but it was noted that the process of developing a plan would involve more consultation rather than less since detailed planning applications would also be required.

Ian Thurgood addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3) as a resident and on behalf of Peter Wilkin and 270 staff employees. They had been overwhelmed by the public response and support in terms of a petition comprising 7,000 signatures and genuine support from people in the village. Wilkin and Sons was a major employer and an integral part of Tiptree. Mr Thurgood accepted that the plans would not be to everyone's liking and there were valid concerns such as infrastructure. He asked that the Committee look to keep the Tiptree Jam Company in Tiptree.

Roy Williams addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). His house abuts a greenfield. He related that for the past year Wilkin and Sons had deluged residents with aggressive public relations and marketing exercises, and he considered that what was referred to as a public consultation was not really a true public consultation, and as such was flawed. Residents had been waiting for Wilkin and Sons to submit a planning proposal and they had not been able to talk to the parish council so there has been no local forum. Wilkin and Sons had decided to go through Local Development Framework (LDF). He had spoken to two members of the parish council who had different ideas about what the parish council agreed. At the last meeting this committee discussed problems with the National Planning Policy Framework which was an unknown quantity. He asserted that there were serious democratic issues and he requested the committee delay implementation of the Tiptree Jam Factory Plan to allow time to address their concerns and read the representations submitted within the last twenty-four hours.

Steve Read, resident of Tiptree, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He had written to members to explain his

concerns in detail. The Committee was being asked to take a decision based on inaccurate information. The consultation carried out by Wilkin and Sons was limited, flawed and incomplete. Information in the agenda suggested overwhelming support, but that was not the case. The photomontages used gave a misleading interpretation of the development. The questionnaire led respondents to a positive response to questions asked, and he did not consider it to be representative with only 640 respondents out of 11,000 residents. He asked what the proposal meant for the LDF and whether it was now considered not to be robust. There were concerns about accommodating more housing without improving infrastructure because Tiptree had expanded significantly in recent times. He considered this plan was premature and asked the Committee to read his detailed letter before making this decision.

The Committee took the opportunity to ask Mr Read the question: Was he not encouraged by looking at the Wilkin and Sons proposal in a different way.

Mr Read responded pursuant to the provisions of Meetings General Procedure Rule 5 (3). He was encouraged that the debate was starting to take place, but believed it had taken residents by surprise because they had been expecting it to take the planning application route. Tiptree Parish Council had been silent on the issue. There was a need for a local debate and for other participants to engage in that debate.

Councillor Elliott attended and, with the consent of the Chairman, addressed the Committee. He referred to the fact that only a short time ago no more houses were required in Tiptree, but time had moved on and circumstances change, and Tiptree is likely to get allocated more houses. This could be a helpful way of looking at it for Tiptree. He speculated that not many developers would give such a large open space and not a very high density. Residents had not been consulted and this Committee was being asked to authorise a consultation process which would enable local people to give their views and then an Inspector would give his view. There was a poor road junction in the vicinity but it may be possible to improve the situation. Wilkin and Sons employed a lot of people and they attracted a lot of visitors who then use local shops and facilities in Tiptree. This was an amendment which should be looked at.

Councillor Martin attended and, with the consent of the Chairman, addressed the Committee. He referred to Wilkin and Sons being desperate for a new factory as their current buildings were very old and it was a struggle to keep up to date. He hoped the Committee would proceed as recommended in the report.

Members expressed some sympathy with the public speakers and it was stated that if someone lived next door to an area where there might be houses, they were entitled to object and they should. If the Committee agreed with the principle of a new plan, that would give residents and businesses, etc. an opportunity to be consulted. The plan would then go to an Examination in Public by an Inspector where any member of the public would be able to make their representations. Wilkin and Sons would have to demonstrate that there had been sufficient change to require an alteration/increase in the numbers of houses since 2008. If the plan was approved they would then need to submit a planning application which would also require a public consultation. This process would give the public a second opportunity for people to give their views. The plan would update a small part of the LDF. It could be argued that the report was not

balanced because it only represented the factory's point of view but the proposed process would enable more consultation which was the best way forward. The Committee wanted Tiptree residents to be involved as much as possible.

Reference was made to neighbourhood plans in that the National Planning Policy Framework (NPPF) was about building in accordance with the Core Strategy; it was not about taking numbers of new dwellings away. There was now a presumption in favour of development within the new NPPF.

Some members would have preferred a neighbourhood plan and referendum which would have been the most democratic way to do it, but it was appreciated that the regulations for these plans would not be in place until next April. Given the circumstances, the Development Plan Document approach was considered appropriate for a scheme that would have a large impact on the residents of Tiptree. Concerns about the potential bias of the initial Wilkin and Sons consultation were noted, but the Development Plan Document development process would address this by providing additional consultation opportunities for residents to raise concerns. Assurance was sought and given that the consultation would include residents from Tolleshunt Knights because they had asked to be consulted. Reference was made to an exception for Woods some years earlier because the Council wanted to save 550 blue collar jobs. This would be the right route, a safe route, and a democratic route, and everyone would be heard.

The provisions in the National Planning Policy Framework (NPPF) concerning a new system for Neighbourhood Plans were not relevant in this discussion since this plan would go through the existing Development Plan Document system. Maldon District Council would be included in the list of consultees.

*RESOLVED* that the principle of the preparation of a new plan, to be called the Tiptree Jam Factory Plan, for the Wilkin and Sons site and adjoining land in Tiptree, be approved for consultation.

**Councillor Colin Sykes (in respect of his membership of Stanway Parish Council) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)**

**Councillor Kim Naish (in respect of his membership of The Angling Trust and his role as Essex Consultative on The Angling Trust Eastern Region Freshwater Forum, and his association with the Environment Agency) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)**

## **15. Colchester Borough Green Infrastructure Strategy**

The Head of Strategic Policy and Regeneration submitted a report on a Green Infrastructure Strategy which provided detailed and up to date evidence about green

infrastructure provision across Colchester Borough. The document mapped existing shortfalls and appendix A to the report identified the scale and location of where new green infrastructure assets could potentially be provided. Appendix B to the report sought to provide indicative costs and delivery partners. The Green Infrastructure Strategy would form an important part of the evidence base for the Local Development Framework and would be used to inform any reviews of Colchester Borough's planning documents and the preparation of a local plan in the future.

Beverley McClean, Coast and Countryside Planner, attended to assist the Committee in its deliberations. In her introduction she referred to a broad body of evidence of the benefits to the population that green infrastructure could deliver. She indicated that because the report was extensive it was available to view on the website.

Members of the Committee commented that the report was very welcome. In response to queries by the Committee, it was explained that the Environmental Agency had attended the second workshop. The Coast and Countryside Planner drew the members attention to paragraph 4.4 (d) of the report which set out the Accessible Natural Green Standards (ANGSt) which had been used in determining whether there was a lack of sufficient green space for a community; within this context she explained that unlike Green Infrastructure spaces, Public Rights of Way were not a destination and thus did not come within the scope of this Strategy.

*RESOLVED* that the report and the contents of the Green Infrastructure Strategy be noted.

## **16. Tendring District Council Consultation on Housing Development**

The Head of Strategic Policy and Regeneration submitted a report on a public consultation on a housing development in Tendring District and requesting the Committee to agree any comments to be returned at this stage of the consultation. The consultation comprised two sites which bordered Colchester, one of which included land within the borough and would require a cross-boundary approach.

Karen Syrett, Spatial Policy Manager, attended to assist the Committee in its deliberations. She referred to none of the sites within the document having been agreed by Tendring District Council, rather they are at the stage of seeking views.

Some Members of the Committee were of the view that Tendring District Council were consulting on these two sites along the eastern edge of Colchester because they preferred not to have such a development close to one of their major towns. There were concerns that there would be no benefit to Colchester in terms of the Community Infrastructure Levy, the Section 106 contributions which would go to Tendring District Council or Essex County Council and the new homes bonus which would go to Essex County Council.

The Committee did not believe that housing on these sites in the countryside were compatible with Colchester Borough Council policies because growth areas had been identified to avoid building in the countryside; Colchester's policies were predicated

against building in open countryside except in exceptional circumstances. Colchester was due to build 19,100 houses and these two sites would deliver 8,100 homes adjacent to the Colchester/Tendring boundary. Colchester had an LDF and a Core Strategy predicated on sustainable developments within growth areas. These proposals would have an impact on the adjacent area which was considered to be a beautiful landscape and the response should refer to the impact on Colchester being significant. These sites were on greenfield land overlooking a nature reserve; there were many things wrong with these two sites and the view was that the proposals were really unacceptable.

One member of the Committee urged caution. Although it was agreed that this was premature because Colchester had its housing numbers allocated, there was the potential for a link road to be provided between the Research Park and the A120. Tendring District Council did not have an LDF in place nor a Local Plan so they were vulnerable and therefore Colchester was vulnerable; they needed to work quickly to get something in place. It was suggested that the council submit a response to try to help them as they were in some difficulty which they were attempting to overcome. They would be giving Colchester some housing numbers which may be needed and in this instance it might be to Colchester's benefit to be reasonable.

The Strategic Policy Manager confirmed that they had not consulted us, no response has been sent yet and ward councillors have not responded, unless they have done so independently. She confirmed that under the new arrangements Colchester was required to work with its neighbours and had a duty to co-operate. There was an upcoming pre-arranged meeting to discuss how the council would do that and it might be an opportunity to refer to some of the issues this proposal has brought to light, such as the Community Infrastructure Levy, Section 106 contributions and the new homes bonus, where there was an impact on Colchester.

*RESOLVED* that the report be noted and the Committee's comments be submitted to Tendring District Council as Colchester Borough Council's response. The second paragraph be amended to read:-

"Colchester's adopted Local Development Framework provides for new development to be focussed within identified Growth Areas centred around the urban area of Colchester. LDF policies (ENV1 in particular) provide that development in open countryside is to be strictly controlled to conserve the environmental assets and open character of the Borough. The development of the above two sites is accordingly not considered to be compatible with adopted Colchester planning policies. Additionally, it is noted that large scale development in West Tendring is at odds with adopted policy in the adopted 2007 Tendring Local Plan which focuses growth on Clacton and Harwich, an approach which is also reflected in infrastructure planning carried out at sub-regional level through the Haven Gateway partnership."

**Councillor John Jowers (in respect of being a member of Essex County Council and his role as Cabinet member for Communities and Planning) declared a personal interest in the following item pursuant to the provisions of Meetings**

## **General Procedure Rule 7(3)**

### **17. Community Infrastructure Levy - Draft Charging Schedule**

The Head of Strategic Policy and Regeneration submitted a report requesting the Committee to agree the content of the Community Infrastructure Levy (CIL) Charging Schedule and background Documents; to agree to publish and make available the Draft Charging Schedule and all supporting information, in order that representations can be made; subsequently, to submit the Charging Schedule to the Secretary of State for examination; and requesting that the Committee to delegate authority to the Spatial Policy Manager to make minor revisions to the document prior to publication, submission and during the examination.

Karen Syrett, Spatial Policy Manager, attended to assist the Committee in its deliberations. The consultation had produced 26 responses including one response reported verbally. There were concerns that in some cases the levy would make development unviable. Documents had been prepared to clarify that viability assessments had been undertaken. £120 per square metre equated to 5% of the average market house. Comments about clarity had been taken on board and as a result the suggested Governance Arrangements and Implementation Plan were appended to the report. Initially it might be more appropriate to consider some sites for Section 106 contributions rather than CIL. However, in 2 years time Section 106 contributions would be severely restricted and if there was no CIL in place the authority may stand to lose out on contributions. Under the CIL arrangements local authorities would not be able to pool contributions as they may have done in the past.

Andrew Crayston, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He urged caution and consideration of the draft charging schedule particularly relating to residential development. This is a major change with significant impacts in the current climate of difficulty and uncertainty. He believed it would hold back development. He agreed with the concept, but calculations were seriously flawed. The levy would extract 5% towards infrastructure which could only come from the land value. He was of the opinion that the land values upon which the calculations were based were vastly different from recent transactions. He referred to the difficulty in developing complex sites such as those at the Hythe and of small sites which would not be viable. The concept relied entirely on reducing land values. Development in the town would rely on major land holdings only. He questioned the viability of the core assumptions made in paragraph 5.84 of Appendix 2. He believed that the council's ambition to be a Frontrunner was not compatible with getting the policy right. He would welcome a workshop at an early date and asked that the decision be delayed until the evidence was accurate.

Jonathan Frank, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He asked if the Committee had received his letter on this issue. He did not believe the Committee had enough information about the Community Infrastructure Levy, and he asked the Committee whether they understood the economics of the issue, whether they knew how much the CIL charge would be for a three bedroom house, and whether they knew how much building land was worth in

Colchester. He advised that the Committee should defer this matter until they had the full facts and figures in front of them.

Pursuant to the provisions of Meetings General Procedure Rule 5(3) a member of the Committee took the opportunity to ask Mr Frank a question:- "was he aware that the Committee was not required to make a decision on whether to accept the CIL draft charging schedule at this stage." Mr Frank responded to the effect that that was what he had hoped to hear.

The Spatial Policy Manager responded. She apologised that she had failed to circulate Mr Frank's letter to the Committee. She explained that the Council had not adopted an Affordable Housing SPD which required any financial contribution. In respect of a meeting being held at firstsite in October, a meeting was being organised and she hoped he would appreciate how many people were involved. In terms of the figures used and viability arguments, she did accept that some sites would be unviable, but there were sites which, at the height of the market, had not been developed so it was not CIL preventing their delivery. Some greenfield sites would yield more through CIL – there were winners and losers. It was necessary to look at the guidance; it was true to say that authorities should avoid setting a charge rate up to the margins of viability. The authority was aware that it needed to bear in mind the economic circumstances and the fact that land values could change over the period of the charging schedule. She had calculated that of the number of homes to be built by 2023, there were only about 1,000 outside of the greenfield allocations which would be subject to a CIL and the levy could be avoided if an application was submitted before CIL was introduced. There would be a long lead in time for CIL, possibly as much as a year. The Council had the right not to adopt CIL if the circumstances were not right or were not to the Council's economic advantage. She remained of the opinion that it was right that the Council proceeds with the consultation on a CIL draft charging schedule.

Members of the Committee made the following comments:-

- that representations from local developers appeared to indicate that the charging schedule was too high in which case it would have a negative impact on whether the development of some sites would be economically viable. There was a view that the calculations were based on large sites;
- Colchester would be at a disadvantage if the charging rates were too high compared with neighbouring authorities;
- whether it would be possible to re-examine the charging and change the rates if they proved to be too high, and how quickly could that be done. Would it be possible to change the rates annually, and would it be necessary to appoint consultants to do that;
- whether Colchester would be better off continuing with Section 106 rather than CIL and slow down the speed of change to CIL;
- it was noted that none of the big developers had submitted comments;
- members of the Committee requested a session with the consultants to look at the technicalities of how CIL works before the proposal was submitted to the Secretary of State;
- members of the Committee requested a meeting with developers to enable them to explain what CIL meant to them;

- there was a body of opinion that although CIL was the preferred route, and sooner rather than later for Colchester, there was no compulsion for Colchester to implement CIL at those rates. It would be possible to leave it for a while and to continue with Section 106 contributions, but eventually CIL would be the preferred option.

The Spatial Policy Manager referred to the Governance Arrangements at Appendix 4 which explained how people could be involved in the process. She explained that Colchester was the charging authority and would be able to allocate money to other bodies to deliver infrastructure or to provide infrastructure itself. In terms of viability, she gave an example of a site of 10 hectares of which only 6 hectares would actually be developed; the remaining 4 hectares could be roads and open space. The phrase "meaningful proportion" was subject to current consultation; the Government was not saying what it should be but was asking respondents what they thought it should be. A cap could be set where there was a large development alongside a small community. It would be possible to slow down the process of changing to CIL; the regulations were due to change next April and authorities would be facing a different set of regulations in any case. The chargeable rate was subject to annual review. The critical decision was about when it was to be implemented. It was important to get the policy right. She was uncertain what could be changed between now and December or what the committee wanted changing in the longer term. The practical benefit was that CIL was non-negotiable. An annual review was not set in stone; the authority could set its own review procedures and there would be no need to appoint consultants.

*RESOLVED* that the report be noted and –

- (a) The content of the Community Infrastructure Levy Charging Schedule and background Documents be agreed;
- (b) The Draft Charging Schedule and all supporting information be published and made available in order that public representations can be made;
- (c) The Charging Schedule be subsequently submitted to the Secretary of State for examination;
- (d) The Spatial Policy Manager be authorised to make minor revisions to the document prior to publication, submission and during the examination.



12 December 2011

Report of	Head of Strategic Policy and Regeneration	Author	Beverley McClean 01206 282480
Title	Dedham Parish Plan		
Wards affected	Dedham and Langham		

**The Local Development Framework Committee is asked to agree the adoption of Dedham's Parish Plan as Planning Guidance.**

## 1. Decision(s) Required

- 1.1 To agree the adoption of the Dedham Parish Plan as a Planning Guidance Note.

## 2. Reasons for Decision

- 2.1 Policy ENV2 of the Council's adopted Core Strategy promotes the preparation and adoption of Parish Plans and Village Design Statements. Adoption of the Dedham Parish Plan as Planning Guidance will ensure that the aspirations of local residents and businesses in Dedham can be properly considered when new planning policy documents are being prepared in the future and when planning applications for Dedham are being assessed.

## 3. Alternative Options

- 3.1 The alternative is to rely solely on the Local Development Framework policies to guide how Dedham develops in the future. The Parish Plan provides evidence about what the local community values about Dedham and how they wish to see it develop in the future. which will aid plan making and decision making in the future.

## 4. Supporting Information

- 4.1 A Parish Plan is a broad based community led plan prepared by a locally constituted community group. A Parish Plan sets out a range of social, economic or environmental issues that local residents have identified for action in the parish. These can range from a lack of adequate community facilities, poor Rights of Way maintenance, traffic speeding or litter. A Parish Plan differs from a Village Design Statement in a number of ways. A Parish Plan is less focused on design and built environment matters. These (these are dealt with through Village Design Statements. A Parish Plan also includes a vision setting out how a parish is to develop and also includes an action plan which identifies lead partners and a timetable for when and how local issues are to be resolved.
- 4.2 Whilst Parish Plans can include some planning related recommendations on the whole they focus more on social, community and environmental problems being experienced in an area and identifies a list of projects needed to resolve them. Once adopted Parish Plans are material considerations when planning applications are being determined.

- 4.3 Parish Plans can also provide useful evidence for the Local Development Framework process and assist local communities seek funding to deliver projects. Planning Guidance can provide detailed information to supplement policies already contained within the Local Development Framework documents and help fill the gap between the statutory plan framework and the planning application process.
- 4.4 Parish Plans provides information to developers, councillors and planning officers about issues that are of local concern and provide evidence for use when planning applications are being assessed or new development plans are being prepared. Parish Plans could play an increasingly important role in delivering the Government's Localism agenda.

## **5. Proposals**

- 5.1 Work started on the Dedham Parish Plan in 2009. The Dedham Parish Plan aims to establish the principles that the local community wish to see adopted in all new proposed development within Dedham. It is not intended to nor will it stop change from happening, but as guidance it is intended to influence how new development and wider social and environmental issues can successfully be delivered or addressed in Dedham in accordance with community aspirations.
- 5.2 Dedham's Parish Plan includes a number of planning related recommendations covering the need for affordable housing, the need for smaller market housing for older residents, protecting the existing retail base, preventing inappropriate development in existing gardens to help protect village character, exploring opportunities to improve public transport provision and restricting the conversion of small properties into large executive homes.
- 5.3 The Parish Plan also includes a number of non planning recommendations to address the issues raised by local residents/businesses to improve village life. These include the need for more clubs/activities for young people, opportunities to develop a community taxi service, extending the Hopper Bus route, addressing speeding in the village and addressing parking issues. Some of these issues in the Parish Plan may be addressed through new development in the area however many of the actions will involve working in partnership with a range of agencies to resolve locally identified problems. The Parish Plan provides a clear steer about how the local community wish to see Dedham be development or improved in the future.
- 5.4 A copy of the Dedham Parish Plan is attached as an Appendix to this report.

## **6. Strategic Plan References**

- 6.1 The Parish Plan has enabled the residents of Dedham to become involved in planning and shaping how their parish develops in the future. In doing so they will be instrumental in helping the Council progress its strategic priorities in relation to addressing people's needs, community development & safety, enabling job creation, homes for all and healthy living.

## **7. Consultation**

- 7.1 No additional consultation is proposed before the Parish Plan is adopted as a Guidance Note.

7.2 During the production of the document several workshops, consultation exercises and events were held. This enabled the community group developing the plan to gather views from local residents which helped influenced the content of the final document. An explanation of the various consultation exercises undertaken is discussed on page 6 of the document.

## **8. Publicity Considerations**

8.1 Once adopted the Dedham Parish Plan will be publically available on both the Parish Council's website ([www.dedhamparishcouncil.org.uk](http://www.dedhamparishcouncil.org.uk)) and also on Colchester Borough Council's website ([www.colchester.gov.uk](http://www.colchester.gov.uk))

## **9. Financial Implications**

9.1 None

## **10. Equality, Diversity and 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. An Equality Impact Assessment has been prepared for the Local Development Framework which is available following this pathway from the homepage: - Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.

## **11. Community Safety Implications**

11.1 The Dedham Village Design Statement has identified the need for measures to resolve traffic speeding in the village which will improve community safety.

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

12.1 None

## **13. Risk Management Implications**

13.1 The adoption of guidance notes is intended to reduce the risk of inappropriate development and provide information about community needs/facilities or issues that can be delivered through planning gain. Adopted guidance also provides the opportunity to offer consistent advice to landowners, developers, officers, Councillors and members of the public.

# Dedham Parish Plan



***Your Village – Your Way***  
..putting ideas into actions



*"...Dedham, a place you feel proud to live in"*

*Dedham Resident*

## June 2011

[www.dedhamparishplan.org](http://www.dedhamparishplan.org)

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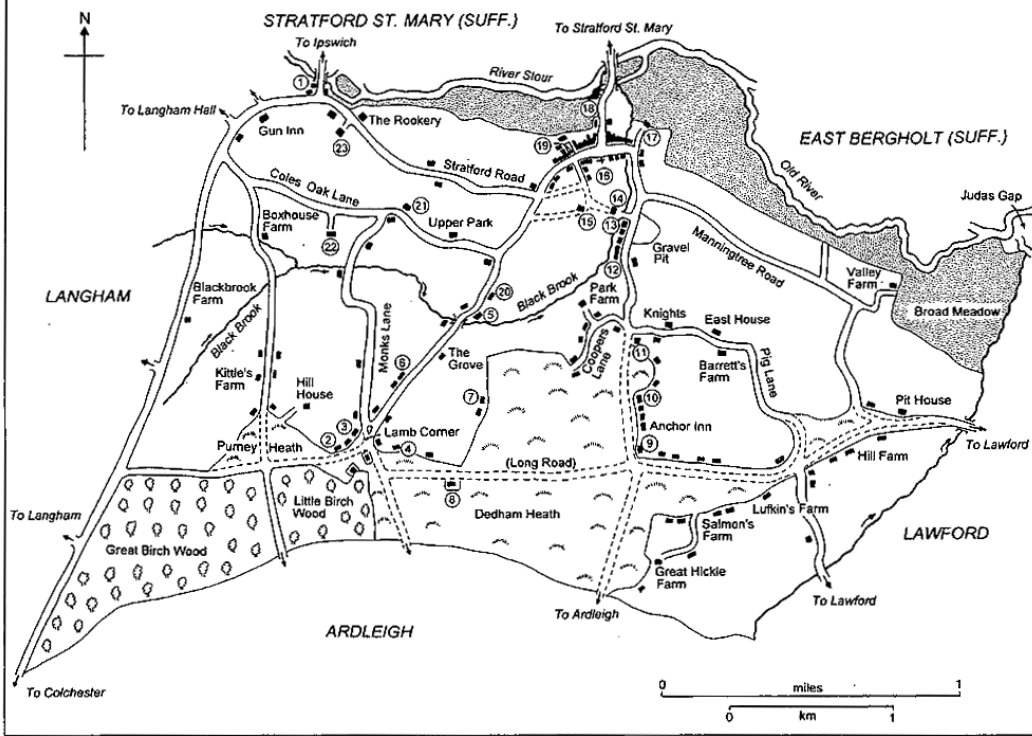


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# DEDHAM c. 1790



- |                  |                 |                        |                                   |                    |
|------------------|-----------------|------------------------|-----------------------------------|--------------------|
| 1 Le Talbooth    | 6 Grove Cottage | 11 Castle House        | 16 St. Mary's Church              | 21 Rookery Farm    |
| 2 Mount Pleasant | 7 May's Barn    | 12 Dunton's almshouses | 17 Netherhall (later Dedham Hall) | 22 Monks Farm      |
| 3 Lamb Inn       | 8 Heath Cottage | 13 Workhouse           | 18 Dedham Mill                    | 23 Rookery Cottage |
| 4 Rye Farm       | 9 Maltings Farm | 14 Southfields House   | 19 Princes Green                  | Meadow             |
| 5 Brook Farm     | 10 Winterloods  | 15 Lower Park          | 20 Lecture House                  | Heath              |

[www.british-history.ac.uk](http://www.british-history.ac.uk)



Mill Lane Looking South

## Foreword

It is a great pleasure to have the opportunity of introducing and commending the Dedham Parish Plan to you. The Plan is the result of a public consultation to identify those issues that the community considers in need of improvement and those that it wants protected. Whilst the general perception within our village was one of satisfaction, there are a number of areas that could be addressed to further enhance living in Dedham. The Plan sets out *Your Village – Your Way* and seeks to put your *Ideas in to Action*.

The consultation process has been run by a Steering Group who have produced this Plan based upon all the responses provided at the public Workshop and in the Questionnaire. Their commitment and contribution in completing this Plan is very much appreciated. The process has received guidance and funding support from the Rural Community Council of Essex and the Dedham Vale AONB & Stour Valley Project for which we are especially grateful. Our thanks, of course, also go to the community of Dedham for their contribution through sharing their views.

The Plan sets out to provide practical action points. These may sometimes be within our ability to implement although in some cases it will be in the medium to long-term whilst others will require the involvement of external authorities and could require policy changes. It may also be appropriate to seek the participation of local people to help in progressing some of the actions. We have already seen a few of the earlier action points bear fruit and this encourages the view that the process is working as we hoped.

The Parish Council commissioned the creation of this Plan and it will now become an integral part of Parish Council meetings and regular updates will be provided as and when specific issues are taken forward.

Your responses have made us fully aware of the issues that are of importance and it will now be for the Parish Council to focus on these and to use our limited human and financial resources in the most effective way towards achieving a successful outcome. You can be assured that the Parish Council is committed to doing all within its powers to see that the Action Plans and your aspirations for Dedham become a reality.

**Roy Laverick**  
**Chairman, Dedham Parish Council**  
June 2011





## Introduction

The Dedham Parish Plan was commissioned by Dedham Parish Council in September 2009 and a Steering Group was formed to undertake the whole process from the public consultation through to production of the Plan itself. The objective was to identify those areas that the community of Dedham felt were important and need to be looked after and those that were in need of some improvement.



The first stage was a Public Workshop in April 2010 at which the key issues were identified in order to construct a subsequent Public Consultation Questionnaire. The Questionnaire was then designed and included a number of sections with specific questions together with an opportunity to make comments. This was distributed for completion in November 2010. All responses were then entered into a database and sorted to provide key statistics and categories of comments from which the content and actions in this Plan have then been created.

The overriding conclusion to be drawn from the whole exercise is that the community is largely very happy with most aspects of life in Dedham. However it identified a number of areas that could benefit from some form of improvement action. The Action Plans (pages 18-24) list the major things that were of concern and indicate prioritisation for taking them forward. There were over 1000 comments given and naturally not all of them can appear in this Plan but they have all been retained and will be available for public viewing and provide further reference material for the Parish Council. Where appropriate, some of the comments will get passed directly to the persons responsible for those particular areas. It should be noted, of course, that whilst all Action Points will get addressed, not all of them may, in these difficult economic times, get achieved in the short term, especially where substantial cost may be involved. Many of the Action Points will require a degree of community participation if they are to be achieved and, as such, villagers may need to be asked to become involved.



The key issues that were identified by the consultation were as much to do with protecting that which is already appreciated and cherished as it was to do with pursuing improvements to areas of concern. The main areas requiring the most attention were Planning, Speeding, Parking, HGV's and Public Transport. Other significant issues included footpaths and public services and amenities. The Dedham Village Design Statement completed in 2006 covers extremely well much of the description of Dedham including history and geology together with the important issue of planning guidelines. Consequently we have not tried to cover these aspects in detail in this Plan although there clearly is concern in this area. Also, although we have sought resident's views on local businesses in Dedham we have not been able to directly address this area with a specific business survey. This could be taken forward separately in the future. There were some important issues where the community was evenly split for and against and these would need to be addressed as separate consultation processes where appropriate.

This Plan will now be adopted by the Parish Council who will commence addressing many of the Action Points. Naturally it will take time to progress all the actions but regular updates will be provided as and when items are achieved.

## Living in Dedham

To establish a true picture of why people like living in Dedham we asked about aspects of life in and around the village. The overriding conclusion was that Dedham residents are very satisfied with most aspects of life in our beautiful village but that some improvements could be made to further enhance village life. There was a strong sense of pride in our village, not just for its beauty, but for the peace and tranquility and the friendliness of the community.

*"Because of the excellent way in which the area is looked after you have a sense of pride living here"*

The most important aspects were considered by the vast majority to be; having the surrounding countryside, river and wildlife, low levels of crime, a clean and healthy environment together with a High Street with a good variety of shops. Clearly these are valued and cherished and every effort should be made to ensure they are managed and maintained well.

Similarly, having access to many footpaths, living in a conservation area and having a free car park were seen as very important. The public amenities available in Dedham including our community facilities such as the Assembly Rooms, Duchy Barn, Sports Pavilion and the Playing Fields are clearly all greatly valued. The CofE Primary School, children's play facilities and pre-school groups,

*"Every time we go to the High Street we meet and greet somebody we know"*



together with St Mary's Church, were considered essential aspects of Dedham village life along with the local pubs and restaurants. The convenience of Dedham's location, with its good access to major roads and nearness to railway connections, was viewed by many as a key consideration for living here. In the busy lives of many Dedham residents', being able to enjoy the surrounding countryside whilst still having easy access to other areas is clearly important.

The village was clearly seen as a friendly place with many comments about how people help each other and how sociable and welcoming most people are, not just in social environments, but also in simply greeting each other in the High Street. The village was felt to have a good community spirit and

*"My roots are here and have good neighbours and friends"*

range of social activities. All of these qualities are a credit to the people of the village but, of course need continual nurturing to ensure they remain such valued aspects of Dedham life.

Dedham does have many older residents who have lived here for a long time and clearly cherish the values of village life. But equally there are a growing number of younger people who feel just as strongly and want to ensure that those same village values they moved here to enjoy, are maintained. Living in Dedham is clearly enjoyed, not just for all the natural beauty and excellent facilities but, just as importantly, for the community spirit and friendliness that exists throughout.

*"An excellent area to raise our child"*

## Transport

Living in a village can present problems for those who do not have their own transport. Dedham is no exception. Many residents, particularly the more elderly, rely on bus services to Colchester and would like, additionally, to get to and from Manningtree in the day time. Some commuters would also like a bus service to Manningtree to tie in with morning and evening peak periods.

### **Bus Services**

Dedham is currently relatively well served with six return bus services at approximately two hourly intervals during the daytime on Weekdays & Saturdays to Colchester and a separate service in each direction to Colchester & Harwich on Sundays and Bank Holidays. There are currently no other bus services to Manningtree or Ipswich.

*"I would use buses to Manningtree and Colchester if more frequent and convenient"*



Although only a small percentage of those completing the questionnaire said they do use bus services regularly it is clear from the comments made that there is a general desire to use them more often if they were frequent and conveniently timed especially to Colchester. In particular there are also many teenagers who feel fairly isolated because of a lack of convenient buses to Colchester. Suggestions were made that improvements could be achieved by introducing additional

request stops and giving consideration to the direction of some services to enable transport from the village to the Heath. Also, it was felt that increased publicity of timetables through notice boards and possibly the Parish Magazine would be beneficial. Suggestions for services to Manningtree included the need for an appropriately timed direct service to and from the station for commuters.

### **The Hopper Bus**

The Hopper Bus was re-introduced in 2010 and is operated by the Dedham Vale AONB and Stour Valley Project. This service, which is funded through a lottery grant, will operate in July, August and September in 2011 and 2012. Although it runs hourly from 9am to 5pm on most days it does not realistically represent a long-term solution for those villagers from the public consultation seeking regular bus services to Manningtree town and station. The Hopper Bus is acknowledged by the majority as a great asset to the village and visitors alike enabling many to enjoy the beautiful Dedham Vale area without adding to pollution. It was felt that every effort should be made to encourage and support its continuation if at all possible. Increased usage of the service was seen as the best way to keep it so any opportunity should be taken to promote its existence.



### **Community Bus**

A few years ago Dedham did own and operate its own Community Bus and although this provided a useful service through volunteer drivers and was often used by the Primary School the cost of insurance and maintenance was too high for it to continue. The public consultation revealed the need from some villagers for consideration of a similar scheme perhaps more realistically by sharing with neighbouring communities.

## Cycling

The value of cycling in a safe and tranquil environment is recognised both at national and local level. Three miles separate Dedham from Manningtree by road – part through quiet and leafy lanes and part on busier roads. Villagers who enjoy cycling favoured the introduction of a recognised route that gave cyclists the opportunity to enjoy the beautiful countryside whilst being afforded adequate protection from traffic.

## Roads & Traffic

With the exception of the centre of the village all our roads are lanes and are rural in nature, with no kerbs or pavements. Many people, including children, do walk and ride on these lanes together with horse riders. Clearly a substantial majority of villagers felt that speeding and the volume of HGVs together with the use of a route as a link from the A12 to the A137 Harwich Road were amongst the most significant issues that need to be addressed to make our roads safer for all to enjoy.

*"There is a real problem where I live, 30 mph means 60 mph to the Grand Prix drivers"*

### Speeding



The speed of traffic is clearly of concern to a great number of people and several roads were specifically mentioned. A number of these were suggested for lower speed limits or traffic calming measures. However, on the specific question of 'providing traffic calming measures in Castle Hill, Crown Street and near the school', approximately half of the villagers were in favour and half against. The majority felt that there is insufficient enforcement of limits, and there were many suggestions for increased enforcement including greater use of the Police and Community Speedwatch. The actions therefore target the complex task of reviewing speed limits and signage; and working with the appropriate authorities to

improve enforcement.

### HGVs

Many villagers were concerned about the volume and size of heavy goods vehicles passing through the village. There was a large majority in favour of investigating if road signs could be erected to restrict HGVs and to advise against following 'Sat Nav' instructions from the A12.



### Roads & Pavements

There was a body of opinion suggesting that road traffic signage around the village was inadequate. A specific area that was mentioned more than others was the lack or condition of certain pavements. Also, a number of comments were made that hedge cutting at road junctions should be better maintained to improve visibility and safety.

## Parking

Dedham has a beautiful and vibrant historic centre and balancing the picturesque perspective with the need for car parking is difficult. There is clearly a fine balance for locals and tourists using both the High Street and Mill Lane Car Park to ensure that everyone's needs are met. Free parking is enjoyed in the Mill Lane car park whilst the High Street is controlled with parking restrictions. Many residents live well outside of the village centre and regularly need parking space to visit the village shops. There was a substantial amount of comment on all areas of parking and this aspect is of great concern to the majority.

### High Street Parking

Whilst it appears that finding a space is not currently a great problem to most villagers they would still like there to be an increase in the availability of spaces. A high proportion of villagers park in the High Street at least once a week, and the majority of these for less



than 30 minutes. Few villagers however seem to use the Mill Lane car park on a regular basis. Opinion on finding a parking space in the High Street was mixed with only a few who park there regularly failing to find a space whereas those who park there infrequently experienced difficulty in finding a space. Suggestions for improvement included additional or time limited spaces in the High Street. It was also suggested that some form of local residents parking scheme could be considered.

### School Parking

It is clear that there is an issue regarding the problems caused near the primary school by drivers at dropping off or picking up times. This problem has existed for many years without resolution and it does appear to be getting worse. There is a growing school population and, with a very successful school, it attracts many children from outside the village. The walking bus does help to an extent but more effective solutions are needed. Although many suggestions have been put forward it is clear that any action to resolve this issue must involve and be driven by all interested parties including the School, parents and residents.

*"School Parking...  
there is an accident  
waiting to happen"*

### Enforcement

It was generally felt that there needs to be greater enforcement of parking restrictions both in the High Street and around the parish. The concerns were mainly, parking beyond time limits, and poor and inconsiderate parking on yellow lines or near junctions.

### Car Parks

Whilst few villagers seem to use the Mill Lane car park on a regular basis, there was a clear majority in favour of maintaining free parking not just for locals but to encourage tourists to park there. There were also a number of suggestions that additional parking could be sought in the west end of the village centre which of course needs to be balanced with the need to maintain the environmental and historic context of the village.

## Planning

Planning Issues are clearly important to the whole community. In respect of the design aspects of planning the Dedham Village Design Statement completed in 2006 clearly spells out the wishes of the community and every effort has been taken to ensure that that document is taken into account whenever applications are considered. Planning was however, rated as the highest priority for the Parish Council to focus on and there appears to be a perceived gap between what actually happens and the general desires of the community. It should be noted that, although Dedham Parish Council are consulted, Colchester Borough Council remains the final arbiters of all planning decisions.



## **Housing Needs**

There was clearly a need indicated in the public consultation for more affordable homes for younger people as well as suitable properties into which existing residents could downsize to. Smaller homes generally and retirement accommodation were also seen as important. There were a number of comments made that there should be no further planning approvals for conversion of existing retail premises into private accommodation. The Parish Council Planning sub-committee will be made aware of these preferences so that they can take these objectives into account when commenting on planning applications.

## **Character**

Dedham is a beautiful village and an overwhelming majority of residents live here because of its character and want to ensure that it remains that way. Maintaining the character of the village as a whole was therefore seen as important and the majority felt that this aspect of planning was currently being managed well. However, it was felt that there was inadequate control over conversions of small properties into larger ones and there was an opinion that the building of houses in existing gardens needs to be controlled carefully. It was also felt that greater vigilance is required to ensure adherence to the conditions of planning approvals.



## **Listening to Locals**

There were many suggestions made that there should be far greater emphasis on listening to locals and ensuring their views are taken into account. This clearly falls into two parts. Firstly, the giving of those views and secondly, getting CBC to act upon them.

All planning applications are published to the community on the village notice boards, comments sought, and when provided, they are taken into account by the Parish Council. Clearly there is a need to improve public awareness of this process and encourage participation and the Parish Council will be asked to address this aspect in the Action Plan. However, awareness is driven as much by community participation as it is by publicity. It is important therefore that the community in general play an active part to ensure the whole process effectively reflects their views.

It was felt by many that that there needs to be greater awareness by Colchester Borough Council of what is in the best interest of the local community, as expressed through the Parish Council and the Village Design Statement, with the maintenance of the character of the village pre-eminent.

*"The planning process should be by the people, for the people"*

## **Safety & Crime**

Dedham is clearly seen as a low crime area and a safe place to live. This was highlighted by many residents as a key benefit to living here. We also enjoy the services of a PCSO who is part funded by the Parish Council with match funding out of Essex Police budgets.

## **How Safe Do We Feel**

The vast majority of villagers indicated that they feel very or quite safe both at home in Dedham and around the village. It was also felt that children were safe in the Play areas. The PCSO has regularly provided statistics at Parish Council meetings confirming the low

levels of crime currently experienced in Dedham. Also, where villagers had had a need to report an incident to the police, nearly 80% of those were satisfied with the police response. Safety is clearly something we all cherish and every effort should be made to ensure that we continue to enjoy the present levels of satisfaction.

### **PCSO**



In 2008 the Parish Council arranged the funding for a dedicated Police Community Support Officer (PCSO) to look after the interests of Dedham. Two thirds of those answering felt safer as a result of having a PCSO in the village, but by far the majority of villagers commented that the PCSO should promote his accessibility and that his 'visibility' around the village needed considerable improvement.

*"Have not seen the PCSO for a long time, we assumed that the role no longer existed"*

### **Neighbourhood Watch**

Dedham does have a current Neighbourhood Watch scheme in place and there was clearly a view that this is worthwhile and effective and that every effort should be made to ensure it is maintained. The PCSO is currently engaged in discussions with the local coordinators.

## **Community Democracy**

Local Democracy is a cornerstone of life in places such as Dedham. There has, for many years, been an active Parish Council that deals with everyday aspects on behalf of the community including planning, play areas, public amenities and general community issues. Villagers were asked to identify key areas on which the Parish Council should focus their attention. The suggested areas align strongly with comments and suggestions made in other sections of the Plan, and accordingly priorities and actions have been included in the appropriate sections.



### **Parish Council Meetings**

There was a strong feeling that the Parish Council does effectively manage the interest of the community well. Although by far the majority express interest in Parish Council matters only a small minority had ever attended a Parish Council meeting. It was felt that greater effort should be made to encourage attendance at DPC meetings to ensure that the democratic process is maintained.

### **Parish Council Activities**

The main vehicles for keeping the community aware of Parish Council activities are the Dedham Parish Council website, the Parish Notice Boards, the Community News in the Essex County Standard and the Dedham Parish Magazine. It is important that we continue to utilise and embrace these and any other methods, such as the Internet, for keeping the community informed.

*"The Parish Council team are hardworking and dedicated"*

*"A big thank you to the Councillors who work away on our behalf"*

It was felt by some villagers that there should be more Parish Council led events such as The Workshop day held at The Assembly Rooms to further enhance the democratic process particularly in the light of the Governments desire to promote greater involvement under its Localism Bill. It was also suggested that consideration should be given to encouraging some form of youth involvement in Parish Council activities either by inviting participation or possibly by working directly with youth groups.

## Young People

Young people are vital for the sustainability of any village and their needs are just as important as those of the rest of the community. Living in a rural location such as Dedham can restrict the availability of activities and facilities for young people to enjoy. Whilst there are a number of activities that do already take place there were many suggestions that could be considered. There is already a successful Youth Club and pre-school facilities for toddlers but other activities are also sought to improve the overall picture for young people in Dedham.

*"I like Dedham because it is scenic and has sociable people" (aged 10)*

*"I like Playing at Smartys" (Aged 4)*

### Activities

There was a clear demand for additional activities for young people in the village, however, it was suggested that the best way of ensuring that facilities meet the needs of young people is for young people themselves to be involved in the decision making process. How this is achieved is always the most difficult question but opportunities should be taken to encourage the establishing of new clubs and activities for young people as well as better utilising existing ones.



*"There is nowhere for teens to meet after they are too old for the youth club and too young for the pubs"*

### Suggestions

As part of the consultation and in a separate Primary School exercise young people were invited to give their comments on their likes and dislikes of Dedham together with suggestions for improvements. It was clear that there was considerable appreciation of the open space of the countryside and the Playing Fields as well as the local shops. There was a feeling that activities for youths could be improved and that transport (buses) to local towns needs increasing at convenient times.

*"There should be more events not just for the younger children but for the 16+"*

*"Open Spaces good for playing sports in"*

### Playing Fields

Comments made here have indicated a concern about the suitability of the Playing Fields for young people in particular and the whole community in general. Most importantly, anti-social behaviour by other users whilst on the Playing Fields was identified as a cause for concern. This aspect is dealt with under the Public Amenities section.

## Environment & Conservation

Dedham is part of an AONB and is renowned for its beauty and environment that are enjoyed by residents and visitors alike. It is important for present and future generations that every effort is made to maintain it as such. Environmental & conservation concerns are addressed by a number of local bodies including The Dedham Vale AONB & Stour Valley Project. It is clear from the responses given that there is quite a balanced view of present environmental and conservation issues with no single issue where a large majority felt that action is required. Whilst this is gratifying it continues to be essential that vigilance is maintained.



### **Public Footpaths**

Dedham is particularly well endowed with an extensive footpath network, including part of The Essex Way, that attracts tourists and walkers. Footpaths were amongst the main reasons why many people enjoy living here and consequently this is a permanent agenda item for the Parish Council. Although by far the majority of villagers thought that public rights of way were maintained very or fairly well, there were a few suggestions for improvements.



### **Litter**

Dedham is kept comparatively free of litter although there was a feeling that littering was seen as a 'Quite' or 'Very' Significant issue. There was a great deal of gratitude given to those who currently help clear litter from our streets and hedgerows - our 'Litter pickers' as one villager termed them. Suggestions were made that more could be done to discourage the dropping of litter in the first place together with an idea for a community wide event to clear footpaths possibly on a regular basis.

### **Street Lighting**

One area that raises comments on both sides is the issue of Street Lighting. Whilst the comments split approximately 50% in favour and 50% against the provision of street lighting, the majority rated this issue as "Not very significant" or "Not significant at all". Whilst some people are concerned about light pollution others are concerned for the elderly and visually impaired villagers. Clearly there is no defined way forward on this issue and, if to be addressed at all, should be taken forward as a quite separate consultation.

*"Street lighting should be considered"*

*"I am strongly against Street Lighting"*

### **Noise**

The main concerns here are of noise produced during public events, road noise especially from traffic on the A12 and aircraft noise. Suggestions were made for investigations to see if these areas could be improved.

### **Dogs**

There are many responsible dog walkers within the village and a number of strategically placed dog waste bins. However, it was felt that more could be done to ensure that dog owners have their dogs under proper control particularly in public play areas.

## **Social Wellbeing**

The successful functioning of a community embraces not just the events and activities that take place but also the wellbeing and care of the elderly and more isolated members of the community. Dedham currently has quite a number and variety of activities, including clubs and societies, going on. Although most people are happy with the activities and types of social events that take place in the village there were many suggestions and ideas put forward.

### **Social Caring**

Dedham has a significant number of elderly residents and comments were made that suggest that more could be done to help make their lives happier. Care for the housebound and providing visiting and caring services were considered important aspects by a number of villagers.

*"Make life happier for the lonely and aged"*

### **Community Events**

There are many community events (i.e. one off or annual events) already held in Dedham and there was clearly a feeling that the present level was considered adequate. However, 36% of people did think that there could be more and a considerable number of suggestions were put forward covering such areas as social events, fetes, landmark celebrations and markets.

### **Community Activities**

Dedham already has a large assortment of clubs and social groups; however interest in extending the availability of community activities such as clubs, sports and leisure was evenly split. There were many suggestions made as to additional activities that might be beneficial and included all sorts of activities such as dancing, fitness and sporting activities for young people.



### **Community Involvement**

There are already a lot of dedicated people who organise events and activities throughout the year and clearly there will always be those people that are willingly involved. It was felt that if there are to be new events and activities, or indeed even continuance of existing ones, then there needs to be further encouragement for involvement by the community generally. Specific social events or activities should not necessarily be instigated by the Parish Council but would best be organised by those that are interested. The actions in this area in the Plan can only include encouraging the establishing of such a group and supporting it whenever possible.

### **Communication Methods**

With a widely dispersed community good information tools are essential. There were indications that there is not sufficient promotion of events at the moment and that not all methods of communication are adequately used. There are obvious existing methods that can be used (such as notice boards and the Parish Magazine) but there was a general feeling that a Dedham Village website would be beneficial. This is clearly an area that could be addressed and encouraged.

*"Improve communication to get people involved"*



The Parish Magazine was seen as an excellent information base for the whole community and it should be supported with the submission to it of information about social events and activities. Whilst the current Vicar is very happy to include articles about village activities when space permits, if it needs to become a wider 'village' magazine then an accord would need to be made with the Vicar about production and funding.

The Community News section of the Essex County Standard is also a useful source of information on village activities and Parish Council matters. Every effort should be made to encourage full use of this communication tool.

## Public Services & Amenities

The availability and quality of public services and amenities is key to the general wellbeing of a community and in Dedham there is clearly a general perception that we are very well served in most areas. Many of these areas are regularly addressed by the Parish Council. It is important to ensure that these standards are maintained, and where possible, improved.

### Public Services

Eight Public Services areas (e.g. refuse collection, street cleaning and toilets) were listed for assessment and all were indicated by at least 75% of villagers as Good or Very Good. There were some comments made in this section about certain aspects (such as footpaths) and these have been added to other sections of this Plan to ensure that they are assessed alongside similar comments.



### Public Amenities

Dedham currently enjoys some excellent facilities for use by the community including The Duchy Barn, Assembly Rooms, the Playing Fields and Pavilion and, of course, the Church. Again from the public consultation there is an overwhelming perception that our public amenities are exactly what people would want them to be. The three areas of public amenities assessed by villagers (sports facilities, playing fields and play areas) achieved a rating of at least 75% as Good or Very Good. There were some aspects, however, where improvements were suggested including an additional play area. Importantly there were considerable comments about the need to ensure that the playing fields remain usable for all and that antisocial behaviour there should be constantly guarded against.

*"Play area is a no-go on Saturday when a football match is in progress because of bad language"*

## Business Wellbeing

Dedham enjoys a thriving local retail environment where there is a reliance on both local trade and visitor business. There has also been the addition of two small business parks. Over the years there have been retail associations created to address the key issues for businesses but currently there is no such formal association. Local Businesses do find the costs of continuing to trade high and every effort should be made to support them whenever possible. This Plan process has only sought the views of villagers and has not directly canvassed the local business as this would need to be taken forward as a separate exercise.

*"All the people running the shops are really friendly, you feel like an individual"*

### Support

The High St. retailers clearly depend on both the visitors to our village and on the local population itself. The analysis of local usage of the shops showed that by far the majority of villagers do use the local shops at least once a week. There was also a very strong opinion that everything should be done to support and help the local retailers.

### Business Costs

Ongoing business costs were clearly recognised as a major factor in the success of local businesses and, wherever possible, it was felt that every effort should be taken to help

them in this respect. This cannot necessarily be achieved through direct support but, whenever possible, indirect support should be considered.

### **Planning**

There was also a general feeling that conversion of existing retail premises into residential is not beneficial to the remaining businesses and efforts were deemed appropriate to try to restrict this through the planning process. However, this approach is now thrown into question with recent government proposals to reduce planning restrictions. This aspect will be addressed in the Planning section of this Plan.

*"Discount cards or local discount day to encourage residents to use local shops"*

### **Local Scheme**

An interesting suggestion that came up a number of times was to introduce some form of Local Loyalty scheme to encourage even greater usage of our High Street retailers. Clearly this is something that would need to be taken forward by the retailers themselves.

### **Retailer Association**

It was also suggested by a number of villagers that the body that previously looked after the interests of the Dedham retailers could be reconstituted. Again this would be something that the retailers themselves would have to take forward if they considered it a worthwhile route for them to pursue.



	Action Points	Who Involved	Priority
<b>TRANSPORT</b>			
<b>Bus Services</b>			
1	Investigate the possibility of improving services to Manningtree including possibility of diverting 103/104 service and extending the 247 service.	Parish Council + <i>Others to be identified</i>	High
2	Investigate if it is possible to introduce a service for commuters to Manningtree Station.	Parish Council + <i>Others to be identified</i>	Med
3	Investigate the possibility of Increasing frequency of services to Colchester.	Parish Council + <i>Others to be identified</i>	Med
4	Consider the possibility of improving services around the village including more Request Stops and a service up to The Heath from the village centre.	Parish Council + <i>Others to be identified</i>	Med
5	Publish details of Bus timetables more widely including possibly in the Parish Magazine and on Parish Notice boards.	Parish Council + <i>Others to be identified</i>	High
<b>The Hopper Bus</b>			
6	Investigate possible extension of the Hopper Bus route so that it benefits more areas around village itself.	Parish Council + <i>Others to be identified</i>	High
7	Investigate if timings of the Hopper Bus could be adjusted so that it can be used by commuters to Manningtree Station.	Parish Council + <i>Others to be identified</i>	Low
<b>Community Bus</b>			
8	Investigate Community Bus Options including alternatives to actual community bus i.e. possibility of volunteers to take people to Manningtree or possibly encourage local taxi firm to run a minibus on-demand service.	Parish Council + <i>Others to be identified</i>	Low
9	Work with neighbouring communities to see if a Community Bus could be shared.	Parish Council + <i>Others to be identified</i>	Med
<b>Cycle Route to Manningtree</b>			
10	Investigate and report status of any plans for introduction of cycle route to Manningtree.	Parish Council + <i>Others to be identified</i>	Med
11	Investigate 'safe cycle routes' to Manningtree using the existing road network	Parish Council + <i>Others to be identified</i>	Med

	Action Points	Who Involved	Priority
<b>ROADS &amp; TRAFFIC</b>			
<b>Speeding</b>			
12	Encourage enforcement of Speed Limits more rigorously for both cars and lorries.	Parish Council + <i>Others to be identified</i>	High
13	Have more speed reminder roundels placed where they would be effective.	Parish Council + <i>Others to be identified</i>	Med
14	Review all speed limits throughout the village to see where speed reductions would be beneficial and facilitate implementation where possible.	Parish Council + <i>Others to be identified</i>	Med
15	Seek increase in the regularity of speed checks (both Speedwatch and Police) at key points around the village.	Parish Council + <i>Others to be identified</i>	High
<b>Heavy Goods Vehicles</b>			
16	Investigate possibility of Road Signs at the A12 and village entries restricting HGV entry and signs on the A12 advising 'Not to follow Sat Nav'.	Parish Council + <i>Others to be identified</i>	Low
17	Review direction signpost at crossroads and major junctions as not always clear e.g. 'To Manningtree' at Heath Crossroads' to ensure traffic going the most suitable way i.e. up Coggeshall Road.	Parish Council + <i>Others to be identified</i>	Low
18	Encourage greater use of enforcement actions where Vehicle Weight Limits are contravened or where there is inappropriate parking.	Parish Council + <i>Others to be identified</i>	High
<b>Roads &amp; Pavements</b>			
19	Review effectiveness of road signs and markings e.g. 'Stop' signs at crossroads such as The Heath.	Parish Council + <i>Others to be identified</i>	Med
20	Investigate possibility of improving the pavement between Coopers Lane and Forge St. and providing a walkway between Forge Street and Manningtree Road on east side.	Parish Council + <i>Others to be identified</i>	Low
21	Encourage the cutting of hedges at road junctions to improve visibility and improve road safety.	Parish Council + <i>Others to be identified</i>	High

	Action Points	Who Involved	Priority
<b>PARKING</b>			
<b>High Street</b>			
22	Research the desirability and viability of short term parking within the High Street.	Parish Council + <i>Others to be identified</i>	Low
23	Have parking bays and restrictions more clearly defined with clearer markings.	Parish Council + <i>Others to be identified</i>	Med
24	Consider Dedham Residents stickers or permits or some sort of local scheme to support locals using the High St.	Parish Council + <i>Others to be identified</i>	Low
<b>School Parking</b>			
25	Encourage all interested parties (e.g. School, parents and residents) to get involved to improve parking, dropping off and picking up at the School.	Parish Council + <i>Others to be identified</i>	High
<b>Enforcement</b>			
26	Ensure greater control and enforcement over the time restrictions currently in place in the High St. and enforcement over poor parking e.g. double yellow lines, corners and at junctions.	Parish Council + <i>Others to be identified</i>	High
<b>Car Parks</b>			
27	Ensure the Mill Lane Car Park is kept Free of Charge.	Parish Council + <i>Others to be identified</i>	High
28	Research the desirability and viability of introducing additional parking facilities at the West End of the village.	Parish Council + <i>Others to be identified</i>	Low
<b>PLANNING</b>			
<b>Housing Needs</b>			
29	Promote affordable housing for the young as a major housing need when considering planning requests.	Parish Council + <i>Others to be identified</i>	High
30	Promote development of smaller properties e.g. downsizing, retirement and bungalows when considering planning requests.	Parish Council + <i>Others to be identified</i>	High
31	Discourage the development of large Executive style housing whenever appropriate.	Parish Council + <i>Others to be identified</i>	High

	Action Points	Who Involved	Priority
<b>Developments</b>			
32	Prevent inappropriate redevelopment of existing gardens into additional properties.	Parish Council + <i>Others to be identified</i>	Med
33	Restrict inappropriate new developments whenever possible to prevent general over development of the Parish.	Parish Council + <i>Others to be identified</i>	High
34	Restrict inappropriate conversions of smaller properties into larger executive ones.	Parish Council + <i>Others to be identified</i>	High
35	Discourage change of use planning applications to residential from retail.	Parish Council + <i>Others to be identified</i>	High
36	Improve vigilance on developments to ensure that developers adhere strictly to planning approval and prevent conditions being breached.	Parish Council + <i>Others to be identified</i>	Med
<b>Listening to Locals</b>			
37	Ensure greater notice of local needs and opinions is taken when considering development applications.	Parish Council + <i>Others to be identified</i>	High
38	Improve public awareness of planning applications and seek their input e.g. public meeting with CBC planners.	Parish Council + <i>Others to be identified</i>	Med
39	Discourage change of use planning applications to residential from retail.	Parish Council + <i>Others to be identified</i>	High
40	Promote the existing Village Design Statement to ensure that it is taken into account by CBC when considering applications.	Parish Council + <i>Others to be identified</i>	High
<b>SAFETY &amp; CRIME</b>			
41	Encourage PCSO to increase his visibility around all areas of the parish and promote his existence and services including providing his contact details	Parish Council + <i>Others to be identified</i>	High
42	Support the retention of the services of the PCSO.	Parish Council + <i>Others to be identified</i>	High
43	Promote and support Neighbourhood Watch schemes.	Parish Council + <i>Others to be identified</i>	High



	Action Points	Who Involved	Priority
<b>COMMUNITY DEMOCRACY</b>			
44	Seek ways to encourage greater interest in Parish Council activities and promote parishioner attendance at Council meetings to increase the community involvement in the democratic process.	Parish Council + <i>Others to be identified</i>	Med
45	Consider ways of co-opting villagers onto sub committees for focussing on specific issues.	Parish Council + <i>Others to be identified</i>	High
46	Consider holding more Parish Council led events such as the Workshop Day, public exhibitions and displays of key issues.	Parish Council + <i>Others to be identified</i>	Med
47	Consider possibility of having a youth representative on the Parish Council or hold specific Youth forums.	Parish Council + <i>Others to be identified</i>	High
48	Focus on the key areas highlighted in the Parish Plan and ensure that issues are addressed and results well communicated back to the parish.	Parish Council + <i>Others to be identified</i>	High
49	Continue use of the Parish Magazine and the Notice Boards as key methods of keeping the community advised of what's going on.	Parish Council + <i>Others to be identified</i>	Med
50	Consider improvements to the use of the Internet for making Parish Council information more available.	Parish Council + <i>Others to be identified</i>	Med
<b>YOUNG PEOPLE</b>			
51	Encourage greater involvement in the many existing activities that already exist around the village.	Parish Council + <i>Others to be identified</i>	Med
52	Investigate ways of ensuring the Young People of Dedham get involved in local decision making.	Parish Council + <i>Others to be identified</i>	High
53	Promote the creation of more activities that could be introduced that would involve the Young People of Dedham.	Parish Council + <i>Others to be identified</i>	Med

	Action Points	Who Involved	Priority
<b>ENVIRONMENT &amp; CONSERVATION</b>			
<b>Noise</b>			
54	Investigate if anything can be done about road surface noise, especially from the A12.	Parish Council + <i>Others to be identified</i>	Low
55	Ensure that noise levels are considered before any public event is approved.	Parish Council + <i>Others to be identified</i>	Med
<b>Public Footpaths</b>			
56	Ensure maintenance of countryside footpaths is kept at the present high level as this is an important facility to the community.	Parish Council + <i>Others to be identified</i>	High
57	Investigate possibility of getting improvements to certain areas of the footpaths that become particularly difficult to negotiate in winter.	Parish Council + <i>Others to be identified</i>	Med
<b>Other</b>			
58	Consider possibility of quarterly rambles around countryside footpaths with objective of clearing litter.	Parish Council + <i>Others to be identified</i>	Low
59	Ensure dog walkers have their dogs under proper control in public places.	Parish Council + <i>Others to be identified</i>	Med
60	Consider increase in availability of dog poo bins.	Parish Council + <i>Others to be identified</i>	Med
<b>SOCIAL WELLBEING</b>			
61	Investigate if enough is being done to help and support the aged and housebound and identify what further actions could be put in place.	Parish Council + <i>Others to be identified</i>	High
62	Support whenever possible the staging of Social Events e.g. Dances and Music for the whole community.	Parish Council + <i>Others to be identified</i>	Low
63	Investigate the feasibility of reintroducing the full Village Fete and consider other options for fetes and celebrations.	Parish Council + <i>Others to be identified</i>	Low
64	Promote the idea of a village Community Social Group and encourage the community to self progress new activities for all e.g. Dancing, Sports, Fitness.	Parish Council + <i>Others to be identified</i>	Med

	Action Points	Who Involved	Priority
65	Consider the creation of a Village website.	Parish Council + Others to be identified	High
66	Investigate methods of publicity e.g. newsletter and internet as well as placing as much information as possible regularly on the Parish Notice boards.	Parish Council + Others to be identified	Med
67	Discuss with the editor of the Parish Magazine the possibility that additional information may be generated as a result of some of the Actions	Parish Council + Others to be identified	High
68	Encourage the operation of the Community News entries into the Essex County Standard.	Parish Council + Others to be identified	Med

### **PUBLIC SERVICES & AMENITIES**

69	Ensure Playing Fields remain suitable for all to use and enjoy as a genuine public amenity and free from the bad language on the sports pitches.	Parish Council + Others to be identified	Med
70	Investigate the possibility of establishing an additional Play Area in The Meade.	Parish Council + Others to be identified	Low
71	Ensure adequate Salt Bins are always available at key points around the village.	Parish Council + Others to be identified	Med

### **BUSINESS & ECONOMIC WELLBEING**

72	Encourage the re-establishing of a Dedham Retail association to address the issues of business costs e.g. rents and rates and other issues.	Parish Council + Others to be identified	High
73	Promote to the Association the possibility of a loyalty scheme for locals to increase usage of the Dedham retail outlets.	Parish Council + Others to be identified	Low

## Plan Process Milestones

A calendar of events to get us to this point:

- |  |                |
|--|----------------|
| • Parish Council requested Parish Plan     | August 2009    |
| • Steering Group members sought            | September 2009 |
| • First Steering Group held                | September 2009 |
| • Terms of Reference agreed                | October 2009   |
| • Website established                      | November 2009  |
| • Funding requests to RCCE and DVSVP       | December 2009  |
| • Grant agreed from RCCE                   | January 2010   |
| • RCCE Training Course attended            | January 2010   |
| • Phase1 Grant agreed from DVSVP           | January 2010   |
| • Primary School Logo competition held     | March 2010     |
| • Public Workshop format publicised        | March 2010     |
| • Photo Competition held                   | March 2010     |
| • Public Consultation Workshop Day         | April 2010     |
| • Workshop Day comments analysed           | May 2010       |
| • Consultation Questionnaire Draft created | October 2010   |
| • Consultation Questionnaire distributed   | November 2010  |
| • Primary School Questionnaire completed   | November 2010  |
| • Questionnaire completion deadline        | December 2010  |
| • Analysis of Statistical Data completed   | January 2011   |
| • Analysis of Comments completed           | February 2011  |
| • Additional Grant received from DVSVP     | March 2011     |
| • First draft of Plan Report               | March 2011     |
| • Final version of Plan Report             | May 2011       |
| • Parish Council adopts the Action Plans   | May 2011       |
| • Public Launch of Parish Plan             | June 2011      |



## Glossary of Abbreviations

PPSG	Parish Plan Steering Group
DPC	Dedham Parish Council
HGV	Heavy Goods Vehicle
DVSVP	Dedham Vale AONB & Stour Valley Project
DVDS	Dedham Village Design Statement
RCCE	Rural Community Council for Essex
CBC	Colchester Borough Council
CofE	Church of England

## Other Documents

All the following documents are currently available on the Parish Plan Website [www.dedhamparishplan.org](http://www.dedhamparishplan.org) :

- Dedham Village Design Statement (published 2006)
- RCCE Guides to completing Parish Plans
- Public Consultation Responses and Comments Summaries
- Summaries of Steering Group Minutes
- Downloadable version of this Parish Plan



## Acknowledgements

We would like to acknowledge and thank all the people who have contributed to the Completion of the Plan:

- **The Steering Group** - Alan Stock, Bob Cox, Mark Dempsey & John Osborn  
- for their commitment to ensuring the successful completion of the whole Project.
- **Mark Orrin & John Flack** - for their valuable 9 months on the Steering Group.
- **Steering Group partners and the many helpers** – for making the Workshop Day a success.
- **Hoods Newsagents** - for acting as the Main Questionnaire Collection Point.
- **Dedham Vale & Stour Valley Project (DVSP)** - for financial support and encouragement.
- **Rural Community Council of Essex (RCCE)** - for financial support and guidance.
- **Dedham Parish Magazine** - for helping us promote the whole process.
- **All Community Groups** - that have lent their support to this process.
- **Reverend Moate & Muniment Society** - for permission to use their old photos of Dedham.
- **Dedham C of E School** - for the design competition at the Workshop Day
- **All those that attended the Workshop Day** - and laid the foundation for the Parish Plan  
And, of course.....

### **The whole community of Dedham**

- for their support in giving their views and providing a comprehensive base of information and suggestions for the way ahead for the Parish of Dedham.

## Useful Links

[www.colchester.gov.uk](http://www.colchester.gov.uk)

[www.dedham-assemblyrooms.info](http://www.dedham-assemblyrooms.info)

[www.dedhamcc.co.uk](http://www.dedhamcc.co.uk)

[www.dedham.essex.sch.uk](http://www.dedham.essex.sch.uk)

[www.dedhamoldboysfc.co.uk](http://www.dedhamoldboysfc.co.uk)

[www.dedhamparishcouncil.org.uk](http://www.dedhamparishcouncil.org.uk)

[www.dedham-parishchurch.org.uk](http://www.dedham-parishchurch.org.uk)

[www.britishlistedbuildings.co.uk/england/essex/dedham](http://www.britishlistedbuildings.co.uk/england/essex/dedham)

[www.dedhamvalesociety.org.uk](http://www.dedhamvalesociety.org.uk)

[www.dedhamvalestourvalley.org](http://www.dedhamvalestourvalley.org)

[www.essexrcc.org.uk](http://www.essexrcc.org.uk)

[www.essexruralpartnership.org.uk](http://www.essexruralpartnership.org.uk)

[www.friendsofdedhamchurch.org.uk](http://www.friendsofdedhamchurch.org.uk)

[www.siralfredmunnings.co.uk](http://www.siralfredmunnings.co.uk)

[www.dedhamplayers.org](http://www.dedhamplayers.org)





Dedham Photo Competition 2010 Finalists



*"Dedham ... with a strong  
community feel, having  
moved in a year ago we feel  
like we have lived here for years"*  
*Dedham Resident*

Published June 2011 by  
The Dedham Parish Plan Steering Group  
on behalf of Dedham Parish Council

12 December 2011

<b>Report of</b>	<b>Head of Strategic Policy and Regeneration</b>	<b>Author</b>	<b>Beverley McClean 282480</b>
<b>Title</b>	<b>West Bergholt Village Design Statement</b>		
<b>Wards affected</b>	<b>West Bergholt and Eight Ash Green</b>		

**This report seeks the approval of the Local Development Framework Committee to adopt the West Bergholt Design Statement as Planning Guidance.**

## 1. Decision(s) Required

- 1.1 To agree the adoption of the West Bergholt Village Design Statement as Planning Guidance.

## 2. Reasons for Decision

- 2.1 Adoption of the West Bergholt Village Design Statement Plan as Planning Guidance will ensure that the aspirations of local residents and businesses in Dedham can be properly considered when new planning policy documents are being prepared in the future and when planning applications for West Bergholt are being assessed.

## 3. Alternative Options

- 3.1 The alternative is to rely solely on development plan documents within the Local Development Framework to guide future development in West Bergholt.

## 4. Supporting Information

- 4.1 Policy ENV2 of the Council's adopted Core Strategy promotes the preparation and adoption of both Village Design Statements and Parish Plans (as guidance) to help communities plan and manage the future development of their local areas. Village Design Statements, provide up to date planning information and recommendations for anyone making a planning application. The recommendations which can cover issues such as housing styles, building materials, economic development and green space provision are included to help ensure that features or characteristics in an area that are valued by the local community can be taken into account when plan making or decision making while still enabling an area to develop. Once adopted Village Design Statements are material considerations when planning applications are being determined.
- 4.2 A Village Design Statement sets out clear and simple guidance to guide future development in a parish, based upon character and identifies what is special, unique and distinctive about the character of an area. The Design Statement also includes design guidance to influence change and improve the physical qualities of the area. Village Design Statements are produced by the parish or community group. Although community driven they provide an excellent mechanism for local communities to engage in the planning process.



4.3 It is important that developers and members of the public are provided with good quality, relevant and up to date information before they submit a planning application. Planning Guidance adds detail to policies already contained within the Local Development Framework and helps fill the gap between the plan framework and the planning application process.

4.4 A copy of the West Bergholt Village Design Statement is attached as an Appendix to this report.

## **5. Proposals**

5.1 Work started on the West Bergholt Village Design Statement in 2009. The Village Design Statement project built on work already completed as part of the preparation of a Parish Plan for West Bergholt.

5.2 The West Bergholt Village Design Statement will compliment existing Local Development Framework documents and once adopted will provide guidance to assist developers and the general public prepare planning applications, aid councillors and development managers make informed planning decisions and provide evidence to support future plan making processes.

5.3 West Bergholt Parish is earmarked for a small amount of growth in the Core Strategy where provision has been made for an additional 50 new houses by 2021.

5.4 The West Bergholt Village Design Statement aims to establish the principles of good design and conservation that the local community in West Bergholt wish to see integrated into any future developments within the parish. The West Bergholt Village Design Statement includes 37 planning related recommendations covering a number of issues including new development, extensions/conversions and infill development, sustainable construction, parking, landscape conservation and open space.

5.5 The document is not intended to, nor will it stop change from happening, but as adopted guidance it is intended to influence what new development looks like. Design Statements as adopted guidance are intended to influence the planning system, so that new development is in keeping with its surroundings while conserving and where appropriate enhancing the immediate environment. Local residents are keen to ensure that any new development, infill, renovations or alterations to existing properties respect the local built character of West Bergholt as well as the local landscape character.

## **6. Strategic Plan References**

6.1 The adoption of the West Bergholt Design Statement will help the Council progress its strategic priorities including those concerned with addressing people's needs, homes for all, community development and healthy living.

6.2 Village Design Statements could play an increasingly important role in delivering the Government's Localism agenda as they provide a direct opportunity for local communities to get involved in local planning processes.

## **7. Consultation**

- 7.1 No additional consultation is proposed before the West Bergholt Village Design Statement is adopted as a Guidance Note.
- 7.2 During the production of the document several consultation exercises and events were held. A village workshop was held in December 2009. The draft findings were exhibited at the Annual Parish Meeting held in May 2010. The Village Bulletin was also used to advertise the activities and report progress on the plan's evolution during 2009 and 2010. These events enabled the Village Design Statement Steering Group to gather views from a wide range of local residents which then helped influenced the content of the final document.

## **8. Publicity Considerations**

- 8.1 Once adopted the West Bergholt Village Design Statement will be added to the Colchester Borough website ([www.colchester.gov.uk](http://www.colchester.gov.uk)) and West Bergholt Parish Council website ([http://www.westbergholt.net/parish\\_council.htm](http://www.westbergholt.net/parish_council.htm))

## **9. Financial Implications**

- 9.1 None

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

- 10.1 The document was produced using a range of consultation methods to enable as many people as possible to get involved in the development of the West Bergholt Village Design Statement 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. An Equality Impact Assessment has been prepared for the Local Development Framework which is available following this pathway from the homepage: - Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.

## **11. Community Safety Implications**

- 11.1 The West Bergholt Village Design Statement has identified the need for measures to resolve traffic speeding in the village which will improve community safety.

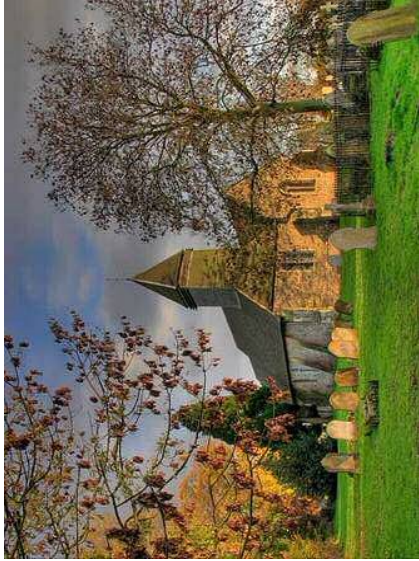
## **12. Health and Safety Implications**

- 12.1 None

## **13. Risk Management Implications**

- 13.1 The adoption of guidance notes is intended to reduce the risk of inappropriate development. It provides the opportunity to offer consistent advice to landowners, developers, officers, councillors and members of the public.

# WEST BERGHOLT - VILLAGE DESIGN STATEMENT



Village Design Statements are intended to provide design guidance to people who are thinking about proposed developments such as an alteration to an existing property, the construction of new dwellings or commercial premises, or even the provision of street furniture.



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## WHAT IS A VILLAGE DESIGN STATEMENT?

A Village Design Statement (VDS) gives a detailed description of the existing character and main features of design in the village and guidelines for how this should be respected in any new development. The VDS is a result of consultation and the conclusion of the Village Plan. This statement describes how the residents of West Bergholt would like new development - including new buildings, changes of use, alterations or improvements to buildings or the landscape - to contribute to the unique character of the village.

### Approach

The VDS follows the guidance produced by the Rural Community Council for Essex (RCCE), including the setting up of a workshop to look at village character. More detail of the process is given in the appendices. As West Bergholt has already produced a Parish Plan in 2009 the VDS also draws on background material and community needs assessment carried out through the parish planning process as well as additional consultation specific to the VDS.



The Old Brewery



St Mary's Old Church



Bergholt Hall



## FINDINGS OF THE PARISH PLAN

### Introduction

A Parish Plan covering the village was produced in 2009. The plan was the subject of extensive consultations and engagement with residents and businesses. The Plan has a number of component parts comprising:

- Social and Community
- Environment
- Village Amenities
- Shops and Facilities
- Housing and Planning
- Community Safety
- Transport
- Democracy

The Housing and Planning component of the plan explored the housing type and level of development in the village and whether residents feel that further expansion is desirable. Although increased levels of housing are not proposed on a significant scale, residents were able to express their concern about the nature and type of any housing which may be permitted in the future. The village has a variety of housing types ranging from the traditional heartland of the village with its distinctive and individualistic housing stock to the newer estates of the 1960's and 1970's which significantly changed the scale of the settlement. The local housing association Colne Valley Housing has provided some housing for rent in recent times, but overall provision of social housing is a declining feature of dwelling provision in the village.

### Survey Questions

The most relevant surveys to this part of the plan are the household survey and the survey issued to clubs and organisations. All had questions relating to these areas of interest and the response was sufficient to have statistical significance.

### Main findings from the surveys

#### Future Village Expansion

Residents overwhelmingly rejected any prospect of increased level of housing with 91% of households not wishing to see increased levels of housing. Clubs and organisations also felt that larger scale development was not desirable.



### Type of future housing provision

If new development is permitted in the future households favoured the provision of warden controlled homes for the elderly, small family homes and retirement homes. Organisations mirrored this response and added that there is also a shortage of affordable housing for younger people and families who are inevitably forced to move elsewhere for housing.

### Top issues to take forward

The top five areas to take forward from this area of the plan were established through the survey of priorities held in spring 2008

- Poor quality planning in the village
- No additional significant levels of new housing for the village, especially estate type development
- Some controls over infilling
- Need for small family housing
- Provide housing for older residents
- Affordable housing

The VDS addresses poor quality design the remaining points will be addressed in subsequent forward planning type documents which the Parish Council intends to produce where these are not already covered by Colchester Borough Council's general planning documents.

### Other concerns

Concerns raised in the surveys were mainly centred on the degree of infilling which has occurred, the pressure that additional housing places on infrastructure such as the school and transport services. Other comments were received relating to the poor unsympathetic type of housing which infilling can result in and an overall lack of quality planning.



## PROCESS OF PRODUCING THE VILLAGE DESIGN STATEMENT

The VDS was produced following the guidelines published by the Rural Community Council for Essex (RCCE). These guidelines suggest that the planning and design stages of undertaking a VDS follow the following steps:

1. Stage 1: Planning: form a design team; arrange planning input; review existing information
2. Stage 2: Proceeding: organise workshop; complete character assessment; hold exhibition; draw up proposals
3. Stage 3: Production: consultation; seek approval for SPG; publication and launch of the document
4. Stage 4: Partnership: use of the VDS and review

The VDS was prepared over a period of 18 months and the team overseeing the work comprised members of the Planning and Development Committee from the Parish Council together with members of the Parish Plan Group. Advice and support was provided by both Colchester Borough Council and Essex County Council, whilst the historic record and evolution of the village was sourced from a village character appraisal originally produced in the 1980's. This work was supplemented by a village walkabout and photographic record was undertaken to supplement the earlier sourced information.

Consultation activities were undertaken in a number of ways. A village workshop was held in December 2009 whilst the draft findings were exhibited at the Annual Parish Meeting held in May 2010. The Village Bulletin was used to advertise the activities and reported progress on the plan's evolution during 2009 and 2010.

The final draft plan has been sent to Colchester Borough Council (CBC) for adoption as supplemental planning guidance (or equivalent) as part of the Local Development Framework suite of documents.





## USE OF THE VILLAGE DESIGN STATEMENT

The VDS once accepted by CBC as a guidance document will be a publicly available document and its contents will carry weight when planning applications are determined by the local authority. Naturally the Parish Council will use the document in reviewing planning applications sent to it by Colchester Borough Council. When applications are recommended for refusal the VDS policies will be quoted as material reasons for objections to applications.

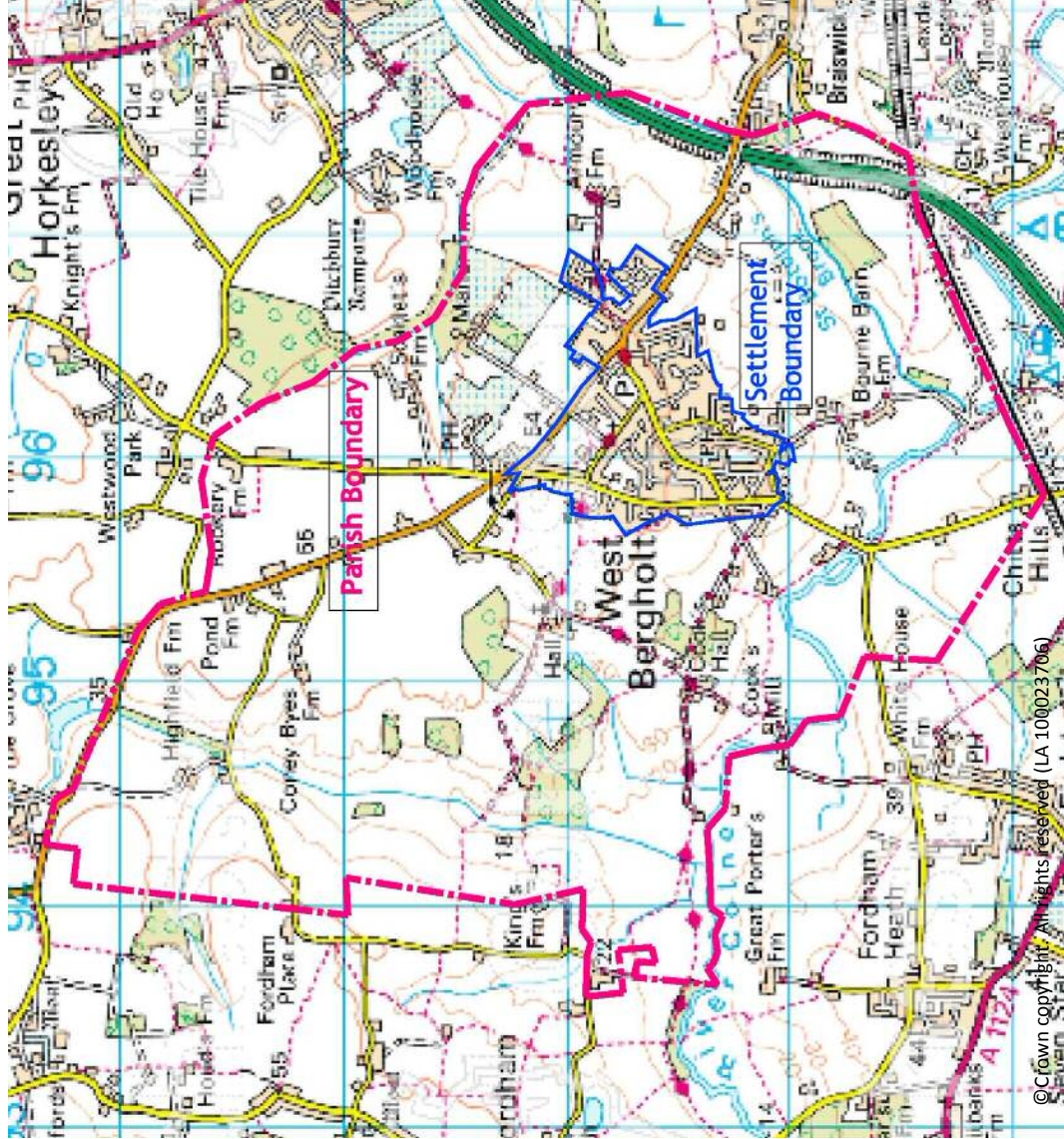
Planning applications stand a greater chance of success if they adhere to the guidelines set out in this document. The Planning and Development Committee meets regularly every month, and it is intended that the VDS be made available to those seeking planning permission by the Parish Council. The Parish Council welcomes pre-application discussions and is happy to give advice at any stage of a planning application.



Parish consultation



## MAP OF WEST BERGHOLT



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Ordnance Survey Plan showing Parish Boundary and Settlement Boundary

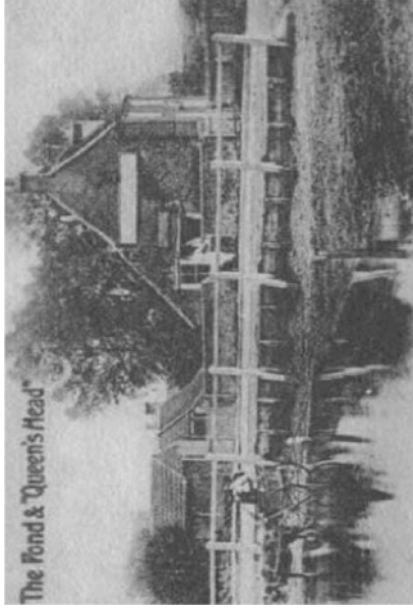


## HISTORY AND DEVELOPMENT OF WEST BERGHOLT

The parish of West Bergholt comprises 929 ha. immediately north-west of Colchester. The land rises gently from under 20 m. along the Colne and St. Botolph's brook to 50 m. on a broad plateau stretching northwards towards Great and Little Horkeley. On the west the land falls to under 20 m. in the valley of the Pulton or Polton brook, a tributary of the Colne.



West Bergholt School



Queen's Head Pond



Westwood House

West Bergholt's name can be traced right back to the 11th Century. The name Bergholt means 'hill-wood' and derives from beorg (hill) and holt (wood). The "West" was added to distinguish it from the Suffolk village of East Bergholt.

West Bergholt rises out of the Colne Valley which lies to the south of the village. People have long settled here, as evidenced by prehistoric remains including flints and axes having been found in the parish as well as later bronze-age and iron-age remains. Coins, pottery fragments and building material show that the parish was also inhabited during Roman times.

Bergholt Hall occupies the site of the main manor in the parish. After the Sackville family sold the manor it passed through the hands of many families until inherited by the Round family. The current building is a Georgian house of three storeys with an attractive facade. There were several other manors in the parish in the early medieval period, but they were apparently amalgamated in the 14th and 15th centuries to form the combined manor of Cooks Hall with Beaumonds. Cooks Hall is located south-west of the church. The back wing is late 16th or early 17th century whilst the main block was built in the 18th century.



The oldest building in West Bergholt is St Mary's Old Church which is Saxon in origin and was heavily re-modelled in the late 13th and 14th centuries, with the addition of the squared chancel and south aisle. The church was declared redundant in 1976 following a gradual transfer to a new church (St Mary the Virgin) built in the village and consecrated in 1904. In 1977 the Redundant Churches Fund decided to restore the building and hold occasional services. Whilst the area around St Mary's Old Church and Bergholt Hall would have originally constituted the heart of the local community, it is now isolated physically from the nucleus of the village.

In the middle ages a large area in the centre of the parish was a heath. Much settlement was scattered around the roads and greens facing the heath which was mainly used for common grazing. From the 16th century onwards parts of the heath began to be enclosed in a piecemeal fashion and used for other activities such as farming, brick making, and residential development.

A brewery became established in the early 19th century and expanded under the ownership of the Daniell family. The brewery built and owned many houses for its workers and the settlement began to coalesce into a larger nucleated village. When the nearby heath was finally enclosed in 1865 parts of it quickly became built up in order to house workers from the expanding brewery and other workers from Colchester. Brewing operations ended in 1959 but the site was used for new offices and a bottling plant and did not finally close until 1982. Many of the old Brewery buildings have since been converted to flats, houses and offices, whilst additional housing has been built to the rear. Long standing residents of the parish can probably remember a busy Truman Brewery employing many local people and providing homes on Colchester Road for them. Their roles were as varied as administration, assembly line and draymen whose job included attending fine shire horses which were often used to deliver beer to the three pubs in the village. There are also memories of a small off sales 'snug' to the left hand side of the Queen's Head for workers as well as of the original post office in Chapel Road where you could buy sweets from one side and stamps from the other. As you would expect, times have changed, Truman's has long since closed and we have a well-stocked good sized Co-op which includes the post office. We also have a pharmacist, a second general store and newsagent and a doctors' surgery.





## WEST BERGHOLT PARISH COUNCIL

## Village Design Statement

West Bergholt also is the home for Armoury Farm which houses several small industrial units and offices which include accountants, vehicle repairs, marquee hire and upholsterers to name a few. Other businesses in the village include children's day nursery, car sales and service, B&B, Hairdressers, local and national taxi service, finance and numerous other small operations providing services to the public and much needed local employment. Other village businesses at one time included seven retail village stores. The original butchers (Elmer's), Mascalls (Later VG Stores and now the pharmacist), the paper shop (Now Ash's) Browns on Colchester Road, The home and garden Store on Chapel Road for DIY enthusiasts, Lazaros on Lexden Rd and Cuckoo's store in Queens Road where one could take an empty bottle and get it refilled with draft vinegar! Some may remember the Doctors' surgery on Lexden Road which was actually part of Dr Henderson's house and prior to the hairdressers opening, the Walls ice cream depot in Chapel Road, which is where several Wall's ice cream vans were stored and their drivers would report.



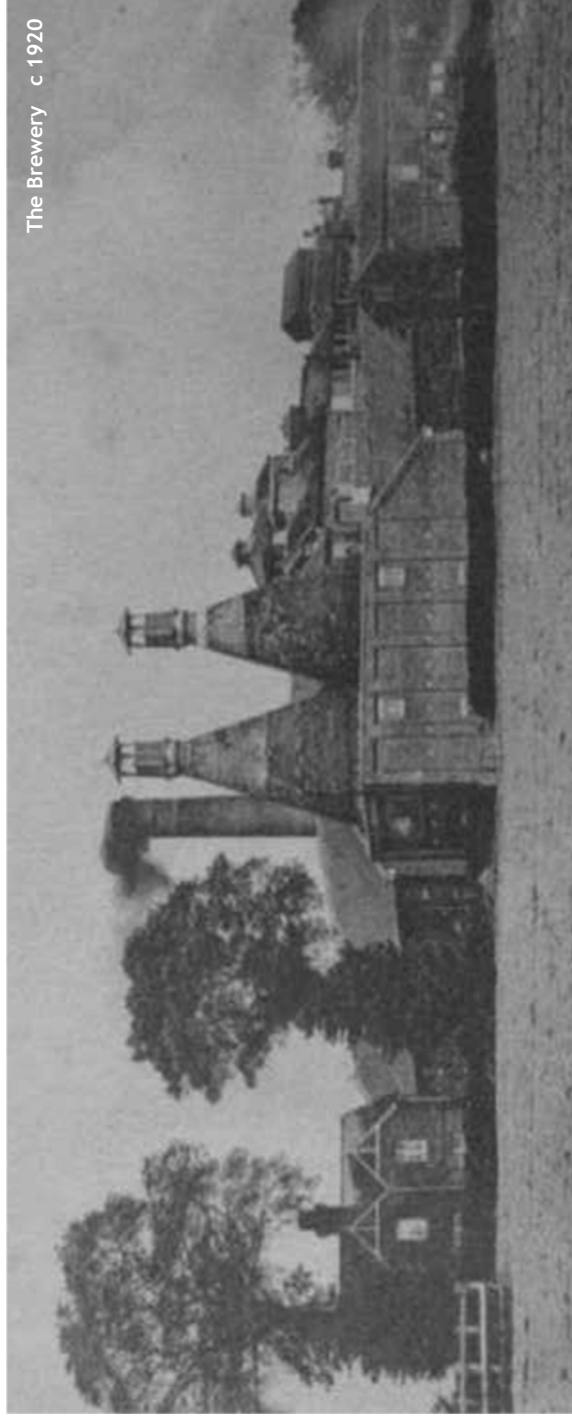
High Road (now 10 Colchester Road)



## INDUSTRY AND COMMERCE IN WEST BERGHOLT.

Within the village we have two general stores, including a post office in the Co-op. There is also a hairdresser, three public houses and the mobile library visits once a fortnight and stops at several key positions round the village. 52 businesses were identified as operating from the village as part of our “Business Questionnaire” and we wanted to find out how well these local trades were being used. Other than the agricultural and associated activities around the fringes of the village, there are no medium to large industries following the closure of the Truman Brewery. Compact clusters of small commercial units occur at a few locations such as Armoury Farm and Bourne Road. Due to the nature of the roads that serve such places, and for other associated reasons, their significant expansion would be resisted. Similarly, there would generally be strong resistance to any proposals to cease the use of commercial premises in favour of residential use. In addition, the introduction of a large retailer, or similar concern, which would seriously affect the viability of many of the existing businesses, would also be resisted.

Many of the small businesses, including those working from home, are adversely affected by the poor broadband speeds currently being provided. There is therefore a propensity to favour proposals to achieve a solution although this must be balanced with a policy of resisting proposals for inappropriately sited telecommunication masts.



The Brewery c. 1920



## THE VDS AND ITS PLANNING STATUS

### Introduction

All significant development requires planning permission and each submission is considered against the Borough Council’s main statutory planning instrument, the Local Development Framework (LDF). The LDF is a development plan comprising a series of planning documents setting out Colchester Borough Council’s vision about how the Borough should develop up to 2021. It includes various specific policies, land-use allocations and maps in order to guide development to the right places and avoid inappropriate development from taking place. It is itself governed by regional and national government policies regarding issues like housing numbers, sustainability, environmental protection and transport. The Core Strategy sets out the strategic policies to guide development while land use allocations are discussed in detail in the Site Allocations Development Plan Document (DPD) and shown graphically on the Proposals Map. Detailed policies to guide development are set out in the Development Policies DPD. They also produce very detailed Development Briefs to guide development at a site level. The production of all the LDF documents is governed by national planning guidance covering issues like housing provision, sustainability, environmental protection and transport. A new National Planning Policy Framework is currently being prepared and it will be important that the VDS conforms to this national guidance as well as local planning policies.

Once accepted as guidance by Colchester Borough Council, the VDS will be a public document and, although unlike the LDF it is not a statutory planning tool, once adopted as guidance it will carry weight in their determination of planning applications. Therefore anyone can increase the likelihood that their proposals will receive support from the Parish Council if they follow the guidance within the Village Design Statement.

### Background

In December 2008 Colchester Borough Council adopted the Core Strategy document which provides the overarching strategy and policy direction for the growth of the Borough up to 2021. Additional policies and documents supporting the Core Strategy have been adopted. CBC prepared new Site Allocations and Development Policies Documents following the adoption of the Core Strategy. These two documents were examined by an independent planning inspector and were adopted in October 2010.

### Supplementary Planning Guidance

One such development has been the adoption of Supplementary Planning Guidance (SPG) such as ‘Affordable Housing’. Some of this guidance is starting to be superseded by Supplementary Planning Documents (SPD) as part of the Local Development Framework.

CBC has now adopted Supplementary Planning Documents to complement the LDF. There are planning documents for: Backland and Infill, Community Facilities, Vehicle Parking Standards, Sustainable Construction Open Space, Sport and Recreation, Extending your House.



The allocation of residential development in West Bergholt over the plan period of 2001-21 is for an additional 50 dwellings, with currently around 35 having already been built.



Examples of recent new housing built since 2001

Core Strategy policy H4 Affordable Housing, provides that in the villages, affordable housing will be required on housing developments for 3 or more dwellings. *‘Affordable housing development in the villages of rural Colchester Borough will be supported on rural exception sites contiguous with village settlement boundaries, provided a local need is demonstrated by the Parish Council on behalf of their residents.’*

**Sustainable development**

The Planning and Compulsory Purchase Act 2004 sets out for the first time the duty of planning authorities towards sustainability. National policy guidance PPS1 ‘Delivering sustainable development’, PPS22 and the Code for Sustainable Homes set out further detail and national policy (such as PPS22 ‘Renewable Energy’).



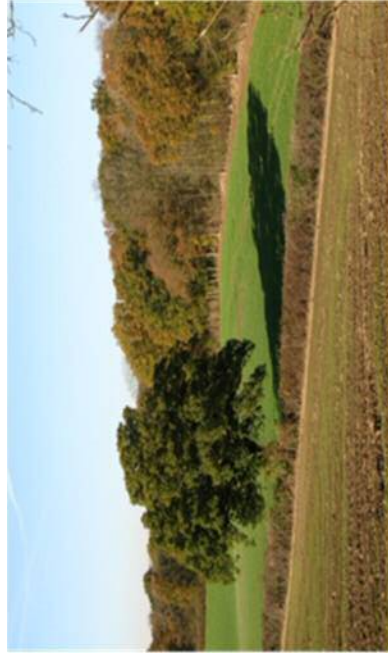


## LANDSCAPE CHARACTER AND SETTING

West Bergholt is on the perimeter of the Colne Valley character area (as defined in the County Council’s Landscape Character Assessment). This character area includes the landscape of the tributary, St Botolph’s Brook, which runs to the south east of the village.

The landform of the Colne is a shallow valley, with gentle to moderate sloping valley sides and a narrow valley floor. The soils tend to be loamy with arable farming dominating the valley sides but occasional pasture still occurring on the valley bottom. The field sizes are generally larger on the valley sides than on the valley floor. Hedgerow loss has occurred but where these remain, especially along the lanes, and coupled with occasional small mixed woodlands, it gives the setting of West Bergholt a surprisingly woody feel, especially when viewed across the valley from the lanes to Chitts Hill, Fordham Heath and Eight Ash Green. The views are more suburban when seen across the A12 from Braiswick, and when walking on public rights of way close to the village itself. The condition of the landscape (hedgerow network, small woodlands etc.) is generally moderately good.

The valley landscape is highly sensitive to most development because of the long views across the Colne River from the opposite valley side. As West Bergholt sits on the edge of this landscape in a prominent position overlooking the valley, any development at its margins is likely to have an effect on the valley. **Any development that would cause a negative impact on the valley sides (DG1), or result in loss of traditional hedgerows, small woodlands and copses, or other landscape features should be resisted.**



Pictures showing long views from village



The Village Settlement Boundary of West Bergholt excludes Scarletts, Hall Road cottages, the Crescent and White Hart Lane at the north of the village. Manor Road and Manor Farm are also outside the boundary to the east, but The Lodge development, Bradbrook Cottages on Armoury Road and Maltings Park Road development are within it. The boundary then wraps round the south of the village, hugging the built up area and runs up the west side at the back of the houses in Lexden Road up to Hall Road.



Pictures showing long views in the vicinity of the village

The landscape to the north and east of the village forms part of the North Colchester Farmlands. This is a more flat, open, farmed landscape with regular fields and wide views due to more isolated woodlands and a lack of hedgerows and hedgerow trees. It is a substantially arable landscape but with remnant orchards providing variety at Manor Farm. Horse-grazing close to the village can cause a cluttered appearance to the rural landscape due to the subdivision of fields by varied fencing. The more open character of this landscape makes it susceptible to significant impacts from large-scale or inappropriate development at the village margins. **Remaining hedgerows, native trees and small copses should be retained in the landscape (DG2)** and landowners encouraged to enhance these where possible close to the village boundaries in order to conserve its rural character.



## DESIGN GUIDANCE FOR NEW DEVELOPMENTS AND HOUSE EXTENSIONS

### STATEMENT/GUIDANCE

Much recent new housing development has concentrated on producing houses as consumer products with little or no attention paid to the quality of the environment that results. The Parish Council wishes to maintain our community, based on local services and good design, therefore this Guide demonstrates how, by employing best practice it is possible to improve and create West Bergholt as a place of quality and identity. New buildings should contribute to the diversity and individuality of the village, while reflecting local heritage and character. Some recent new developments of unsympathetic design scale and materials should not set a precedent for future development.

**General Design - All proposed new build and extensions must enhance the area and make a positive architectural contribution (DG3)** When considering garden amenity, *The Essex Design Guide* and the *Core Strategy* set out minimum sizes for gardens. The Development Policies DPD also contains a policy covering minimum garden sizes. **Backland and infill proposals will be strongly resisted (DG4); 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 (DG5).** 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 footprint of a dwelling. Initiatives include grey water recycling systems, solar panels, home recycling and ground water heating systems. Full details can be found on the CBC web site **Sustainable Construction SPD (DG6)** see link for further information - [www.colchester.gov.uk/servedoc.asp?doc\\_id=15864](http://www.colchester.gov.uk/servedoc.asp?doc_id=15864)

### Protecting Local Distinctiveness

Why should new housing look the same whether it's in the Cotswolds, Cumbria, or Essex? The answer of course is that it shouldn't. Settlements and buildings in Essex are distinctive from village to village and certainly have a definite Essex look through the use of local materials and design. Built local distinctiveness is a part of Essex's heritage that is greatly valued by residents and visitors. So how should we protect it? The scope of the VDS includes the whole of the parish of West Bergholt (see map on page 8). West Bergholt lies in an attractive rural setting situated 3 miles north-west of Colchester. The generally flat landscape is bounded to the south and east by the



sloping valleys of the River Colne and St Botolph's Brook. To the north and east are arable farmlands interspersed with small woodlands. The village is a largely compact settlement with a population of about 3300 persons.

## Character Areas



As part of the community engagement to develop the Village Design Statement the workshop identified different zones or character areas within the village.

The zones identified were:

- A** Village Core (New Church Road, Lorkin Daniell Field, The school, The Heath and Poor's Land, the allotments, St Mary's)
- B** Chapel Road (retail/commercial)
- C** Mumford Road (C20th planned residential)
- D** The 'Lanes' (Spring Lane, The Avenue, Bourne Road, Queen's Road, Chapel Lane, Valley View (organic residential))
- E** Pirie Road, Valley Crescent (C20th planned residential)
- F** Lexden Road (linear residential on village edge mainly individual houses)
- G** Colchester Road (mixed residential on village edge)
- H** Albany Road (mixed residential on village edge mainly individual properties)
- J** The Brewery/ Garthwood (planned development of 1980)

There are several designated Open Spaces within the parish including the Lorkin Daniell Field, the allotments and the Poor's Field. Local Wildlife Sites include the heath, the redundant St Mary's churchyard, St Mary the Virgin's Churchyard, Hillhouse Wood, Spring Wood and



Grove Wood. The village has 34 buildings listed for their architectural merit. The only Grade 1 listed building is the Church of St Mary in Hall Road (the building was originally Saxon in origin). Other listed buildings of note are Cooks Hall (grade 2\*) in Cooks Hall Road, Horsepits Farmhouse (Grade 2\*) in Cooks Hall Road and The White Hart Public House, Nayland Road (Grade 2).

The majority of housing development in Colchester will be located within regeneration or growth areas in and around Colchester Town, but broad greenfield locations have also been identified for additional housing provision. The North Growth Area lies just on the other side of the A12 from the parish. It will accommodate a total of 6,200 homes, including an extension of 2,200 new houses on greenfield land north of the golf club in Braiswick. The Core Strategy identifies that “Separation will be maintained between Colchester and adjoining settlements in order to protect village identity.”

### Design Guidelines

**Buildings must be in harmony with the surroundings in respect of materials, colour, texture, proportion and scale (DG7).** There is a fine balance between preservation and progress. Planning applications must show contextually the impact of their proposals on adjacent building by means of adequately detailed plans with accurate street elevations (DG8).

**Building materials - All materials should be selected from those traditionally used within the village (DG9)** for both maintenance and new build (extensions and new properties). Clay peg tiles, soft Essex red bricks and soft wood window-framing are more harmonious than harsh modern materials. Account must be taken of any surrounding or adjacent buildings when selecting materials. This includes ironmongery, meter boxes and rainwater fittings. Areas of impervious asphalt should be rejected in favour of free draining and aesthetically more pleasing blocks or cobbles.

**Infill Development - should conform to the adopted Backland and Infill Development SPD available from CBC. It should reinforce the uniformity of the street by reflecting the scale, mass, height, form, materials, fenestration and architectural details of its neighbours (DG10).** This is important in reinforcing 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 buildings 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 (DG11).** 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 line - where the prevailing depth of existing dwellings is a feature of the area new development should respect that building line (DG12)**



**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. (DG13)

**Dormers** - in new and existing housing often result from an attempt to provide habitable accommodation within the roof space; this makes them over-dominant in composition. Dormers should be used sparingly and be subservient in nature. (DG14)



#### General Design Guidance for new buildings

- DG15 Infill developments should be modest in proportions and in scale with surrounding properties. They should not dominate their surroundings. Their architectural style and finishes should be compatible and vernacular any infill should comply with Infill SPD
- DG16 Roof-scape is an important aspect of the village especially in the centre. New or replaced roofs should retain the existing height and pitch
- DG17 External finishes should be in keeping with the traditional colours and materials in the village.
- DG18 Development undertaken should be in keeping with the planned nature of existing buildings
- DG19 Careful consideration should be given to the impact of construction on views across the village
- DG20 Rainwater goods shall be black and indicated on submitted elevations. All new service intakes to dwellings apart from gas and electricity to be run internally and not visible on the exterior All soil and waste plumbing shall be run internally and shall not be visible to the exterior
- DG21 Balanced flue outlets from central heating boilers and other gas appliances shall not be positioned on street elevations



- DG22 Eaves to all roofs shall be open with exposed rafter feet rather than boxed
- DG23 Details of all boundary walls, fences and gates around the site shall be as submitted drawing
- DG24 Any new agricultural buildings should be designed and sited to minimise the effect on the landscape.

**General Design Guidance for extensions, alterations and change of use to existing buildings**

- DG25 Original materials or materials which are sympathetic to the existing buildings should be used
- DG26 Details such as windows, doors and roof pitches should reflect those of the original building
- DG27 Careful consideration should be given to the visual impact of extensions and particularly conservatories, when they are visible either from the street or from public thoroughfares such as footpaths, bridleways etc.
- DG28 There should be no unacceptable adverse impact upon the amenities of adjoining residential properties. Wherever possible mature trees and shrubs should be conserved
- DG29 New buildings, in any area, should respect the scale and design of adjacent buildings. Extensions should be subservient to the original building
- DG30 Building details such as doors, windows and roof pitches should be designed with regard to buildings existing in the vicinity
- DG31 Highly reflective solar panels shouldn't be installed if they have a visual impact on neighbouring properties or the roof-scape of the village
- DG32 Modern additions such as satellite dishes, wind turbines and flues should be concealed from public view
- DG 33 Alternative use of agricultural buildings must not have any adverse effect or cause any disturbance to any adjacent property. Buildings must be suitable for conversion



New contemporary dwelling



Former Truman's Brewery, now apartments

**Conclusion**

This document tries to identify what is special, unique and distinctive about the character of the parish. It aims to provide design guidance to influence change and improve the physical qualities. West Bergholt is a diverse village, it has a special character that could so easily be destroyed by gradual erosion of its key features. The village is an eclectic mix of properties from the old to the brand new, spanning nearly a thousand years and contains a pleasing mix of open spaces and beautiful views. **The Parish Council will challenge any overtly incongruous development which changes this equilibrium. (DG34)**





## TRANSPORT, HIGHWAYS, FOOTPATHS AND VILLAGE STREETS

### Wider Transport Links and Access

West Bergholt is easily accessible from the main urban area of Colchester being situated on the B1508 which connects the main routes in the town at Colchester North Station roundabout with the village from the south-west and leads north -west towards Sudbury. Various lower standard minor roads connect the village to Eight Ash Green, Great Horkesley and Stanway. The A12 lies on the outskirts of the village. Various bus services connect the village with Colchester and Sudbury. The village is totally covered by a 30mph speed restriction.

### Entrances to the Village and Village Distributor Roads

The village lies in the main to the west of the main B class road (Colchester Road) although important development areas lie on its south - eastern approach, including the sympathetically redeveloped former brewery complex, now a mixed development of flats and housing. Two of the approaches to the village are uphill and present the most interesting prospects, namely from Colchester and Lexden. The approach from the north-west is unremarkable and fairly anonymous. All approaches have recently benefitted from the introduction of distinctive village entrance signing.

The main entrance to the village is via the mini-roundabout at Chapel Road; here an attractive area of open space provides the backdrop for the village sign. A further access point is the Lexden Road, junction with Colchester Road, although this area is presented as a slightly nondescript staggered crossroads.

The main distributor roads in the village are Lexden Road and Chapel Road. These roads serve the school, village shops and connect with routes leading away from the village. Chapel Road is the main community road and contains a zebra crossing and parking areas for the village shops.

All road and additional points of access to new development within the Parish Boundary must be low key and in keeping with Essex Design Guide and be of the highest quality materials

### Village Streets

Away from main and distributor roads, the streets in the village are a mixture of modern residential roads (often with concrete surfaces and adjacent areas of verge and pavement) and older original village streets generally lacking adjacent pavements; some of these are unmade private streets. The village has a number of feature trees some with Tree Preservation Orders protecting them from removal or severe pruning.



### Parking

Parking in the village is generally off-road in drives and garages, off-road communal parking is provided at the Village pubs and shops; occasional lay-bys have been provided in newer areas of development. For residential uses specifically, a minimum of 1 car parking space should be provided for each 1-bedroom dwelling or 2.25 car parking spaces for each dwelling of 2 or more bedrooms to allow for visitors. Cycle parking will be required for all developments. Provision must also be made for disabled and motorcycle parking. New garages must be in accordance with ECC policy, a single garage must be minimum of 3.00m x 7.00m clear internal. **New parking in directly front of property should be avoided unless existing (DG35). Car parking standards to comply with ECC standards 2010 (DG36).**

### Utilities

Street lighting is at a minimum in the village helping to preserve vistas of the night sky and also the rural character. Utility plant is mainly provided underground although the main routes have overground cabling for telecommunications.

### Footpaths

Numerous footpaths and alleyways feature in the village street scene and link the village to adjacent villages and the open countryside. Prominent amongst these is the Essex Way, an 81 mile long distance way-marked footpath, extending from Epping to Harwich.

## 68

### Appraisal

The street scene in the village is in the main unremarkable, particularly in the newer areas of development which present a bland prospect of homogenous concrete roads with front garden herbage and generally off road parking. The older streets however are more attractive and have an abundance of trees and hedges and generally present a pleasing aspect. Good examples are found in New Church Road with its towering lime trees, and in the unplanned pattern of meandering streets between Queen's Road, Chapel Lane and Lexden Road. Village entrances are understated and the main route through the village does little to reduce speeding traffic, and emphasises the through nature of the road at the expense of the village access points.

### Design Matters

Opportunities for improving the streetscape lie in a mixture of hard and soft landscaping. Desirable improvements and maintenance and enhancement matters are presented below:

#### General Streetscape Guidance(DG37)

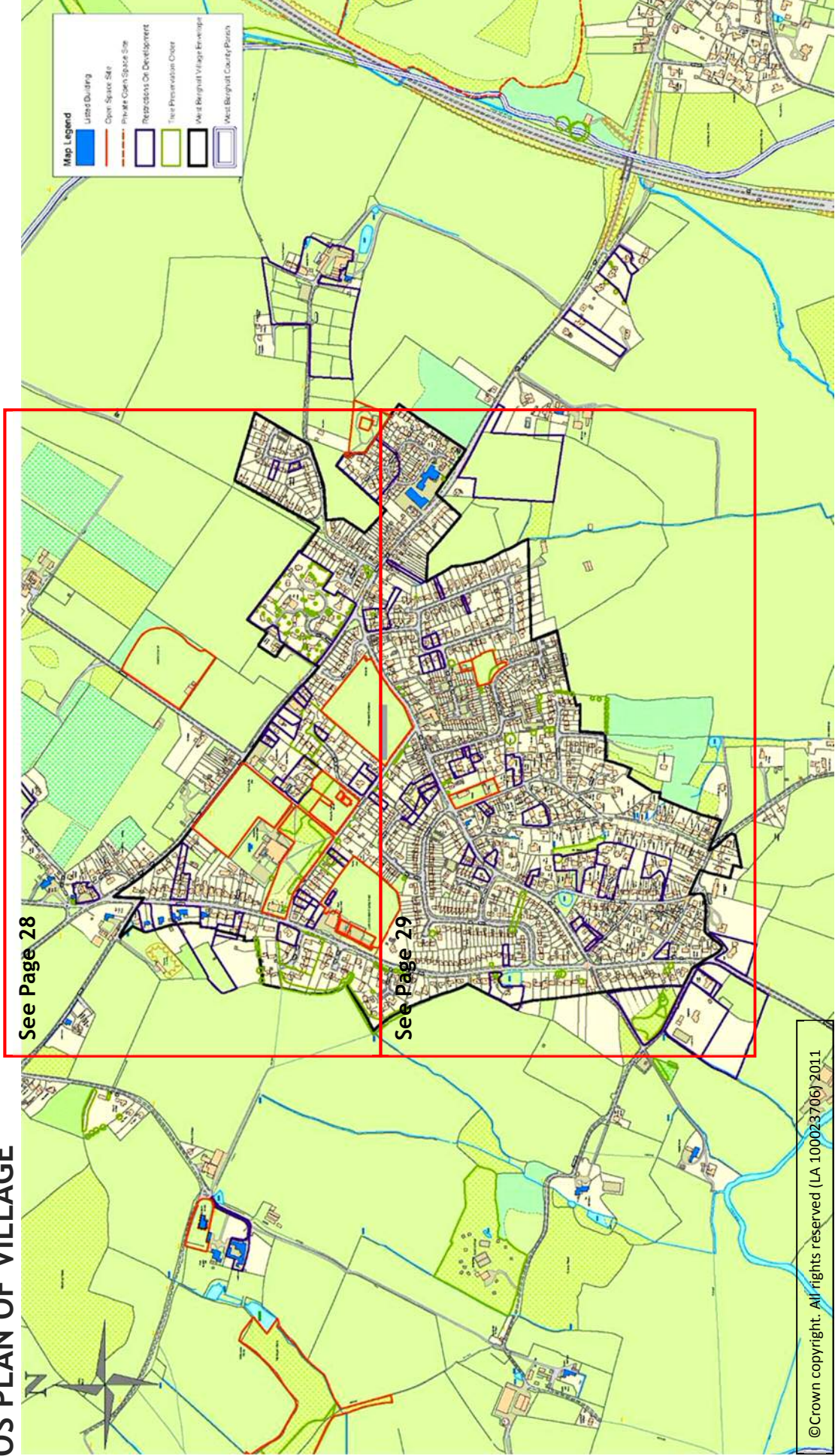
- The main road entrances to the village should be carefully designed to make them more distinctive as well as helping to slow traffic; they should continue to incorporate 'gating', with appropriate planting; In particular the entrance to the village from the north west should be made more distinctive incorporating a change to the junction design if applicable;
- Planting trees in more modern roads where opportunities allow should be undertaken;

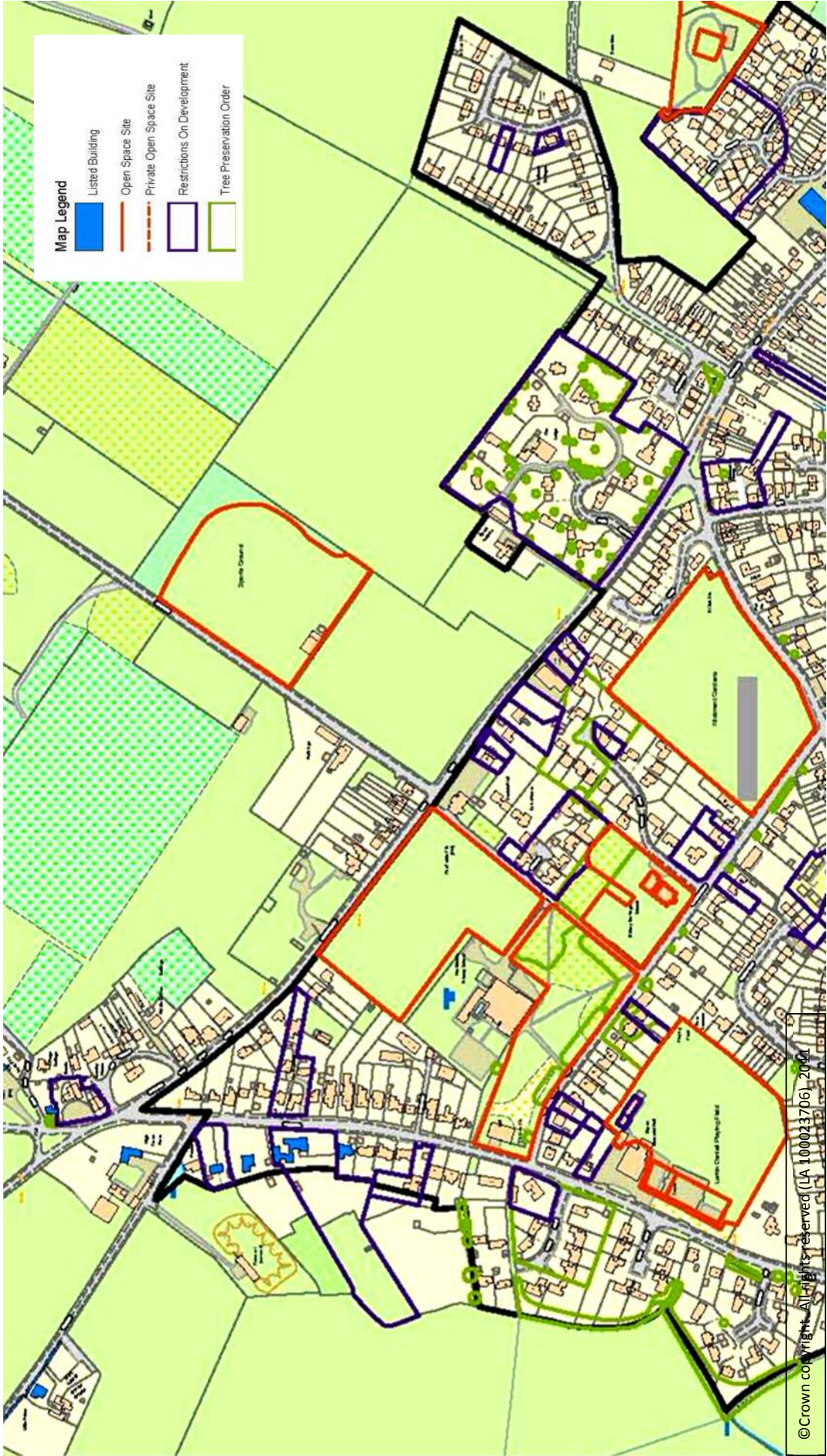


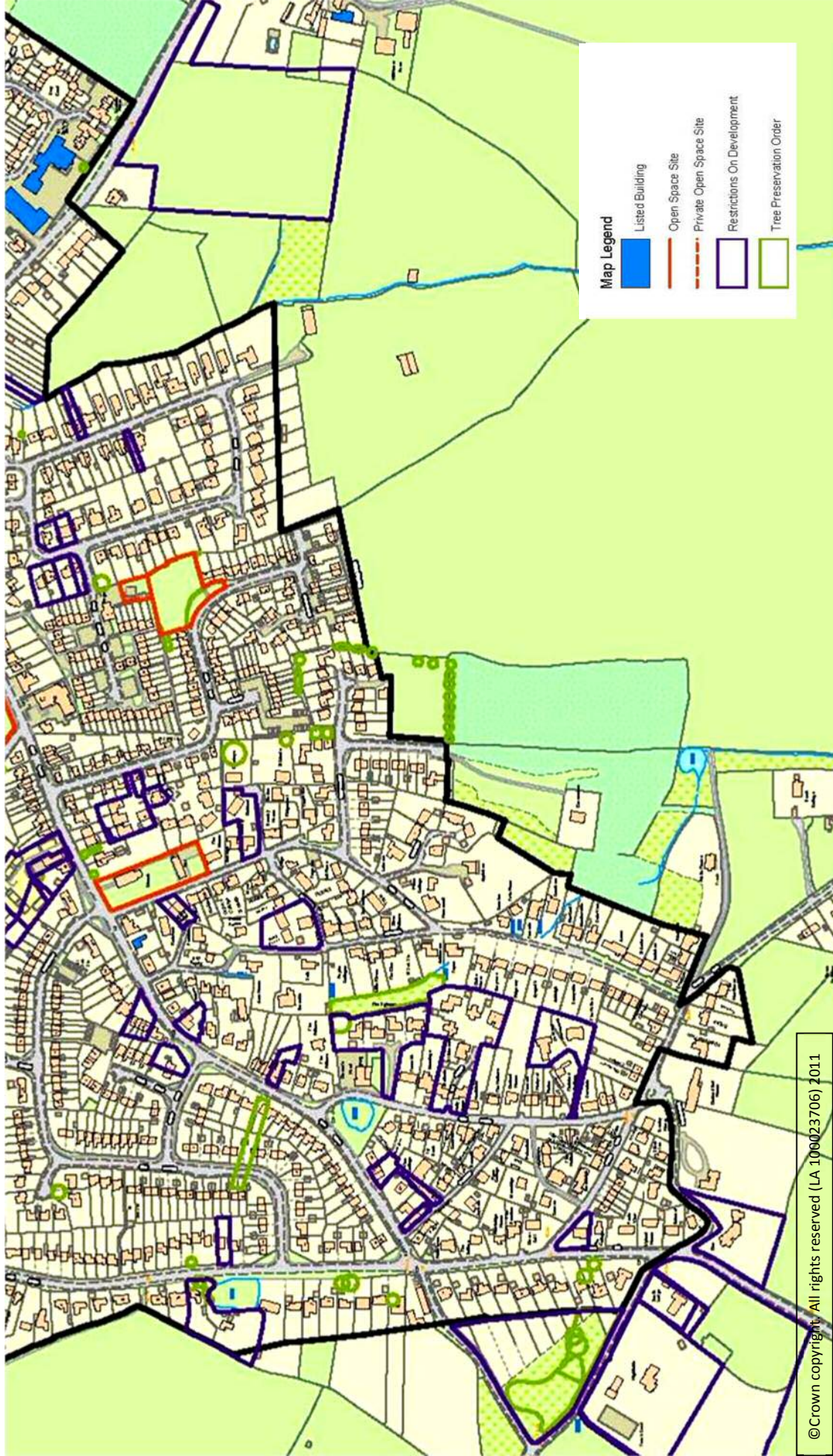
- Sympathetic traffic calming and pedestrian priority areas to emphasise the importance of local places particularly where the community congregates;
- Provision of seating should be undertaken at prominent areas;
- Replacement of ubiquitous street furniture and signing with materials more sympathetic to the village scene;
- A 20mph zone should be provided to incorporate the area of Lexden Road from the Orpen Hall approaches to the Scout Hut; in School Lane, New Church Road and that part of Chapel Lane from Albany Road to Mumford Road;
- Colchester Road as the through main route should be systematically altered at its village junction points to reduce speed and create opportunities for pedestrians and cyclists to negotiate crossing and turning into the road;
- Maintenance of 1960's concrete roads is gradually giving rise for concern. A high quality standard of maintenance would be provided to avoid the hotchpotch of repairs which may result otherwise;
- Lighting should be limited to the minimum required for security and working purposes and should minimise pollution from glow and spillage;
- Utility companies should be obliged to inter their equipment and services underground and communication masts must be sited sympathetically in conjunction with the Parish Council;
- Maintenance of hedges and trees should be carried out to an agreed regime with care taken to preserve historic features;
- TPOs should be respected and opportunities to add to this stock investigated;
- Bus stop areas should be encouraged to provide shelter, seating, passenger information, a vehicle clearway order and a litter bin;
- Diversion or extinguishment of public rights of way, where it would adversely affect the use and appearance of the countryside, should be strongly discouraged;
- The Parish Council in conjunction with the Highway Authority and conservation societies should be encouraged to maintain footpaths and keep them clear of obstruction, signing treatments should be improved.



OS PLAN OF VILLAGE









## CBC RELEVANT DEVELOPMENT POLICIES

### Sustainable Development

DP1 Design and Amenity

DP4 Community Facilities

### Centres and Employment

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

DP7 Local Centres and Individual Shops

DP8 Agricultural Development and Diversification

DP9 Employment Uses in the Countryside

DP10 Tourism, Leisure and Culture

### Housing

DP11 Flat Conversions

DP12 Dwelling Standards

DP13 Dwelling Alterations, Extensions and Replacement Dwellings

### Public Realm

DP15 Retention of Open Space and Indoor Sports Facilities

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

### Transport and Accessibility

DP17 Accessibility and Access

DP19 Parking Standards

### Environment and Rural Communities

DP20 Management of Surface Water Drainage

DP21 Nature Conservation and Protected Lanes

DP24 Equestrian Activities

### Energy, Resources, Waste, Water and Recycling

DP25 Renewable Energy

PPS7 (Sustainable Development in Rural Areas) provides guidance on the ways of supporting the changing nature of agriculture



## **CBC RELEVANT CORE STRATEGY POLICIES**

- SD3** Community Facilities,
- H1- H4** which covers housing provision, housing density, housing diversity and Affordable Housing
- CE1 & table CE1a-** Centres and Employment Classification and Hierarchy
- PR1** - Open Space
- TA 3** Public Transport
- TA 4** - Roads and Traffic
- TA 5** - Parking
- Env1** - Environment
- ENV2** - Rural Communities
- ER1** - Energy, Resources, Waste, Water and Recycling





**Summary of Planning Guidance in the document and as approved by the Parish Council**

DG1	Any development that would cause a negative impact on the valley sides will be resisted by the Parish council	March 2011
DG2	Where it is a planning issue any remaining hedgerows, native trees and small copses should be retained in the new landscape plans	March 2011
DG3	General Design - all proposed new build and extensions must enhance the area and make a positive architectural contribution	March 2011
DG4	Back land and infill proposals will be resisted except in exceptional cases, nuisance of adjacent dwellings will be considered	March 2011
DG5	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	March 2011
DG6	CBC Sustainable Construction SPD	March 2011
DG7	Buildings must be in harmony with the surroundings in respect of materials, colour, texture, proportion and scale	March 2011
DG8	Planning applications must show contextually the impact of their proposals on adjacent building by means of adequately detailed plans with accurate street elevations	March 2011
DG9	Building materials - all materials should be selected from those traditionally used within the village.	March 2011
DG10	Any 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	March 2011
DG11	The width of new building plots should be similar to that prevailing in the immediate area	March 2011
DG12	New development should respect existing building lines of adjacent properties	March 2011
DG13	New buildings should respect the height of buildings immediately adjacent	March 2011
DG14	Dormers should be used sparingly and be subservient in nature	March 2011
DG15	Infill - developments should be modest in proportion and in scale with surrounding properties. They should not dominate. Their architectural style and finishes should be compatible and vernacular. Any infill should comply with Infill SPD	March 2011
DG16	Roof scape is an important aspect of the village especially in the centre. New or replaced roofs should retain the existing height and pitch	March 2011
DG17	External finishes should be in keeping with the traditional colours and materials in the village	March 2011
DG18	Development undertaken should be in keeping with the planned nature of existing buildings	March 2011
DG19	Careful consideration should be given to the impact of construction on views across the village	March 2011
DG20	Rainwater goods shall be black and indicated on submitted elevations. All new service intakes to dwellings apart from gas and electricity to be run internally and not visible on the exterior. All soil and waste plumbing shall be run internally and shall not be visible to the exterior	March 2011
DG21	Balanced flue outlets from central heating boilers and other gas appliances shall not be positioned on street elevations	March 2011
DG22	Eaves to all roofs shall be open with exposed rafter feet rather than boxed	March 2011



DG23	Details of all boundary walls, fences and gates around the site shall be as submitted drawing but should not lead to urbanisation	March 2011
DG24	Any new agricultural buildings should be designed and sited to minimise the effect on the landscape	March 2011
DG25	Original materials or materials which are sympathetic to the existing buildings should be used	March 2011
DG26	Details such as windows, doors and roof pitches should reflect those of the original building	March 2011
DG27	Careful consideration should be given to the visual impact of extensions and particularly conservatories, when they are visible either from the street or from public thoroughfares such as footpaths, bridleways etc.	March 2011
DG28	There should be no unacceptable adverse impact upon the amenities of adjoining residential properties. Wherever possible mature trees and shrubs should be conserved	March 2011
DG29	New buildings, in any area, should respect the scale and design of adjacent buildings. Extensions should be subservient to the original building.	March 2011
DG30	Building details such as doors, windows and roof pitches should be designed with regard to buildings existing in the vicinity	March 2011
DG31	Highly reflective solar panels should be installed if they have a visual impact on neighbouring properties or the roof scape of the village	March 2011
DG32	Modern additions such as satellite dishes, wind turbines and flues should be concealed from public view	March 2011
DG33	Alternative use of agricultural buildings must not have any adverse effect or cause any disturbance to any adjacent property. Buildings must be suitable for conversion	March 2011
DG34	The village is an eclectic mix of properties from the old to the brand new, spanning nearly a thousand years and contains a pleasing mix of open spaces and beautiful views. The Parish Council will challenge any overtly incongruous development which changes this equilibrium	March 2011
DG35	New parking directly in front of property should be avoided	March 2011
DG36	Car parking standards to comply with ECC standards 2010	March 2011
DG 37	General street-scape Guidance	March 2011



## VDS COMMITTEE

**Bob Tyrrell** Parish Councillor and Chair of VDS Committee

I wish to thank the following members of the VDS Committee and Parish Plan for all their assistance in preparing this document

**Andrew Savage** Parish Councillor  
**Chris Stevenson** Parish Councillor and Parish Plan  
**Harry Stone** Parish Councillor and Parish Plan  
**Gunter Klaphake** Parish Plan  
**Catherine Bailey** Parish Plan  
**Peter Sleight** Parish Councillor



12 December 2011

<b>Report of</b>	<b>Head of Strategic Policy and Regeneration</b>	<b>Author</b>	<b>Laura Chase 282473</b>
<b>Title</b>	<b>Tiptree Jam Factory Plan – further consultation</b>		
<b>Wards affected</b>	Tiptree		

**This report provides an update on the preparation and consultation on the Tiptree Jam Factory Plan**

## 1. Decision(s) Required

- 1.1 To note the progress made with the preparation of the Tiptree Jam Factory Plan and to endorse further consultation under regulation 25.

## 2. Reasons for Decision(s)

- 2.1 To ensure that the process for the preparation of the Plan is compliant with statutory requirements

## 3. Alternative Options

- 3.1 There is no alternative as failure to comply with statutory requirements will mean that the Plan would not succeed at examination and would be found to be unsound.

## 4. Supporting Information

- 4.1 At the meeting on 2<sup>nd</sup> November 2011 this Committee approved the principle of a new plan, to be called the Tiptree Jam Factory Plan, for the Wilkin and Sons site and adjoining land in Tiptree. This will enable a new policy framework for the area to be prepared which can provide a basis for decisions on future applications. The Plan will be prepared as a Development Plan Document, which will be subject to independent examination and, if adopted following this process, will become a part of the Council's statutory local development framework.
- 4.2 At the meeting a number of residents expressed their concerns about the proposals and the process. In particular concerns were expressed about the robustness and objectivity of the consultation process previously carried out by Wilkin and Sons. The Planning Inspectorate has also advised that in order to ensure compliance with statutory requirements the Council should carry out its own consultation under regulation 25 rather than rely on the previous consultation carried out by Wilkin and Sons. A further period of consultation has therefore been arranged to ensure that everyone has a chance to voice their views directly to the Council.

## **5. Proposals**

- 5.1 The consultation period runs from 21st November 2011 to 5pm on the 9<sup>th</sup> January 2012. All the consultation material is available on the Council's website, including a background document and comment form. In addition an exhibition and drop-in session will have been held at Tiptree Community Centre on the following dates:
- Tuesday 29<sup>th</sup> November 4pm to 9pm
  - Thursday 8<sup>th</sup> December 4pm to 9pm

The consultation has been advertised in the Gazette and in the Tiptree Tribune and posters are being displayed on local notice boards. The Council has also informed all those Tiptree residents that are on the consultation database.

- 5.2 It is proposed to report the comments received to the meeting of this Committee on 30<sup>th</sup> January 2012. It will be for the Council to consider the comments received from all phases of consultation and to agree a final version of the Tiptree Jam Factory Plan. There will then be a further period of statutory consultation, known as the regulation 27 consultation. Following this the Plan will be submitted to Government, who will appoint an Inspector to carry out a public examination of the Plan. Arrangements for the examination will be subject to the Planning Inspectorate's timetable but it is expected that the examination will be in the Spring.

## **6. Strategic Plan References**

- 6.1 Development of a plan for the Tiptree Jam Factory will inform the Council's vision to be a place where people want to live, work and visit. It will also contribute to the Council's priority for actions to enable job creation and homes for all.

## **7. Consultation**

- 7.1 The consultation process is set out in paragraphs 5.1 and 5.2 above.

## **8. Publicity Considerations**

- 8.1 This is a significant issue in the Tiptree area and has been and will continue to be the subject of media interest.

## **9. Financial Implications**

- 9.1 The requirements for pre-submission consultation and examination will have resource implications. The provisions of the Localism Bill require these costs to be met by the local planning authority. The Council is entering into a planning performance agreement with Wilkin and Sons to cover the preparation of the new plan and the processing of associated planning applications which will help to cover these costs. An application has also been made to DCLG for funding under the neighbourhood planning front runner scheme to assist with the process.

## **10. Equality, Diversity and Human Rights Implications**

- 10.1 An Equality Impact Assessment has been prepared for the Local Development Framework which is available following this pathway from the homepage: - Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.

## **11. Community Safety Implications**

11.1 No direct implications

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

12.1 No direct implications

## **13. Risk Management Implications**

13.1 The adoption of Local Development Plan documents provides the opportunity to offer consistent advice to landowners, developers, officers, councillors and members of the public.



## Local Development Framework Committee

Item  
**10**

12 December 2011

<b>Report of</b>	<b>Head of Strategic Policy and Regeneration</b>	<b>Author</b>	<b>Beverley McClean 01206 282473</b>
<b>Title</b>	<b>Colchester Local List</b>		
<b>Wards affected</b>	<b>All</b>		

**The Local Development Framework Committee is asked to adopt the Local List which has been prepared for Colchester.**

### 1. Decision(s) Required

- 1.1 The Local Development Framework Committee is asked to note that a Local List has been prepared for Colchester. The committee is asked to formally adopt the Local list for Colchester. Inclusion of a building on the Local List will be a material consideration when planning applications are being determined.

### 2. Reasons for Decision(s)

- 2.1 The Local List for Colchester will provide evidence about Colchester's locally important historic assets. The adoption of the Local List will ensure that Colchester's historic assets can be more rigorously assessed when planning applications are being determined.

### 3. Alternative Options

- 3.1 The alternative is to not prepare a Local List. The lack of a Local List however would reduce the Council's ability to conserve buildings or historic assets that are architecturally or historically significant within Colchester.

### 4. Supporting Information

- 4.1 National Planning Policy Statement PPS5 supports the preparation of Local List as part of the plan-making process as a way to protect locally important historic assets. PPS5 states that Local Planning Authorities should consider compiling a 'Local List' of heritage assets based on objective heritage related criteria and developed in partnership with the local community and tested through public consultation.
- 4.2 A Local List is essentially a list of heritage assets that although not suitable for designation as a Listed Building is considered historically or architecturally important at a local level. The Local List can include a range of historic assets including individual buildings or whole streetscapes. It can however also include individual features on buildings such as railings, lamp posts or post boxes as well as locally valued archaeological features i.e. crop marks. The important factor is that the assets included on the Local List are of historic interest locally and/or make a significant contribution to the character and setting of the area in which they are located and are valued by the local community.



4.3 Colchester Borough Council set out their intention to prepare and adopt a Local List in Development Policy DP14. (Historic Environment Assets). An expert panel with an extensive knowledge about historic buildings/environment and architecture started developing a Local List for Colchester in 2009. The group used a previous study completed by Mansell Jagers in 2007 as the basis for the current Local List project. The group compiled a set of criteria which were then used to assess a range of historic assets around Colchester Town for their suitability for inclusion on a new Local List for Colchester. The key criteria used are set out below

1. The building is earlier than 1840 and is in good or restorable condition.
2. The building dates to between 1840-1945 and is largely complete plus is of an architectural and/or historic value which rises from 'good' for the oldest buildings to 'very high' for the younger ones in the date range.
3. The building was built after 1945 and is complete with no inappropriate alterations or extensions plus is of highest architectural or historic value.
4. The building has group or skyline value.

4.4 A number of additional factors were also used during the assessment process to decide if a building asset was suitable for inclusion on the Local List. These included historic value, iconic value, contribution to the historic character of the area in which it stands, prominence in the townscape or landscape, quirkiness, rarity in Colchester terms, and sustainability (i.e. the building is realistically capable of reuse).

4.5 A survey of the Colchester's built historic assets resulted in approximately 600 buildings/features being identified for inclusion on the draft Local List for Colchester. This information was stored on the Colchester's Historic Buildings Forum website ([www.colchesterhistoricbuildingsforum.org.uk](http://www.colchesterhistoricbuildingsforum.org.uk)). The Local List was publicly launched in January 2010. The key purpose of the launch was to raise awareness that a Local List was being prepared for Colchester Town. The launch was also used to inform the public about the buildings/assets proposed for inclusion on the draft Local List and also to gather new information to support the initiative. The responses received following the launch helped influence the content of the final draft Local List. The majority of the respondents provided additional information about candidate buildings/assets.

## **5. Proposals**

5.1 The Colchester Local List includes approximately 600 buildings or historic assets. Inclusion on the Local List does not require owners of buildings or assets on the Local List to obtain additional consents over and above the need for planning permission when carrying out works which potentially affect them.

5.2 The conservation value of buildings or historic assets on the Local List and the contribution they make to the setting of the area in which they are located will be a material consideration when planning decisions are being made. Future development proposals affecting properties on Local List will be carefully considered at the planning application stage particularly in terms of the impact of the proposals on the building or features of architectural or historic interest. Inclusion of an historic asset or locally important building on the Local List could also potentially be an important consideration at future appeals where the application/appeal relates to a building/asset on the Local List.

- 5.3 The Local List is not a static document and the content is likely to change over time. New records may need to be added or it may be necessary to amend existing records as more information becomes available. The Spatial Policy team will be responsible for managing the content of the Local List and alterations will be made annually.

## **6. Strategic Plan References**

- 6.1 The Colchester Local List will provide evidence to help the Council deliver its priorities for addressing people's needs and community development & safety.

## **7. Consultation**

- 7.1 The Local List was publicly launched in January 2010 and was promoted in the local press. The provisional draft list was hosted on the Colchester Historic Building Forum website. The key purpose of the launch was to raise awareness that a Local List was being prepared for Colchester Town. The launch was also used to inform the public about the buildings/assets proposed for inclusion on the provisional draft Local List and to gather new information to support the initiative. A total of 58 responses were received following the launch and these helped influence the content of the final draft Local List. The majority of the respondents either provided additional information about candidate buildings/assets on the Local List or requested information about particular buildings. A small number of new buildings were also put forward for inclusion on the draft Local List.

- 7.2 Following the consultation letters were sent to most of the owners/occupants of the buildings or assets included on the Local List. Some of the buildings are currently derelict and it was not possible to notify the owners. The notification process generated 10 email responses and 5 phone calls. Most owners contacted the Council to provide additional information about specific properties on the draft Local List and were happy that their properties had been included. Concerns were raised by 2 churchwardens about the risk of vandalism and insurance related issues associated with including the churches on a public website and 1 owner was totally opposed to their property being included on the Local List. In response these records have been temporarily removed from the website. A number of properties in the curtilage of the former Severalls Hospital site that were originally proposed for inclusion on the Local List have also been removed.

- 7.3 The Colchester Historic Building Forum website is hosted privately and will not be retained long term. Once adopted it will be necessary to migrate the Local List data over to a more permanent IT system. The Local List will be captured as a layer on C-maps and will publically available on the Council's website ([www.colchester.gov.uk](http://www.colchester.gov.uk)). The Local List will also be integrated into the Council's Civica system for use by development managers.

## **8. Publicity Considerations**

- 8.1 The Colchester Local List work and the pilot projects currently underway in Wivenhoe and Langham will be used as case studies in Local List Guidance being developed by Essex County Council and English Heritage. This will promote the Local List work underway in Colchester, Langham and Wivenhoe nationally.

## **9. Financial implications**

9.1 There are no direct financial implications for the Council.

## **10. Equality, Diversity and Human Rights Implications**

10.1 This document will inform the plan making process. An Equality Impact Assessment has been prepared for the Local Development Framework which is available following this pathway from the homepage: - Council and Democracy > Policies, Strategies and Performance > Diversity and Equality > Equality Impact Assessments > Strategic Policy and Regeneration > Local Development Framework.

## **11. Community Safety Implications**

11.1 None.

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

12.1 None.

## **13. Risk Management Implications**

13.1 Improving knowledge about Colchester's historic assets will aid the planning decision making process and help conserve Colchester's historic heritage.



## Local Development Framework Committee

Item  
**11**

12 December 2011

<b>Report of</b>	<b>Head of Strategic Policy and Regeneration</b>	<b>Author</b>	<b>Laura Chase 01206 282473</b>
<b>Title</b>	<b>Annual Monitoring Report</b>		
<b>Wards affected</b>	All		

**The Local Development Framework Committee is asked to recommend the Annual Monitoring Report (AMR) for approval by the Portfolio Holder for Planning and Sustainability**

### 1. Decision(s) Required

- 1.1 To recommend the 2010-11 Annual Monitoring Report (AMR) for approval by the Portfolio Holder and publication on the council's website.

### 2. Reasons for Decision(s)

- 2.1 Under current legislation, Section 35 of the Planning and Compulsory Purchase Act requires that every local planning authority (LPA) should prepare and publicise an Annual Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDDs) and local plans are being achieved. The Localism Bill now proposes removal of the requirement for local authorities to submit their AMR to Government, although a duty to monitor policies remains. The Council accordingly still needs to demonstrate the effects of its policies, and the format developed for previous AMRs is considered to remain appropriate for this purpose.

### 3. Alternative Options

- 3.1 There are no alternatives as the Borough needs to provide an annual source of information on the delivery of its planning functions.
- 3.2 In previous years, the AMR was approved through the Portfolio Holder report process as agreed by Cabinet at their meeting on 20<sup>th</sup> October 2004. To ensure better scrutiny and publicity the LDF Committee reviewed the AMR in 2010 prior to Portfolio Holder approval and this practice has again been followed this year.

### 4. Supporting Information

- 4.1 The Annual Monitoring Report (AMR) provides key information that helps the Borough Council and its partners establish what is happening now within Colchester Borough, what may happen in the future and compare these trends against existing planning policies and targets to determine if any action needs to be taken. The full report covering the period April 2010 to March 2011 is attached as Appendix 1 and will be available to view in Angel Court, on the council's website [www.colchester.gov.uk](http://www.colchester.gov.uk) and upon request to the Planning Policy team. The electronic version will have 'hot links' to relevant policies and evidence based documents to facilitate cross-referencing and ease of use.

- 4.2 The Localism Bill proposed the removal of the requirement for local planning authorities to produce an annual monitoring report for Government, but they did retain an overall duty to monitor policies. Authorities can now choose which targets and indicators to include in their monitoring reports as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the Council's planning service with the local community. The format of this AMR accordingly is designed to clearly demonstrate how the Council is meeting targets and indicators arising from the adopted policies contained in its Local Development Framework (LDF). The AMR also has a wider role in helping the Council and its partners monitor the success of the Local Investment Plan and other plans, and can also be used by other agencies wishing to amend their plans and actions.
- 4.3 Colchester demonstrated success in transferring from the old Local Plan system to the Local Development Framework process established in 2004. Prior to the changes to the national planning system proposed by Government in the National Planning Policy Framework (NPPF), the Borough was among the small percentage of authorities nationally who had adopted a comprehensive set of documents to guide the development management process. This currently comprises the strategic policies in the Core Strategy adopted in December 2008 and the supporting Site Allocations and Development Policies documents adopted in October 2010. The Borough is accordingly hoping to continue this forward momentum under the new Local Plan system proposed through the NPPF. This year's AMR reflects the Council's achievement in securing an up-to-date policy framework that has helped support sustainable development in the face of economic downturn. The Council has agreed to start a review of the Core Strategy in 2012 to ensure its policies remain appropriate to the new national planning system and to a changing political and economic context.
- 4.4 The AMR is divided into a number of Key Themes covering progress in meeting Local Development Framework policy aspirations across a variety of areas. Key findings include:
- The level of new planning applications shows an increase on the previous year, although levels all still below the pre-recession period. 1,525 planning applications were received in 2010-11 in comparison to 1,311 in 2009-10, 1,416 in 2008/09 and 2,015 in 2007/08.
  - House building has slowed down in recent years due to the recession but over the 15 year period the Council is on course to achieve the target to allocate and build a minimum provision of 19,000 homes between 2001 and 2023 in accordance with the adopted Core Strategy. This is an average of 830 dwellings per year. Colchester has already delivered 9,347 new homes between 2001/02 and 2010/11 at an average rate of 935 dwellings per year. The Colchester Strategic Housing Land Availability Assessment also identified additional capacity within developed areas to accommodate the required housing and shows a 15 year supply of housing land.
  - The housing trajectory included in this report shows that a net of 673 homes were built between 1 April 2010 and 31 March 2011. This is an increase on the previous year's total of 518. This is a positive result in the context of a continuing national downturn and reflects Colchester's flexible. This positive result reflects the Council's willingness to work with developers to bring schemes forward, including a flexible approach to scheme cost appraisals. Over the longer term, it is still anticipated that overall targets can be met given the high rates of delivery

early in the plan period and the expectation that delivery will rise to meet suppressed demand later in the plan period.

- 192 units of affordable housing were completed between April 2010 and March 2011 or 28.5% of all units. This year's result is also higher than the previous two years figures of 156 in 2009/10 and 120 in 2008/2009. This is a very positive trend especially in light of the current economic climate. This result reflects the Council's success in bringing affordable housing projects forward in a difficult economic climate, including seeking and supporting grant funding where larger sites have stalled.
- Approximately 75% of new and converted dwellings were on previously developed land, in line with planning policies giving preference to brownfield sites.
- The LDF provides for the identification of appropriate sites to meet the needs of gypsies/travellers and travelling showpeople. The Site Allocations DPD and accompanying Proposals Map includes allocations for 30 pitches for gypsies and travellers.
- Employment land is being provided in suitable locations within the Borough to meet Core Strategy targets. The delivery of additional employment and retail developments are however dependent on external factors unrelated to planning such as market interest and the overall state of the economy. The previous year saw a higher total of B1 space completed, (31,583) which reflected completion of projects within the Garrison Regeneration Area. This year's total of 5,294 is significantly below the previous figure, but is still positive within the overall national context of economic recession.
- A slight improvement in Town Centre commercial completions was seen in 2010-11, up from nil the year before. The commercial property market for existing Town Centre property is, however, buoyant and vacancy rates were 9.7% in May 2011 (source: King Sturge, Colchester Town Centre Retail Study, November 2011) which was below the national average of approximately 12.4%.
- The challenging issue of transportation is being tackled through a number of approaches including new transport infrastructure (i.e. the new A12 junction under construction and improved cycle routes) as well as behavioural change measures such as travel plans, which support shifts away from car based means of transport. A high percentage of new developments are continuing to be built within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.
- With regard to biodiversity, it appears that the policies, which seek to protect areas designated for their intrinsic environmental value and priority habitats and species are generally working. However, there is a need to continue to protect habitats and species from development that causes harm or damage.
- The Council signed up to the Local Authority Carbon Management Scheme (LACM) in 2007 and with guidance from the Carbon Trust have substantial energy savings in our day-to-day operations. The overall target set by the Carbon Trust is a 25% reduction in energy usage by 2012. Between April 2010 and March 2011 there was a reduction in CO<sub>2</sub> emissions from Council operations and buildings of 2%, which is just under 190 tonnes of CO<sub>2</sub>. During the time per capita CO<sub>2</sub> emissions have reduced by 9.66%, which is a reduction of over 19% since

the baseline of 2005. Per capita emissions for Colchester residents are now 5.5 tonnes having fallen from a baseline of 6.8 tonnes per capita.

- The policies have also been successful in ensuring that there has been no loss/damage to listed buildings, Scheduled Monuments, Sites of Special Scientific Interest or (SSSIs), Local Wildlife Sites, key community facilities or loss of designated allotment sites.

## **5. Proposals**

- 5.1 It is proposed that the Committee agree to recommend adoption of the Annual Monitoring Report by the Portfolio Holder for Economic Development and Sustainability.

## **6. Strategic Plan References**

- 6.1 Effective strategic planning will be important in achieving all the priorities identified in the Strategic Plan but in particular those related to providing homes for all and enabling job creation.

## **7. Consultation**

- 7.1 The Annual Monitoring Report considers the effectiveness of Local Development Framework policies which have been through a comprehensive consultation programme as set forth in the Statement of Community Involvement (SCI). Additional further consultation is being undertaken internally before signing off by the Portfolio Holder.

## **8. Publicity Considerations**

- 8.1 The AMR demonstrates the Borough's success in delivering new development in difficult times which should warrant press attention.

## **9. Financial Implications**

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

## **10. Equality, Diversity and Human Rights Implications**

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

## **11. Community Safety Implications**

- 11.1 None

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

- 12.1 None

### **13. Risk Management Implications**

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



# ANNUAL MONITORING REPORT 2011

## COLCHESTER BOROUGH COUNCIL





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# Map of Colchester's Wards and surrounding areas



# 1. Executive Summary

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## 1.1 Background to the Report

This Annual Monitoring Report (AMR) contains information about the extent to which the policies set out in Local Development Documents (LDDs) are being achieved. The report covers the period from 1 April 2010 to 31 March 2011.

## 1.2 Introduction

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

Information on the timetable for preparation and adoption of LDF documents is contained in the Local Development Scheme, which is updated on a regular basis. The overall strategic policies for Colchester contained in the Core Strategy have been found 'sound' by a Government appointed Inspector and it was adopted by the Council in December 2008. Two further Local Development Documents, Development Policies and Site Allocations, were found sound and adopted in October 2010. The Council intends to begin review of the Core Strategy at the end of 2012, when it will evolve into a Local Plan as specified by the National Planning Policy Framework.

## 1.3 How well are the Council's policies working?

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

- House building has slowed down in recent years due to the recession but over the 15 year period the Council is on course to achieve the target to allocate and build a minimum provision of 19,000 homes between 2001 and 2023 in accordance with the adopted Core Strategy. This is an average of 830 dwellings per year. Colchester has already delivered 9,347 new homes between 2001/02 and 2010/11 at an average rate of 935 dwellings per year. The Colchester Strategic Housing Land Availability Assessment also identified additional capacity within developed areas to accommodate the required housing and shows a 15 year supply of housing land.
- The housing trajectory included in this report shows that a net of 673 homes were built between 1 April 2010 and 31 March 2011. This is an increase on the previous year's total of 518. This is a positive result in the context of a continuing national downturn. This positive result reflects the Council's willingness to work with developers to bring schemes forward, including a flexible approach to scheme cost appraisals. Over the longer term, it is still anticipated that overall targets can be met given the high rates of delivery early in the plan period and the expectation that delivery will rise to meet suppressed demand later in the plan period.

- 192 units of affordable housing were completed between April 2010 and March 2011, or 28.5% of all units. This is a very positive trend especially in light of the current economic climate. It reflects the Council's success in bringing affordable housing projects on, including seeking grant funding where larger sites have stalled.
- Approximately 75% of new and converted dwellings were on previously developed land, in line with planning policies giving preference to brownfield sites.
- The LDF provides for the identification of appropriate sites to meet the needs of gypsies/travellers and travelling showpeople. The Site Allocations DPD and accompanying Proposals Map includes allocations for 30 pitches for gypsies and travellers.
- Employment land is being provided in suitable locations within the Borough to meet Core Strategy targets. It is recognised however, that both the delivery of additional employment and retail development are dependent on external factors unrelated to planning such as market interest and the overall state of the economy. The net balance of employment floorspace shows a positive level of increase for 2010-11 given the current economic climate, although the total of 12,908 sqm was down on last year's high level of 62,598 sqm. A slight improvement in Town Centre commercial completions was seen in 2010-11, up from nil the year before. The commercial property market for existing Town Centre property is, however, buoyant and vacancy rates were 9.7% in May 2011 (source: Colchester Town Centre Retail Study, King Sturge, 2011) which is below national averages of approximately 12-13%.
- The challenging issue of transportation is being tackled through a number of approaches including new transport infrastructure (i.e. the new A12 junction and improved cycle routes) as well as behavioural change measures such as travel plans, which support shifts away from car based means of transport. A high percentage of new developments are continuing to be built within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.
- With regard to biodiversity, monitoring has established that policies which seek to protect areas designated for their intrinsic environmental value and priority habitats and species are generally working. However, there is a need to continue to protect habitats and species from development that causes harm or damage.
- The policies have also been successful in ensuring that there has been no loss/damage to listed buildings, Scheduled Monuments, Sites of Special Scientific Interest or (SSSIs), Local Wildlife Sites, key community facilities or loss of designated allotment sites.
- The Council signed up to the Local Authority Carbon Management Scheme (LACM) in 2007 and with guidance from the Carbon Trust have substantial energy savings in our day-to-day operations. The overall target set by the Carbon Trust is a 25% reduction in energy usage by 2012. Between April 2010 and March 2011 there was a reduction in CO<sub>2</sub> emissions from Council operations and buildings of 2%, which is just under 190 tonnes of CO<sub>2</sub>. CO<sub>2</sub> emissions have reduced by over 19% since the baseline of 2005. Per capita emissions for Colchester residents are now 5.5 tonnes having fallen from a baseline of 6.8 tonnes per capita.

#### **1.4 Evaluation of LDF Policies**

Colchester demonstrated success in transferring from the old Local Plan system to the Local Development Framework process established in 2004. Prior to the changes to the national planning system proposed by Government in the National Planning Policy Framework (NPPF), the Borough was among the small percentage of authorities nationally who had adopted a comprehensive set of documents to guide the development management process. This currently comprises the strategic policies in the Core Strategy adopted in December 2008 and the supporting Site Allocations and Development Policies documents adopted in October 2010. The Borough is accordingly hoping to continue this forward momentum under the new Local Plan system proposed through the NPPF. This year's AMR reflects the Council's achievement in securing an up-to-date policy framework that has helped support sustainable development in the face of economic downturn. The Council has agreed to start a review of the Core Strategy at the end of 2012 to ensure its policies remain appropriate to the new national planning system and to a changing political and economic context.

## 2. Introduction

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### 2.1 Background and Purpose of the Colchester AMR

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

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

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

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

The Council's Local Development Framework Committee will review the adequacy of our AMR and the way we use monitoring as a key element of the Local Development Framework (LDF). It will also be a major consideration for the independent Planning Inspectors who will assess the soundness of our plans. Planning Inspectors will consider:

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

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

### 2.2 Scope and Coverage

This report covers the following matters:

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



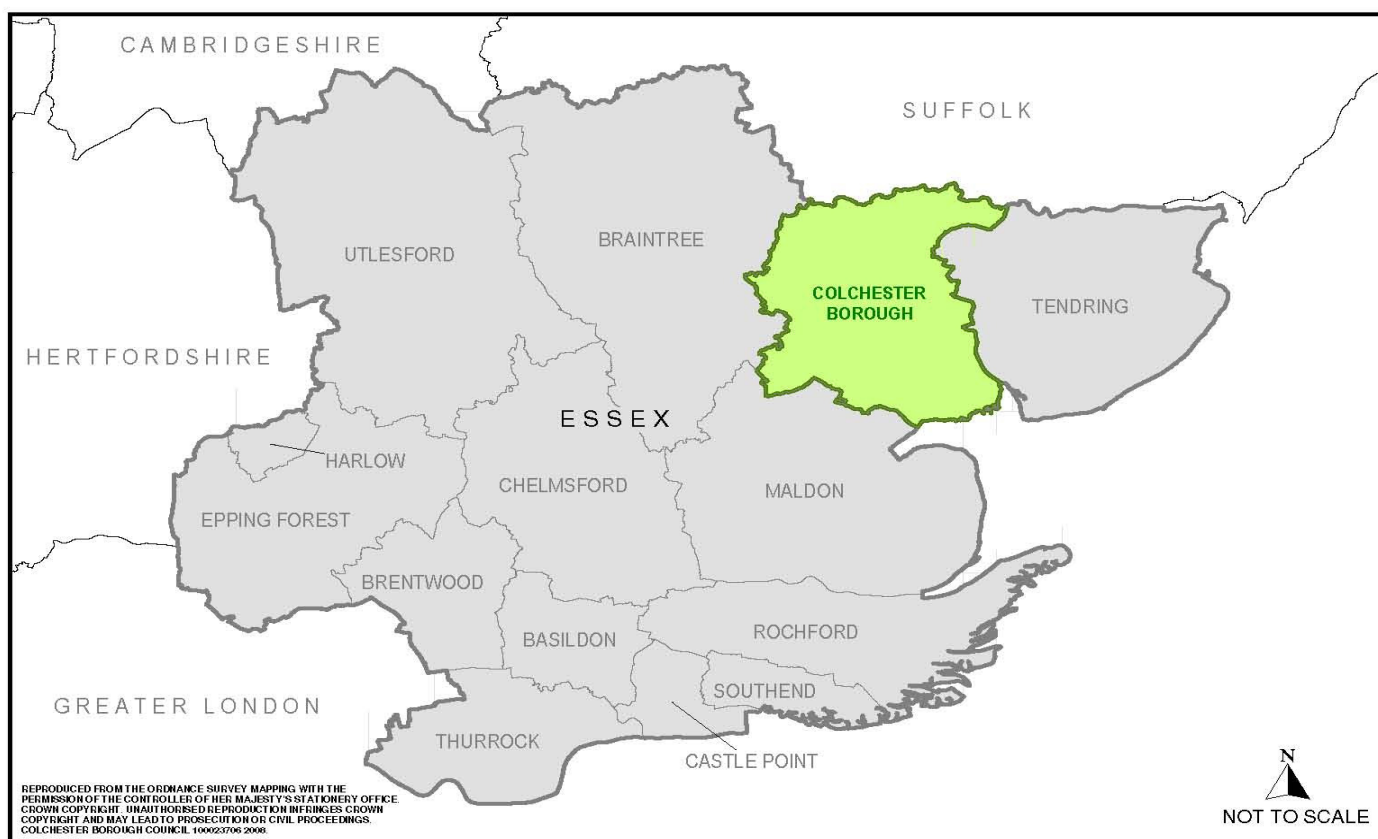
- Progress on policies and targets in the Adopted Colchester Borough Local Development Framework, which currently comprises the Core Strategy, Site Allocations and Development Policies DPDs including the reasons for any slippage.
- What significant effects implementation of the policies are having on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

## 3. Portrait and Vision for Colchester

### 3.1 Location and General Character

The Borough of Colchester is located in the county of Essex in the east of England, covering an area of approximately 329 square kilometres. The Borough is situated 62 miles north east of London. The main urban areas account for 67.3% (119,107 people) of Colchester population<sup>1</sup>. The rural areas of the Borough account for 32.7% of the population (57,981 people) and the countryside areas are mainly used for agriculture.

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



The following sections provide a general profile of the Borough. Further statistical information is available in the Key Themes sections noted below as well as in the Evidence Base for the Local Investment Plan (September 2010) available on the Council's website ([www.colchester.gov.uk](http://www.colchester.gov.uk)).

### 3.2 Population

Data from the 2001 Census put the Borough population at approximately 158,900. However, mid-year estimates from the Office for National Statistics (ONS) indicate that Colchester's population has seen a growth of 16.0% since mid-2001 to 181,016 in mid-2010.<sup>2</sup>

<sup>1</sup> Mid-2009 Population Estimates (wards). Population Estimates Unit, ONS © Crown Copyright, 2011. \* Stanway ward is included as an urban ward.

<sup>2</sup> Mid-2010 Population Estimates. Population Estimates Unit, ONS. © Crown Copyright, 2011.

As the largest district in Essex County, Colchester accounts for 12.8% of the Essex population and based on these mid-2010 figures the average population density of Colchester was 550 people per square kilometre. This is an increase from 2001 when there were 474 people per sq km.

The population of Colchester is expected to grow by 21.9% to 215,900 people in 2021. This is an increase of 38,800 people over a 12 year period. This is the largest population growth in Essex County by 6.5% (Tendring having the next highest growth at 15.4%).

There has been an increase in ethnic minority groups since Census Day 2001, from 3.82% to 7.9% of the Colchester population. This is higher than the Essex proportion of 6.5%.<sup>3</sup>

### **3.3 Households**

At 31 March 2011 there were approximately 75,370 dwellings within the Borough of which 6,273 are owned by the local authority.<sup>4</sup> The average household size was 2.37 people per household in 2001 but it is estimated that this may have decreased in recent years in line with recent trends.<sup>5</sup>

A total of 673 homes were built between 1 April 2010 and 31 March 2011. Under current policies, 830 dwellings are expected to be built in the Borough each year. There have been 192 recorded affordable housing completions. During this same time period 75% of residential completions were located on previously developed land (brownfield sites), whilst 25% were on greenfield land.

The average household price in June 2011 across Colchester Borough was £208,142. This illustrates a 2% decrease from £209,187 in April 2010. The 2007 Strategic Housing Market Assessment (SHMA) observed that few households aspiring to home ownership had access to enough money to purchase a home in Colchester, and annual updates since 2007 have not found any change to this position. The SHMA identified a need for 1,082 affordable homes per year, which is very high given the total housing provision in the Core Strategy is only 830 per year. The SHMA findings support the Affordable Housing target of 35% in the Core Strategy.

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

### **3.4 Heritage and Habitat**

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

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

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<sup>3</sup> Mid-2007 Experimental Population Estimates by Ethnic Group (ONS). © Crown Copyright, 2010.

<sup>4</sup> Council Tax data from HSSA. Colchester Borough Council, 2010.

<sup>5</sup> 2001 Census, Office for National Statistics (ONS). © Crown Copyright, 2009.

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

### **3.5 Economic Activity and Prosperity**

Research by the Centre for Cities published in July 2010 indicates that Colchester has performed relatively well during the recession in relation to other areas and fits within the 'buoyant' category of cities (in contrast to stable or struggling). This is based on a growing population; an increase in Job Seeker's Allowance claimants of 1.1% which is below the Great Britain average of 1.5 %; and relatively low wage rates.<sup>6</sup> Results from Colchester's Quarterly Economic Report (October 2010) indicate that Colchester's total economic activity has been increasing in line with the rest of England between April 2010 and March 2011 with the exception of a brief decline in December 2010. Although, only 7.6% of the Borough's jobs are in manufacturing, therefore theoretically lessening the impact of the recession, other data indicates that the percentage of people claiming Job Seekers Allowance (JSA) is up very slightly although the percentage of 16-19 year olds Not in Employment, Education or Training (NEET) has decreased slightly when comparing monthly figures from Apr 11 to Jun 11 with the same period last year (only Jul 11 was higher than Jul 10).<sup>7</sup> The latest data shows that number of Job Seeker's Allowance claimants increased from 2.5% to 2.8% between Sep 10 and Sep 11 which is still below the Great Britain average, which increased from 3.5% to 3.9%.

Colchester's main employer is the Army Garrison, which has close links with the town and there are also sizeable educational employees, including the University of Essex. Colchester is a flourishing destination for tourists and in 2010 tourism was worth £224.8m, to the Borough economy, a rise of 256% from £63.1 million in 1993.<sup>8</sup>

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

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

### **3.6 Community**

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

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

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<sup>6</sup> 'Colchester, Ipswich and the Haven Gateway sub-region: comparative analysis.' Centre for Cities, July 2010.

<sup>7</sup> In Essex from April 2011 reporting is now based on 16 – 19 year olds (cohort groups 2008 – 2010) who are resident in the area. Previously the cohort was based on NEET, unknowns, in training and employment resident in the area and those who were educated in Essex LA. Therefore the cohort has increased from 39552 to 50560. Unknowns are considerably high therefore the NEET numbers could be higher.

<sup>8</sup> Economic Impact of Tourism Report on the borough of Colchester, 2010.

<sup>9</sup> Indices of Deprivation, ONS, 2010.

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

### 3.7 Health

The health of people in Colchester is generally better than the England average. Deprivation is lower than average; however, it is estimated that 5,890 children live in poverty.

Life expectancy for both men and women is higher than the England average but there are inequalities across the Borough. Life expectancy is 8.4 years lower for men and 3.9 years lower for women in the most deprived areas of Colchester than in the least deprived areas. *(Based on the slope index of inequality published on 5th Jan 2011).*

Over the last 10 years 'all cause mortality rates' in Colchester have fallen. Early death rates for cancer and from heart disease and stroke have also fallen and are better than the England average.<sup>10</sup> In 2010, there were 1,390 registered deaths. An estimated 23.6% adults are obese and an estimated 17.6% of adults smoke.<sup>11</sup> There were 2,362 hospital stays for alcohol related harm in 2009-10, marking a significant increase on previous years but a lower rate than most other areas.<sup>12</sup>

In terms of child health, the Infant Mortality Rate (IMR) (the number of deaths at ages under one year, per 1,000 live births) in 2010 was 3.2. This is a decrease from 3.6 in the previous year and is also below the Essex average of 4.0<sup>13</sup>. About 17.1% of Year 6 children (10 and 11 year-olds) in Colchester are classified as obese, slightly better than the national average but still significant cause for concern. 74.6% of mothers initiate breast feeding, which is better than the national rate, but smoking in pregnancy rates remain high at 22.5% of expectant mothers. A higher percentage than average of pupils spend at least three hours each week on school sport.<sup>14</sup>

In 2010 there were 2,204 live births in Colchester, an increase of 272 since 2006. The 'Total Fertility Rate' (TFR) indicates the average number of children that would be born to a woman if the current age-specific (the number of live births per 1,000 woman of each age) patterns of fertility persisted throughout her childbearing life. In 2010 the TFR in Colchester was 1.70, below the Essex average of 1.96. It was also estimated that at this time 45.4% of live births were outside of marriage.<sup>15</sup>

### 3.8 Transport

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

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

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<sup>10</sup> Colchester Health Profile, 2011, Association of Public Health Observatories (APHO)

<sup>11</sup> Mortality Statistics: Deaths registered in England and Wales by area of usual residence, 2010, Office of National Statistics

<sup>12</sup> Colchester Health Profile, 2011, Association of Public Health Observatories (APHO)

<sup>13</sup> Mortality Statistics: Deaths registered in England and Wales by area of usual residence, 2010, Office of National Statistics

<sup>14</sup> Colchester Health Profile, 2011, Association of Public Health Observatories (APHO)

<sup>15</sup> Births by area of usual residence of mother, England and Wales, 2010, Office of National Statistics

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

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

### **3.9 Regeneration**

The Borough is engaged in an ambitious regeneration programme in five areas of Colchester; North Colchester, the Garrison, St. Botolph's, East Colchester and North Station. The redevelopments will collectively provide new housing, employment, the University knowledge gateway, new army garrison, a visual arts facility and new community stadium.

### **3.10 Growth**

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

### **3.11 Vision**

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

Key objectives are:

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

Priorities are:

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

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

### **3.12 Delivery**

Colchester has produced a Local Investment Plan which will provide the basis for agreement over investment priorities for Colchester for the Homes and Communities agency as well as many other partners such as the Haven Gateway Partnership and Essex County Council. It also informs the Integrated County Strategy which gives a strategic focus in three areas; low carbon energy, key towns and Thames Gateway South Essex. The Council is in the process of developing a charging schedule for the Community Infrastructure Levy which will, when

adopted, fund strategic infrastructure projects prioritised by the Council and published in an annual list.

### **3.13 Outcomes**

By 2021, Colchester will have reduced the gap between the better off and less well off communities and have produced a better quality of life for all. We will have created quality places with better environments in which people live, work and visit. Transport will have been improved with better bus and rail services and car usage down, but with traffic flowing freely on roads when used. Infrastructure will have been provided. Crime will be down. Resources will be conserved and more 'sustainable' building promoted. We will have a prosperous economy with a broad balance between local jobs and local labour supply and higher wages. Colchester town centre will be an attractive, vibrant and accessible regional centre with a range of excellent facilities and an increased number of visitors. The countryside will still be rural and the rural towns and villages will have retained their unique identities and benefit from improved access to services and better public transport and thriving local enterprise. The special character and quality of the coast and countryside will have been maintained and enhanced.

### **3.14 Objectives**

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

#### Sustainable Development

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

#### Centres and Employment

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

#### Housing

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

#### Urban Renaissance

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

#### Public Realm

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

### Accessibility and Transportation

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

### Natural Environment and Rural Communities

- Protect and enhance Colchester's natural environment, countryside and coastline.
- Support appropriate local employment and housing development in villages and rural communities.

### Energy, Resources, Recycling and Waste

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



## 4. Progress on Plan-making

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

### 4.1 The Local Development Scheme (LDS)

Timetable for production:

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

**On Target?** - Yes,

### 4.2 Statement of Community Involvement (SCI)

Timetable for production:

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

**On Target?** – Yes

### 4.3 Core Strategy

Timetable for production:

- Survey and Participation on options: March – April 2006
- Formal 6 week consultation on preferred options and representations: November – December 2006
- Formal 6 week consultation on amendments to the preferred options and representations: June-July 2007

- Submission to Secretary of State & formal 6 week consultation: November-December 2007
- Independent examination: June 2008
- Adoption: December 2008
- Review: Begin December 2012

**On Target?** – Yes

#### **4.4 Site Allocations Development Plan Document (DPD)**

Timetable for production:

- Pre-submission consultation on issues and options: November-December 2007
- Six week consultation on preferred options and representations: January-February 2009
- Formal 6 week consultation on Submission Document: September-October 2009
- Submission to Secretary of State: November 2009
- Independent examination: March-April 2010
- Adoption: October 2010
- Review: Begin December 2012

**On Target?** Yes

#### **4.5 Development Policies Development Plan Document (DPD)**

Timetable for production:

- Pre-submission consultation on issues and options: November-December 2007
- Formal 6 week consultation on preferred options and representations: January-February 2009
- Formal 6 week consultation on Submission Document: September-October 2009
- Submission to Secretary of State: November 2009
- Independent examination: March-April 2010
- Adoption: October 2010
- Review: December 2012

**On Target?** Yes

#### **4.6 Community Infrastructure Levy Charging Schedule**

- Consultation on draft Charging Schedule – August-September 2011
- Consideration of submission schedule by Local Development Framework Committee – November 2011
- Submission to Government and public consultation – Early 2012
- Examination – May 2012
- Adoption – Winter 2012/13

**On Target?** Yes

#### **4.7 Supplementary Planning Documents (SPD)**

- Title – Backland and Infill Development
- Status – SPD
- Timetable – Adoption September 2009

**On Target?** – Yes

- Title – Community Facilities

- Status – SPD
  - Timetable – Adoption September 2009
- On Target?** – Yes

- Title – Affordable Housing
  - Status – SPD
  - Timetable – Adopted August 2011 (Further work on below-threshold contributions pending)
- On Target?** – Yes

- Title – Parking Standards
  - Status – SPD
  - Timetable – Adoption November 2009
- On Target?** – Yes

- Title – North Station Masterplan
  - Status – SPD
  - Timetable – Adoption Feb. 2013
- On Target?** – Yes, meeting revised timescale.

- Title – North Colchester Masterplan
  - Status – SPD
  - Timetable – Adoption March 2012
- On Target?** – Yes, meeting revised timescale.

- Title – Stanway Masterplan
  - Status – SPD
  - Timetable – Adoption May 2013
- On Target?** – Yes, meeting revised timescale

- Title – Town Centre Action Plan SPD
  - Status – SPD (Originally conceived of as a DPD, but not considered to propose new policies or allocations)
  - Timetable – Adoption December 2012.
- On Target?** – Yes, meeting revised timescale

- Title – Cycle Delivery SPD
  - Status – SPD
  - Adoption – June 2012
- On Target?** – Yes, meeting revised timescale

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

Title – Sustainability Appraisal for the Core Strategy  
 Timescale – Completed November 2007  
**On Target?** – Yes and complete.

Title – Sustainability Appraisal for the Site Allocations DPD  
 Timescale – Submission to Secretary of State with DPD in November 2009  
**On Target?** – Yes and complete.

Title – Sustainability Appraisal for the Development Policies DPD  
 Timescale – Submission to Secretary of State with DPD in November 2009  
**On Target?** – Yes and complete.

Title – Townscape Character Study

Timescale – Completed June 2006

**On Target?** - Yes and complete.

Title – Strategic Housing Land Availability Study

Timescale – November 2007 and updated annually.

**On Target?** - Yes and complete. Updates for 2008, 2009 and 2010 complete.

Title – Retail Study

Timescale – Completed February 2007 and updated October 2009.

**On Target?** - Yes and complete.

Title – Landscape Character Assessment

Timescale – November 2005

**On Target?** – Yes and complete.

Title – Employment Land Study

Timescale - June 2007

**On Target?** - Yes and complete.

Title – Strategic Housing Market Assessment

Timescale – February 2008 followed by annual updates.

**On Target?** – Yes and complete. Updates for 2009 and 2010 published.

Title – Strategic Flood Risk Assessment

Timescale - November 2007

**On Target?** - Yes and complete.

Title – Appropriate Assessment of the Core Strategy

Timescale - November 2007

**On Target?** - Yes and complete

Title – Appropriate Assessment of the Site Allocations

Timescale - November 2009

**On Target?** - Yes and complete

Title – Open Space Study

Timescale – November 2007

**On Target?** - Yes and complete

Title – Assessment of Open Countryside Between Settlements

Timescale – July 2009

**On Target?** – Yes and complete.

Title – Settlement Boundary Review

Timescale – July 2009

**On Target?** – Yes and complete.

Title – Historic Environment Characterisation Project

Timescale – June 2009

**On Target?** – Yes and complete.

Title – Local Wildlife Sites Survey

Timescale – December 2008

**On Target?** – Yes and complete.

Title – Hotel Study

Timescale – April 2007 and update June 2009

**On Target?** – Yes and complete.

Title – Haven Gateway Water Cycle Study (Phase 2)

Timescale – October 2009

**On target** – Yes and complete

Title – CIL Viability Evidence

Timescale – March – July 2011

**On target** – Yes

Title – Colchester Green Infrastructure Study

Timescale – October 2010 – March 2011

**On target** – Yes

Title – Colchester Town Centre Retail Study

Timescale – October 2011

**On target** - Yes

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

The Regional Spatial Strategy (RSS), also known as the East of England Plan, formed part of the Development Plan during the development and adoption of Colchester's Core Strategy, Site Allocations and Development Policies. It accordingly also formed part of Colchester's Development Plan during the period covered by this document, although it has now been abolished through the Localism Bill.

The Council has prepared a Local Investment Plan to provide the basis for agreement over investment priorities for Colchester for the Homes and Communities Agency and the Local Economic Partnership as well as many other partners such as Essex County Council. It is designed to be reviewed on a regular basis to ensure it can respond to emerging opportunities and changing circumstances.

The Colchester Investment Plan has informed the Essex Integrated County Strategy (ICS) which gives a strategic focus in three areas;

- Low carbon energy
- Key towns
- Thames Gateway South Essex.

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

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

Colchester is amongst the relatively small number of local authorities nationally who have achieved the adoption stage for key Local Development Framework documents, and the

Borough intends to continue to respond quickly to the latest developments in national plan-making guidelines. There is some slippage in the production of detailed area plans and projects which reflects the need to consult widely as well as the uncertainties arising from the changing national policy context. The planning policy process will continue to need to account for internal and external documents that are being produced by other departments within the Council and other partners. In addition to the Investment Plan noted above, these include strategies such as the Economic Prosperity Strategy and the Housing Strategy. There will be a need for the planning policy team to liaise closely with groups across the Council so that the team can ensure that all relevant objectives are accounted for in the planning policy review process.

#### **4.10 Monitoring of the Core Strategy Infrastructure Projects and future indicators**

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

## 5. Difficulties Collecting Data

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

Colchester Borough Council is signed up to an agreement with Essex County Council for the provision of certain 'core indicators.' This 'Development Monitoring Service' is reliant on data provision from the Borough Council at certain times throughout the year. Through this joint data partnership we have been able to successfully provide information on each of our core indicators, accepting bio-diversity data.

Several pieces of baseline data have been gained from Census information from 2001, since information from the 2011 Census will not be available until 2013. As a full Census is only conducted every ten years, some of this data is not particularly accurate as it is, out of date and cannot be monitored on a frequent basis. However, where possible, more recent updates have been provided to try and counterbalance these limitations.

In order to try and address the issue of absent data that has been present in previous AMRs, the Council uses a monitoring system. 'Civica' is to be used by the development control and building control teams to enter key information for each submitted planning application.

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

## 6. Monitoring Indicators

### 6.1 Background

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

**Indicators** – National AMR guidance used to provide for both core indicators set nationally as well as scope for local authorities to select indicators appropriate to their area, but changes to the planning system now give local authorities flexibility to set their own indicators. The Core Strategy included a list of core and local indicators (Appendix 4) which were examined and approved by the Inspector along with the rest of the document. This year's AMR retains these indicators as they are considered to remain appropriate. Additionally, indicators are included for the Development Policies, which have now been in effect for a full year following adoption of the document in October 2010.

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

Planning Applications from 1 April 2010 to 31 March 2011		
6.1.1	The total number of applications received	1,525
6.1.2	The total number of applications determined*	1,509 (includes 133 Withdrawn)
6.1.3	The number of applications approved	1,152
6.1.4	The number of applications refused	201
6.1.5	The number of appeals made	46
6.1.6	The number of appeals allowed	15 (1 Partial, 3 Withdrawn & 32 Dismissed)
6.1.7	The number of departures	3 (for determinations within the period)

\* includes withdrawn applications.

The total number of applications received between 1 April 2010 and 31 March 2011 showed an increase on last year's total of 1,311, although the total of 1509 is still below the pre-recession figure of 2,015 in 2007-08. For the current time period, Colchester exceeded the Government's target of 65% of minor applications to be decided within 8 weeks (71.1%). Performance in the 'major applications' category improved from the previous year and stood at 63.6% for Largescale Major applications and 65% for Smallscale Major applications, which is comfortably above the government target. 'Other applications' also exceeded the 80% national target with 86.3% being achieved (National Indicator NI 157).



## 6.2 Key Theme: HOUSING

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

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

### Overview

Colchester needs to allocate and build 19,000 homes between 2001 and 2023 in accordance with the adopted Core Strategy. National Planning Policy also requires the Borough Council to ensure it provides a 15 year supply of housing land and therefore an additional 1,660 homes will be required between 2023 and 2025. Overall, this involves provision of 830 dwellings on average per year up to 2025.

The majority of this housing is already accounted for by previous Local Plan allocations, housing completions and planning permissions. Colchester had already delivered 8,674 new homes between 2001/02 and 2009/010 at an average rate of 964 dwellings per year. In 2009/10 there were outstanding permissions for over 6,082 (net) additional homes. The Colchester Strategic Housing Land Availability Assessment also identified additional capacity within developed areas to accommodate the required housing and shows a 15 year supply of housing land.

House building has slowed down in recent years due to the recession but over the 15 year period the Council is on course to achieve the targets referred to above.

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

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

Colchester will seek to provide over 80% of housing on previously developed land (PDL) and will also ensure that a sufficient supply of developable land is available to deliver 830 new homes each year on average during the plan period. For more information on Colchester Borough Council’s housing aspirations please refer to ‘Colchester’s Core Strategy’ document available at [www.colchester.gov.uk/ldf](http://www.colchester.gov.uk/ldf)

<b>6.2.1</b>	<b>Housing Trajectory 2009-2010</b>	<b>Indicator for Core Strategy Policy H1</b>
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A net of 673 homes were built between 1 April 2010 and 31 March 2011. Under current policies, an average of 830 dwellings are expected to be built in the Borough each year up to March 2026.

The housing trajectory is updated each year and illustrates:

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

For a number of years Colchester’s housing delivery was consistently and significantly in excess of the minimum requirements of the East of England Plan. More recently however development in the borough has reduced due to the downturn in the housing market nationally. This year’s completion rate of 673 does however show an improvement over last year’s total of 518. This positive result reflects the Council’s willingness to work with developers to bring schemes forward, including a flexible approach to scheme cost appraisals. Over the longer term, it is still anticipated that overall targets can be met given the high rates of delivery early in the plan period and the expectation that delivery will rise to meet suppressed demand later in the plan period.

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

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

demonstrate a 15 year supply, there was a clear overall target and a clear average. There has been widespread acceptance that a residual approach could be used to calculate requirements for the remaining plan period and this has been shown in previous housing trajectories. (A residual approach means that for any given year, the annual average number of units required in future is calculated by dividing the overall number still needed by the number of years remaining before the end of the plan period).

Year	Net additional dwellings for each year and totals		Annual average number of net additional dwellings needed to meet housing requirements & cumulative requirement		The annual net additional dwelling requirement	Projected net additional dwellings per year and in total	
2001/02	566	566	830	830	830		-
2002/03	980	1546	830	1660	841		-
2003/04	916	2462	830	2490	835		-
2004/05	1,277	3739	830	3320	831		-
2005/06	896	4635	830	4150	810		-
2006/07	1,250	5885	830	4980	806		-
2007/08	1,243	7128	830	5810	782		-
2008/09	1,028	8156	830	6640	757		-
2009/10	518	8674	830	7470	741		
2010/11	673	9347	830	8300	755		
2011/12			830	9130	760	837	10184
2012/13			830	9960	755	756	10994
2013/14			830	10790	755	853	11793
2014/15			830	11620	746	997	12790
2015/16			830	12450	724	944	13734
2016/17			830	13280	702	891	14625
2017/18			830	14110	681	870	15495
2018/19			830	14940	657	826	16321
2019/20			830	15770	633	879	17200
2020/21			830	16600	592	865	18065
2021/22			830	17430	537	849	18914
2022/23			830	18260	459	791	19705
2023/24			830	19090	348	699	20404
2024/25			830	19920	173	423	20827
2025/26			830	20750	-77	250	21077
TOTAL				20750			21077

The emerging National Planning Policy Framework will provide the relevant national guidance on the monitoring and delivery of housing. It requires local authorities to:

- identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. The supply should include an additional allowance of at least 20 per cent to ensure choice and competition in the market for land
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15
- not make allowance for windfall sites in the first 10 years of supply, or in the rolling five-year supply, unless there is compelling evidence of genuine local circumstances that prevent specific sites being identified. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends
- illustrate the expected rate of housing delivery through a housing trajectory for the plan period and, for market housing, set out a housing implementation

strategy describing how delivery of a five-year supply of housing land will be maintained to meet targets

The Council has considered its own targets and the evidence base, (primarily the Strategic Housing Market Assessment) in light of the new national approach and has decided to continue to retain the overall requirement to deliver 19,000 new dwellings by 2023. Policy H1 of the Core Strategy reflects this and also states that the Council will ensure there is an adequate supply of land available to deliver 830 new homes each year.

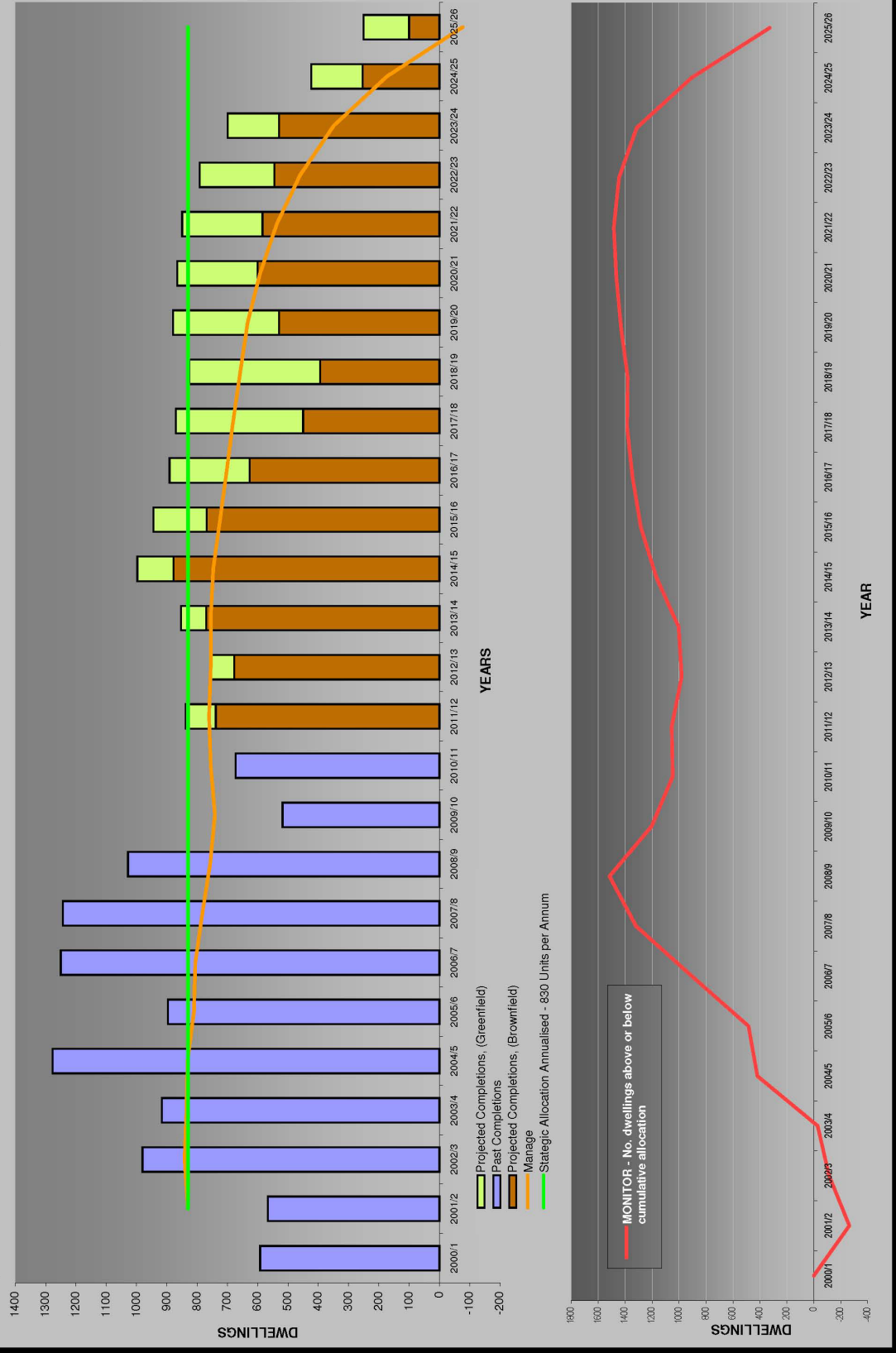
In the current recession, the Council can ensure there is an adequate supply of housing land available but there can be no guarantee in the current economic climate that units will be delivered each year. A pragmatic approach has to be taken which reflects the over supply to date (using the RSS residual method) the expectation that the market will improve over time and the need to meet the overall target to address housing need in Colchester. Since 2001 9347 new dwellings have been built in the borough set against a target of 8300, providing an over supply of 1047 units. In view of the localism agenda the Council has considered the impact national factors will have on the local housing market to identify any implications for the borough. In addition the results of the latest Strategic Housing Land Availability Assessment (SHLAA) have been considered. The changes to the planning system have left authorities free to set their own housing targets, provided they are based on robust evidence. As a result of the economic situation and information gathered from developers and landowners the Council has lowered its expectations for the next few years. House building rates continue to remain at low levels nationally. The average age of the first time buyer purchasing without financial assistance is 37 (HBF – Broken Ladder published 28.10.10.) and high deposits are required – currently approximately 17% of property values. Clearly it will take some time to recover from this situation, but the upturn from 2010 to 2011 totals suggests that Colchester is weathering the downturn better than many other areas.

It is very difficult for anyone to predict, with any confidence, how long it will take for a resurgence to happen and when the housing market might return to pre-recession levels. In this respect it is assumed that the market will recover over the next 5-year period but in the early part of that period, it is likely that house building rates will remain low. When stability returns to the housing market and mortgages become more available, it is highly likely that there will be a backlog of demand that will bring about the need for new development.

The Housing Trajectory was revised last year to show a reduced delivery target for the short term, and these more conservative estimates for the immediate future have been retained. The Council remains confident, however, that the overall target of 19000 dwellings will still be delivered by 2023 on the basis that lower delivery rates now will be compensated by a reinvigorated housing market later in the decade. This local approach will address the requirement to meet the estimated demand and need set out in the evidence base and ensure it can be adequately met.

The Housing Trajectory is updated on an annual basis and reflects information provided by developers and landowners. Through this it has been established that whilst house building in the borough continues it is at a much reduced rate. The SHLAA guidance sets out the requirements for the 5 year supply but was written in a different climate. Sites now may be deliverable and developable but there may be no incentive to bring them forward because of the lack of finance available to purchasers, although the Government is seeking to address this point with new initiatives. Evidence from the 2010 Strategic Housing Market Assessment shows the effects of the current restrictions on mortgage finance. Deposits needed by first time buyers are roughly equivalent to a year's average household income needed to make the mortgage affordable.

**COLCHESTER BOROUGH HOUSING TRAJECTORY SHOWING GREENFIELD AND PDL SEPARATELY - Includes Sites**







18/01/2011 - INDICATES THE CURRENT PERMISSION WILL EXPIRE BEFORE 31 MARCH 2012.

FIS - FURTHER IDENTIFIED SITES. THESE ARE NOT INCLUDED IN HLA RECORDS AT 31 MARCH 2011.  
 WOPP - SITE WITHOUT PLANNING PERMISSION.

# Colchester Borough Trajectory - Includes site information

UNITS TO BE BUILT	TOTAL UNITS	Planning Permission Number	Date Expired	BUILT AT 31 3 2011	SITE LOCATION	Status	Nat Grid Ref.	Area	Ward	Applicant Name (with P/P)	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	
											518	673	837	756	853	997	944	891	
8	12	F/COL 06/1204	started		4 FORMER SMOOKER CLUB OFF KING COEL ROAD	PERM	596053	225099	0.199	LEX	Wright Developments Ltd			4					
35	35	102241	16/12/2013		0 LAND AT 79 LONDON ROAD	PERM	596200	225103	0.387	LEX	Family Mosaic					15			
1	1	081211	22/10/2011		0 75 TO 77 LONDON ROAD	PERM	596231	225087	0.043	LEX	Evolve Property Consultants Ltd			1					
1	1	F/COL 04/2256	23/07/2011		0 164 TO 174 LEXDEN ROAD	PERM	596757	225088	0.118	LEX	Mr M White				1				
3	3	081870	08/01/2012		0 172 LEXDEN ROAD	PERM	596757	225088	0.118	LEX	Alpine Landscapes Easterly					3			
1	1	06/0459	started		0 30 ST CLARE ROAD	PERM	597411	224712	0.321	LEX	Mr and Mrs J Nicholson			1					
76	76	Not applied for yet			0 ECC PARK ROAD DEPOT	WOPP	598081	224736	2.146	LEX						38			
1	1	070975	started		0 35 BRAISWICK	PERM	597987	227016	0.096	MIL	C and K Developments Ltd				1				
275	750	COL 03/1019	started		475 FLAKT WOODS SITE, TUFINELL WAY, BRAISWICK	PERM	598374	226692	17.23	MIL	The Braiswick Consortium / Perstimon / G. Wilimpey	65	45	95	90	50	40		
5	5	100117	23/03/2013		0 40 TO 42 NAYLAND ROAD	PERM	598918	227876	0.44	MIL	Construct Reason Ltd			5					
12	12	072103	13/10/2011		0 SOUTH OF ST PAULS HOSPITAL, BOXTED ROAD	PERM	598922	228846	0.44	MIL	Mr's E Marshall and Mrs B Rothwell				6	6			
1	1	090385	16/06/2012		0 1 40 MILE END ROAD	PERM	599141	227176	0.032	MIL	Mrs Monica Roberts								
325	369	090751, 072247	started		44 TURNER VILLAGE, NORTHFIELDS DEVELOPMENT	PERM	599500	226860	11.62	MIL	Galliford Try Partnership / English Partnerships	23	17	50	60	60	55	40	
1250	1250	01/1624	awaiting RM		0 SEVERALLS HOSPITAL AND LAND SURROUNDING	PERM	599522	228930	62.45	MIL	HCA & English Partnership								
1	1	100055	21/03/2013		0 COACH HOUSE AND FORMER STABLES, 172 LONDON ROAD	PERM	591284	223443	0.134	MKT	Mr P Hollingsworth and Mrs M Hollingsworth								
1	1	F/COL 06/1366	started		0 133 LONDON ROAD	PERM	591546	223588	0.05	MKT	Mr Smith			1					
1	1	090398	14/07/2012		0 SWIFT CONSTRUCTION GROUP LTD, NORTH LANE	PERM	591895	224125	1.342	MKT	Swift Construction Group Ltd								
33	33	081203	18/12/2011		0 93 TO 37 LONDON ROAD	PERM	592066	223764	0.599	MKT	Magri Builders Ltd								33
15	15	Not applied for yet			0 LAND AND BUILDINGS FROM 176 TO 192 MAGDALEN STREET	WOPP	600143	224819	0.403	NEW									
80	80	Not applied for yet			0 BUS DEPOT ETC. MAGDALEN STREET AND MILITARY ROAD	WOPP	600167	224763	0.461	NEW									
1	1	F/COL 01/0570	started		0 176 MAGDALEN STREET	PERM	600189	224810	0.022	NEW	Mr Evans			1					
3	3	090902	28/09/2013		0 FORMER SHOP, 1B WINNOCOCK ROAD	PERM	600198	224695	0.017	NEW	Bridgebank Developments Ltd			3					
1	1	102529	23/03/2014		0 5 TO 7 WINNOCOCK ROAD	PERM	600222	224679	0.013	NEW	Mr J Higgins			1					
3	3	080918	started		0 36 TO 38 MILITARY ROAD	PERM	600251	224629	0.037	NEW	C and K Developments Ltd				3				
2	2	060916	13/07/2011		0 ADJACENT TO 23 WINNOCOCK ROAD	PERM	600251	224647	0.013	NEW	C and K Developments Ltd					2			
15	15	Not applied for yet			0 VAN HIRE PARKING LAND, 145 TO 149 MAGDALEN STREET	WOPP	600369	224791	0.15	NEW									
50	50	Not applied for yet			0 PETROL FILLING STATION/GARAGE AND 79 MAGDALEN ST.	WOPP	600376	224725	0.475	NEW									
12	12	071522	Expired		0 80 MAGDALEN STREET	WOPP	600432	224723	0.08	NEW	AGM								
90	90	Not applied for yet			0 NORTH SIDE OF MAGDALEN STREET	WOPP	600460	224878	1.54	NEW	BRB					10	20	30	
40	40	Not applied for yet			0 LAND AND BUILDINGS FROM 83 TO 102 MAGDALEN STREET	WOPP	600510	224726	0.68	NEW					10	10	10	10	
7	7	Not applied for yet			0 SITE REAR OF THE CO OPERATIVE STORE, 90 WINNOCOCK ROAD	WOPP	600676	224625	0.183	NEW									
10	10	072716	14/01/2013		0 20 CANNON STREET FRONTAGE ON CANNON ROAD	PERM	600765	224614	0.24	NEW	Clearfield								
110	110	101983	16/12/2013		0 LAND REAR OF BROOK STREET	PERM	600767	224876	2.817	NEW	Mersea Homes Ltd								
52	88	110138	started		36 PAXMANS FORMER CLUB, HYTHE HILL	PERM	601101	224785	1.809	NEW	Jaygate Land Developments			30	22				
162	205	090725	started		43 PAXMANS MAIN SITE, PORT LANE	PERM	601129	224501	5.132	NEW	Mr James Mcconnell	43	71	36	36	19			
1	1	071612	14/05/2011		0 16 SPURGEON STREET	PERM	601295	224769	0.034	NEW	Mr and Mrs R Sumner								1
1	1	102186	06/01/2014		0 126 HYTHE HILL	PERM	601317	224716	0.039	NEW	Stroods Specialist Contractors			1					
24	24	Not applied for yet			0 GARDEN HOUSE, HYTHE QUAY	WOPP	601423	224637	0.149	NEW									
18	18	072375	22/07/2011		0 BRIDGE HOUSE, HYTHE QUAY	PERM	601453	224754	0.216	NEW	Square Sail Developments Bridge House								
85	85	Not applied for yet			0 GAS WORKS AND TIMBER DOCK LAND, HYTHE QUAY	WOPP	601476	224193	6.524	NEW									
24	24	F/COL 04/0752	Expired		0 LAND AT 28 HYTHE QUAY	PERM	601502	224703	0.098	NEW	Dolphin Property Group								
24	24	F/COL 06/1132	No decision		0 26 HYTHE QUAY	WOPP	601504	224597	0.159	NEW	J Frank								
7	7	Not applied for yet			0 SCRUBLAND HYTHE QUAY OPPOSITE THE SPINNAKER P.H.	PERM	601518	224407	0.309	NEW									
80	80	Not applied for yet			0 KING EDWARD QUAY NORTH OF DISTILLARY LANE	WOPP	601633	224149	1.628	NEW									
5	5	05/0384	started		0 FORMER MURCO PETROL FILLING STATION, CHURCH LANE	PERM	596920	224406	0.08	PTY	Vaughan & Elythe			5					
3	3	101691	21/09/2013		0 12 COTMAN ROAD	PERM	597374	224123	0.082	PTY	Hills Residential Ltd								
4	4	080505	02/05/2011		0 PELDON GARAGE, LOWER ROAD, PELDON	PERM	599160	216489	0.206	PYE	Progressive Homes Ltd				4				



18/11/2011 - INDICATES THE CURRENT PERMISSION WILL EXPIRE BEFORE 31 MARCH 2012.

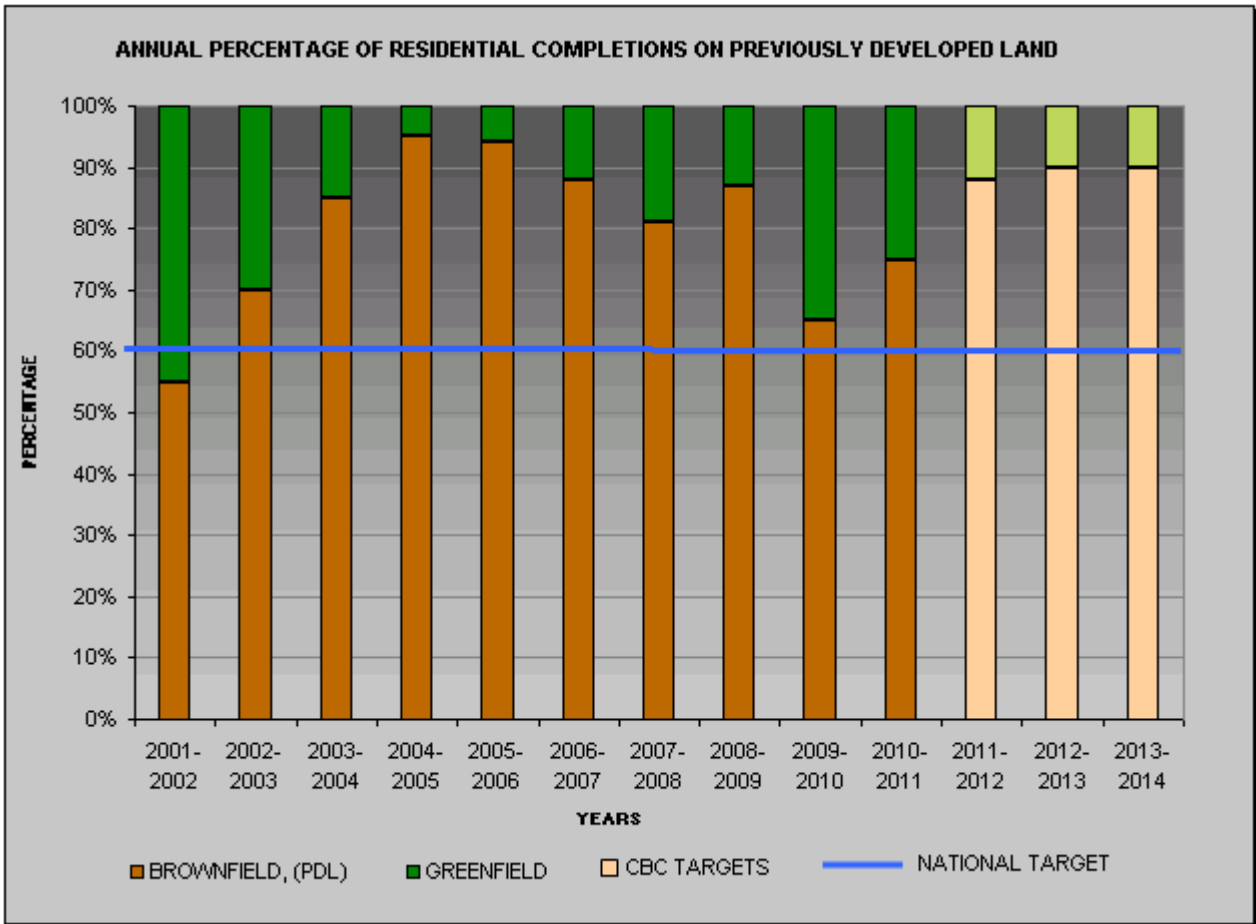
FIS - FURTHER IDENTIFIED SITES. THESE ARE NOT INCLUDED IN HLA RECORDS AT 31 MARCH 2011.  
 WOIPP - SITE WITHOUT PLANNING PERMISSION.

# Colchester Borough Trajectory - Includes site information

1st APRIL 2011		FINAL TRAJECTORY FIGURES AND INFORMATION																			
UNITS TO BE BUILT	TOTAL UNITS	Planning Permission Number	Date Expired	BUILT AT	SITE LOCATION	Status	Net Grid Ref.	Area	Ward	Applicant Name (with P/P)	518	673	837	756	853	997	944	891			
											09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17			
1	1	081153	17/09/2011	016 BARFIELD ROAD	016 BARFIELD ROAD	PERM	601117	212839	0.04	WMS	Mr P Davies										
1	1	102662	03/03/2014	019 BEACH ROAD	019 BEACH ROAD	PERM	601158	212424	0.248	WMS	Mr M Struth	1									
1	1	COL 06/1621	started	0 LAND ADJACENT TO 1 GROVE AVENUE	0 LAND ADJACENT TO 1 GROVE AVENUE	PERM	601178	212509	0.086	WMS	Mersea Homes Ltd										
3	3	102021	18/11/2013	01 TO 3 KINGSLAND BEACH	01 TO 3 KINGSLAND BEACH	PERM	601453	212361	0.1	WMS	Vaughan and Blyth Ltd	3									
1	1	072736	started	039 EAST ROAD	039 EAST ROAD	PERM	601825	213266	0.05	WMS	N D Smith Ltd	1									
1	1	042218	started	058 FAIRHAVEN AVENUE	058 FAIRHAVEN AVENUE	PERM	602200	212738	0.09	WMS	Mr N Barron	1									
1	1	031047	started	024 VINE FARM ROAD	024 VINE FARM ROAD	PERM	604290	223163	0.026	WVC	Kanjil Estates	1									
1	1	102081	10/02/2014	02 ELM GROVE	02 ELM GROVE	PERM	603558	222043	0.202	WVQ	Mr A Alcock	1									
0	0	070160	started	0 ROSABELLE AVENUE SITE ONE GARAGES	0 ROSABELLE AVENUE SITE ONE GARAGES	FIS	603816	222327	0.134	WVQ	Colchester Borough Council										
3	3	070160	started	0 FORMER WORKS, CORNER OF QUAY STREET / WEST STREET	0 FORMER WORKS, CORNER OF QUAY STREET / WEST STREET	PERM	603824	221525	0.039	WVQ	Heritage Homes Ltd	3									
24	24	FICOL 05/2103	expired	0 CEDRICS, 1 THE AVENUE	0 CEDRICS, 1 THE AVENUE	WOIPP	603872	222030	0.25	WVQ											
2	2	072956	24/02/2012	0 PAPA'S FISH AND CHIPS, EAST STREET	0 PAPA'S FISH AND CHIPS, EAST STREET	PERM	603902	221500	0.015	WVQ	Mr and Mrs T Papadomou										
2	2	110137	09/03/2014	015 TO 7 SANDFORD CLOSE	015 TO 7 SANDFORD CLOSE	PERM	604110	221826	0.041	WVQ	Mr A Hussain	2									
33	33	0001/1799	started	65 COOKS SHIPYARD, WVENHOE	65 COOKS SHIPYARD, WVENHOE	PERM	604128	221427	3.384	WVQ	Taylor Wimpey Dev Ltd	14	29	8	25						
1	1	090822	11/08/2012	0 LAND AT 47 BELLE VUE ROAD	0 LAND AT 47 BELLE VUE ROAD	PERM	604203	222194	0.042	WVQ	Mr and Mrs D Dykes			1							
0	198			198 GARRISON DEVELOPMENT - 0 - COMPLETED	198 GARRISON DEVELOPMENT - 0 - COMPLETED	PERM	599654	223136	6.693	BER	Taylor Wimpey										
0	289			289 GARRISON DEVELOPMENT - S1 - COMPLETED	289 GARRISON DEVELOPMENT - S1 - COMPLETED	PERM	599638	222120	10.28	BER	Taylor Wimpey	30									
82	146	072928	27/02/2011	0 GARRISON DEVELOPMENT - S2s - UNDER CONSTRUCTION	0 GARRISON DEVELOPMENT - S2s - UNDER CONSTRUCTION	PERM	599518	222009	4.35	BER	Taylor Wimpey	84	51	31							
21	21			0 GARRISON DEVELOPMENT - S2sw - NOT STARTED	0 GARRISON DEVELOPMENT - S2sw - NOT STARTED	WOIPP	599313	222070	0.672	BER	Taylor Wimpey	10	11								
163	163	091641	01/04/2013	0 GARRISON DEVELOPMENT - S2n - NOT STARTED	0 GARRISON DEVELOPMENT - S2n - NOT STARTED	PERM	599561	222125	0.57	BER	Taylor Wimpey			41	41	41	41	41	41		
30	30			0 GARRISON DEVELOPMENT - S2nw - NOT STARTED	0 GARRISON DEVELOPMENT - S2nw - NOT STARTED	WOIPP	599356	222187	1.662	BER	Taylor Wimpey										
52	52	080914	21/05/2013	0 GARRISON DEVELOPMENT - H1/H2 - NOT STARTED	0 GARRISON DEVELOPMENT - H1/H2 - NOT STARTED	PERM	599347	224588	2.243	CHR	Taylor Wimpey			4	40	8					
303	501	NUMEROUS	SEVERAL	198 GARRISON DEVELOPMENT - J - UNDER CONSTRUCTION	198 GARRISON DEVELOPMENT - J - UNDER CONSTRUCTION	PERM	599247	224376	10.26	CHR	Lexden Restorations Ltd / Bovis Homes Ltd	3	136	63	60	60	60	60	60		
14	14	100982	22/09/2013	0 GARRISON DEVELOPMENT - K1/K2 - NOT STARTED	0 GARRISON DEVELOPMENT - K1/K2 - NOT STARTED	PERM	598902	224179	1.292	CHR	Taylor Wimpey				14						
500	500	101059	27/08/2013	0 GARRISON DEVELOPMENT - A1 - NOT STARTED	0 GARRISON DEVELOPMENT - A1 - NOT STARTED	PERM	600138	224382	13.47	NEW	Taylor Wimpey			40	42	42	42	42	42		
11	11	072824 / 072820*	01/11/2013*	0 GARRISON DEVELOPMENT - B1a - NOT STARTED	0 GARRISON DEVELOPMENT - B1a - NOT STARTED	PERM	599714	224713	1.061	NEW	Taylor Wimpey			5	6						
116	116			0 GARRISON DEVELOPMENT - B1b - NOT STARTED	0 GARRISON DEVELOPMENT - B1b - NOT STARTED	PERM	599786	224595	3.753	NEW	Taylor Wimpey					36	40	40	40		
0	0			30 GARRISON DEVELOPMENT - C2 - COMPLETED	30 GARRISON DEVELOPMENT - C2 - COMPLETED	PERM	599711	224472	0.518	NEW	Taylor Wimpey										
256	256	101502	13/10/2013	0 GARRISON DEVELOPMENT - L1N - NOT STARTED	0 GARRISON DEVELOPMENT - L1N - NOT STARTED	PERM	598984	223893	8.883	SHE	Taylor Wimpey			43	43	43	42	43	43		
0	284			284 GARRISON DEVELOPMENT - O - COMPLETED	284 GARRISON DEVELOPMENT - O - COMPLETED	PERM	599401	223831	6.747	SHE	Taylor Wimpey	15	42								
6503				COMPLETED SITES NO LONGER INDIVIDUALLY LISTED ABOVE										285	133						
500				SMALL SITE ALLOWANCE/WINDFALLS										0	0	0	0	0	0	0	
9347				Past Completions										518	673						
3289				Projected Completions, (GREENFIELD)										99	79	83	119	176	265		
8441				Projected Completions, (BROWNFIELD)										738	677	770	878	768	626		
11730				Projected Completions by year (Total)										837	756	853	997	944	891		
21077				Cumulative Completions										8674	9347	10184	10940	11793	12790	13734	14625
20750				PLAN - Strategic Allocation (annualised)										830	830	830	830	830	830	830	830

6.2.2	Percentage of new and converted dwellings on previously developed land	Indicator for Core Strategy Policies SD1, H1 and UR1
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Between 2010 and 2011, there was a gross of 707 permanent dwellings built in Colchester. A total of 528 of these dwellings were completed on previously developed land, accounting for 75% of all built dwellings.



Between 2010 and 2011, there were existing permissions for over 5,747 (gross) new homes and approximately 94% of these were on previously developed land (PDL). Completions on PDL for the current year have again dropped below 80% of total housing delivery due to current greenfield developments in West Mersea and Great Horkesley and Cowdray Avenue.

6.2.3	Affordable housing completions	Indicator for Core Strategy Policy H4
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192 units of affordable housing were completed between April 2010 and March 2011. A total of 141 were affordable rental (130 social rented, 11 intermediate tenure) and 51 units were built through the Homebuy Direct scheme which offers equity loans towards the purchase of a new build home on selected developments.

The year end figure of 192 affordable homes is 28.5% of all units provided. This year's result is higher than the previous two years figures of 156 in 2009/10 and 120 in 2008/2009. This is a very positive trend especially in light of the current economic climate. It reflects the Council's success in bringing affordable housing projects on, including seeking grant funding where larger sites have stalled. The percentage of 28.5% compares to 30.1% in 2009/10 and 11.5% in 2008/09. The continuing delivery of affordable housing, however, is likely to be constrained by the fact that the new affordable rent tenure is seen by Government as a replacement for grant.

The Core Strategy provides that the Council will seek to secure 35% of new dwellings to be provided as affordable housing, with thresholds of 10 units in urban areas and 3 units in rural areas.

<b>6.2.4</b>	<b>Percentage of affordable housing in rural areas</b>	<b>Indicator for Core Strategy Policies H4 and ENV2</b>
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There were no affordable housing completions in rural areas between 2010 and 2011, which in part reflects the widely-experienced difficulties in delivering rural exception sites and the concentration of development on urban brownfield sites in the previous Local Plan. New Government policies are intended to address these issues through the Community Right to Build initiative and the Neighbourhood Planning process.

<b>6.2.5</b>	<b>Number of new homes and employment development completed at ward level within Growth/Regeneration Areas</b>	<b>Indicator for Core Strategy Policy UR1</b>
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Between 2010 and 2011 there were 394 residential units completed in a growth/regeneration area, or 59% of all units completed during the period. During this same period development of 16,267 sqm of non-residential land was also completed, including the 11,345 sqm new Sainsburys in the Stanway Growth Area. The table below outlines the areas where this development took place.

<b>Residential</b>	<b>Units</b>
North Growth Area	60
Garrison Regeneration Area	243
East Colchester Regeneration Area	71
North Station Regeneration Area	0
Town Centre	0
<b>Total</b>	<b>394</b>
<b>Non-residential</b>	<b>Sqm</b>
North Growth Area	169
East Colchester Regeneration Area	670
North Station Regeneration Area	653
Stanway Growth Area	16,267

<b>6.2.6</b>	<b>Percentage of residential completions that are two or three bedroom properties</b>	<b>Indicator for Core Strategy Policy H3</b>
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Between 2010 and 2011, 76.5% of residential completions were either two or three bedroom properties. This shows an increase from 59.9% in the previous year. The majority of residential completions were two bedroom properties (53.9%). This is an increase from the

previous year when 43.6% of completions were two bedroom properties. A further 15.7% of dwellings had four or more bedrooms at this time, compared to 11.9% the year before.

The above figures indicate that the supply of one-bedroom flats is contracting in response to a lack of current market demand for flats. Longer demographic trends (e.g. smaller households), housing affordability trends (e.g. price of large houses is unaffordable to many), and sustainable development trends (e.g. compact urban form) may however modify this trend in future. The Core Strategy encourages a balanced mix of housing delivery to reflect demographic trends, housing needs and market demand. Core Strategy Policy H3 provides that applications for new housing should be guided by an appraisal of community context and housing need. The planning application process will accordingly be used to address any significant imbalances in the mix of housing sizes.

<b>6.2.7</b>	<b>Gypsy and Traveller Issues</b>	<b>Indicator for Core Strategy Policy H5</b>
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In January 2010, the caravan count showed that a total of 14 gypsy and traveller caravans were present in Colchester. This accounts for just 1.4% of the Essex total. It is estimated that 12 of these caravans were privately owned and on authorised sites with planning permission. Two other caravans were on sites that were unauthorised but tolerated.

At 31<sup>st</sup> March 2011 there were planning permissions for Gypsy and Traveller Accommodation on 9 different sites within the Borough. This provides for a total permitted provision of 34 caravans. 12 of these caravans have been permitted on the Severalls Lane site. Some of the sites are currently subject to personal or temporary permissions. In addition to these planning permissions there is one site of 2 caravans where the use is tolerated and considered lawful due to the length of time it has occurred.

The above figures represent the total permitted number of caravans in the Borough. This may differ from the actual number of caravans present in the Borough at any point in time and explain any differences between the number of caravans permitted by planning applications and the number of caravans recorded in the caravan count.

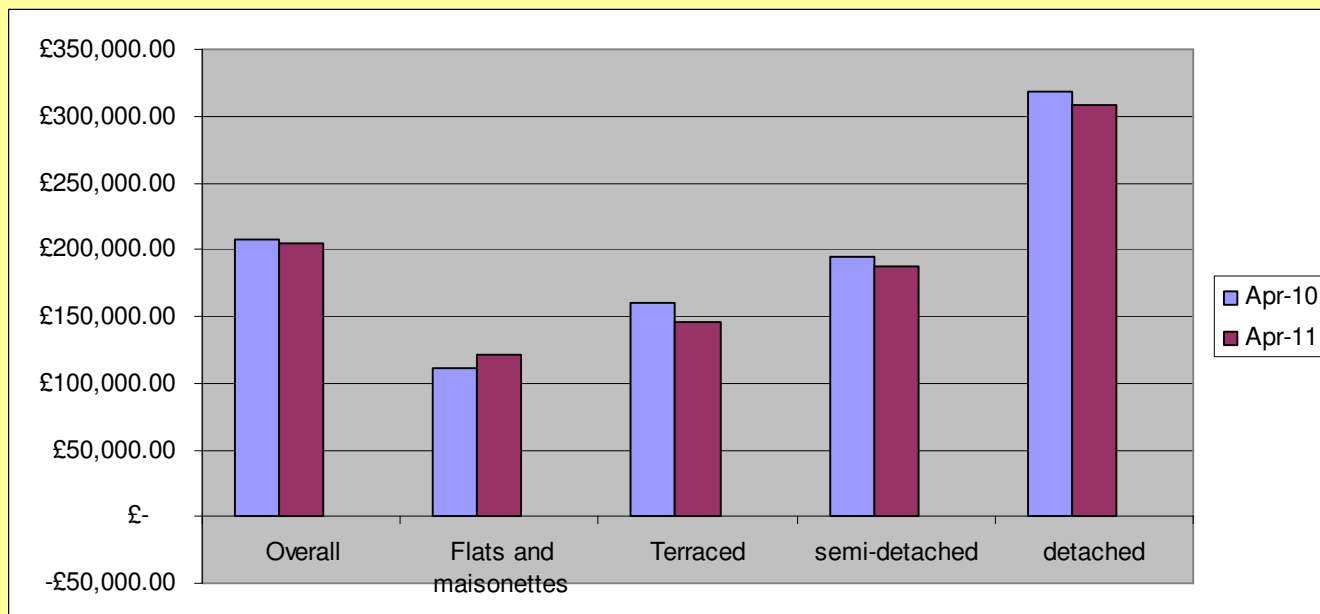
The Core Strategy and Site Allocations DPD seek to identify sites to meet the established needs of gypsies, travellers and travelling show people in the Borough. The Core Strategy states that a suitable site for gypsies and travellers is being provided in Severalls Lane, North Colchester. Additional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

### **6.2.8 Background Information**

- At 1<sup>st</sup> April 2010 there were approximately 75,370 dwellings within the Borough of which 6,273 were owned by the local authority. The average household size was 2.37 people per household in 2001 but it is estimated that this may have decreased in recent years due to the number of small

properties being built.

- The average household price in April 2011 in Colchester was £208,142. This illustrates a 2% decrease from £208,142 in April 2010. In Colchester, the value of flats increased more than of any other property type, rising by 8% while house prices decreased from between 3-9% for the period, but these figures are considered to reflect a short-term readjustment rather than a sustained trend since the market for houses remains stronger overall as seen in the chart below.



- Between 2010 and 2011 there were 2,006 vacant dwellings in Colchester, an increase from 1,874 the previous year.
- Between 2010 and 2011 10% of council homes were classified as 'non-decent' (636 properties). This means that there has been a reduction in the number of non-decent homes from previous years which is due mainly to improved data from stock condition surveys and work completed as an emergency.
- Between April 2010 and March 2010, 234 people were accepted as homeless by Colchester Borough Council. As of 1 April 2011 there were 4,864 people on the Colchester Borough Council Housing Register. This figure excludes transfer applicants (those already living in social housing that are seeking a transfer).
- At the end of March 2011, there were 163 households in temporary accommodation, which shows a small downturn from last year's figure of 179. The Council and its partners have undertaken a considerable amount of positive work to prevent homelessness, and also work to help homeless people housed in our temporary accommodation move on quickly.

### Potential Issues

Colchester's housing market is showing a tentative recovery, with housing completions up on last year. The strength of the recovery is, however, uncertain, as the market continues to be weak at national level and new Government housing and planning initiatives will take a while to take effect. Restrictions on lending continue to limit the entry of first-time buyers in particular into the market. The level of new planning applications remains at a low level, following the dramatic drop of the previous year. To support housing market recovery and unlock sites, the Council will continue to pursue a range of funding sources for associated major infrastructure projects including Government programmes, forward funding, and implementation of the Community Infrastructure Levy.

## 6.3 Key Theme: ECONOMY AND BUSINESS

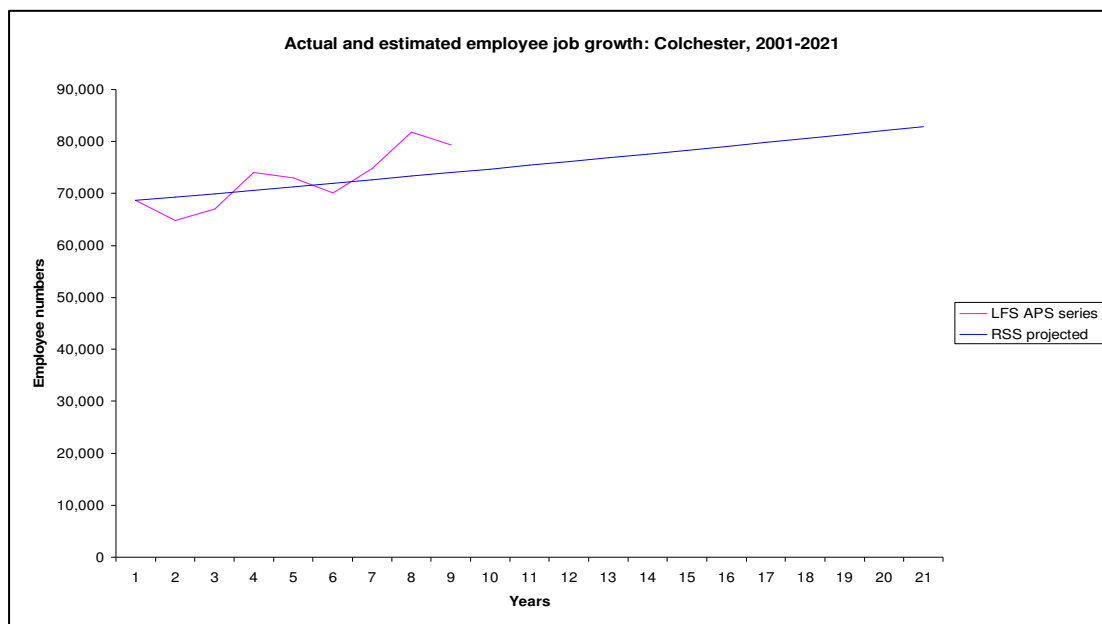
<b>Core Strategy Policies</b>	
CE1	Centres and Employment Hierarchy – Will encourage economic development and will plan for the delivery of over 14,000 jobs in Colchester between 2001 and 2021. The Council will promote the redevelopment of existing mixed use Centres and Employment Zones, while focusing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

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

### Overview

Providing jobs for Colchester’s growing community is a central objective of the Core Strategy. It assumes a floor target of approximately 14,200 employee jobs, although many jobs have already been created since 2001. The Council cannot deliver the additional employment directly, but it can help to protect existing employment, stimulate new employment-generating developments and accommodate these in the most suitable locations. To help deliver employment, the Borough will need to take advantage of growth employment sectors and minimise job losses in declining sectors.

Currently the Borough is on track to achieve the job target total; the chart below illustrates Annual Population Survey (APS) job growth to date (2010 is the most recent figure) against the projected target. (From 2001-2004 the dataset was known as the Labour Force Survey (LFS) . Major employment-generating projects in the Regeneration Areas and Employment Zones will boost progress towards the target as they come on-stream over the next few years.



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

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

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

**Earnings by residence (2010)**

	Colchester	East	GB
<b>Gross weekly pay (£)</b>			
Full-time workers	518.1	523.3	501.8

In 2008 (latest data), the Department for Communities and Local Government reported that Colchester contained 388,000 sqm of retail floorspace and, 226,000 sqm of office floorspace. The Borough also held 342,000 sqm of factory floorspace and 318,000 sqm of warehouse

floorspace. The overall stock of floorspace reported in 2007 totalled 1,329,000 sqm, a fall of 32,000 sqm over the total for 2007.

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

### Use Class Order Examples

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

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

<b>6.3.1</b>	<b>Amount of floorspace developed for employment by type (sqm).</b>	<b>Indicator for Core Strategy Policies CE1, CE2 and CE3</b>
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The purpose of this indicator is to show the amount and type of completed employment floorspace (gains and losses and net balance).

	B1a	B1-B8	Total
<b>Gains</b>	1165	5553	6718
<b>Losses</b>	466	958	1424
<b>Net balance</b>	699	4595	5294

The previous year saw a higher total of B1 space completed, (31,583) which reflected completion of projects within the Garrison Regeneration Area. This year's total of 5,294 is significantly below the previous figure, but is still positive within the overall national context of economic recession.

<b>6.3.2</b>	<b>Amount of floorspace developed for employment by type, which is on previously developed land (PDL) (sqm).</b>	<b>Indicator for Core Strategy Policies SD1, CE1, CE2, CE3, UR1</b>
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The purpose of this indicator is to show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL).

	B1a	B1-B8	Total
<b>Gross on PDL</b>	1165	5025	6190
<b>% on PDL</b>	100%	90%	91.7

Last year, the total of brownfield completions had fallen to 25% due to development on several greenfield sites. This year's total of 91.7% of new employment floorspace completed on



brownfield sites shows a return to high levels of brownfield land completions and demonstrates the continuing availability of brownfield sites.

<b>6.3.3</b>	<b>Employment Land available by type (Ha)</b>	<b>Indicator for Core Strategy Policies CE1, CE2 and CE3</b>
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The purpose of this indicator is to show the amount and type of employment land available.

	<b>B1a</b>	<b>B1-B8</b>	<b>Total</b>
<b>Extant Planning Permissions</b>	8.57	31.08	39.65

Between April 2010-March 2011 a total of 39.65 hectares of land had planning permissions for employment uses. Generally the best supply is available for office and distribution uses.

<b>6.3.4</b>	<b>Total amount of floorspace for 'town centre uses' (sqm)</b>	<b>Indicator for Core Strategy Policy CE2a</b>
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The purpose of this indicator is to show the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.

<b>(i) Town Centre areas</b>				
	<b>A1-A2</b>	<b>B1a</b>	<b>D2</b>	<b>A1-D2 Total</b>
<b>Gains</b>	670	653	0	1323
<b>Losses</b>	0	0	0	0
<b>Net balance</b>	670	653	0	1323

<b>(ii) Local authority area</b>				
	<b>A1-A2</b>	<b>B1a</b>	<b>D2</b>	<b>A1-D2 Total</b>
<b>Gains</b>	12489	1165	0	13654
<b>Losses</b>	280	466	0	746
<b>Net balance</b>	12209	699	0	12908

The net balance of employment floorspace shows a positive level of increase for 2010-11 given the current economic climate, although the total of 12,908 was down on last year's high level of 62,598. A slight improvement in Town Centre commercial completions was seen in 2010-11, up from nil the year before. The commercial property market for existing Town Centre property is, however, buoyant and vacancy rates were 9.7% in May 2011 (source: Colchester Town Centre Retail Study, King Sturge, 2011) which is below national averages of approximately 12-13%.

<b>6.3.5</b>	<b>Town Centre Retail Frontage Percentages</b>	<b>Indicator for Development Policy DP6</b>
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This is the first year that the AMR is including an indicator on Town Centre retail frontage percentages, following the first full year of implementation of the adopted Development Policies DPD. Appendix 4 of that document provides for a new key indicator associated with Development Policy DP6 and the targets for A1 frontages within the Town Centre.

The Council annually monitor the current use (or last known use) at ground floor level of each unit within the Town Centre. The information collected is then used to assess the performance of the Town Centre and to inform decisions for change of use planning applications which the Council receives. Development Policy DP6 outlines a target of 85% A1 retail use within the Inner Core Areas with this target dropping to 50% in the Outer Core to reflect the changing nature of these outer areas and the differing function they serve in relation to the primary shopping areas in Colchester.

The table below outlines the individual frontages across the Town Centre as well as providing information relating to the target percentage and the current level of A1 use as monitored in February 2011.

	Frontage above policy target			
	Frontage below policy target			
Culver Square & Shewall Walk	Inner Core	85%	98%	
Culver Street East (north side)	Inner Core	85%	100%	
Culver Street East (south side)	Inner Core	85%	100%	
Culver Street West (south side)	Inner Core	85%	90%	
Culver Walk (north side)	Inner Core	85%	95%	
Culver Walk (south side)	Inner Core	85%	86%	
Eld Lane	Inner Core	85%	80%	
Head Street (east side)	Inner Core	85%	96%	
Lion Walk	Inner Core	85%	80%	
Long Wyre Street (east side)	Inner Core	85%	88%	
Long Wyre Street (west side)	Inner Core	85%	100%	
Priory Walk (north side)	Inner Core	85%	90%	
Priory Walk (south side)	Inner Core	85%	100%	
Queen's Street	Inner Core	85%	65%	
Red Lion Yard (east side)	Inner Core	85%	83%	
Red Lion Yard (west side)	Inner Core	85%	87%	
Short Wyre Street	Inner Core	85%	90%	
Sir Issac's Walk	Inner Core	85%	75%	
St Nicholas Passage	Inner Core	85%	100%	
Trinity Square (east side)	Inner Core	85%	100%	
Trinity Street	Inner Core	85%	54%	
Bank Passage	Outer Core	50%	100%	
Crouch Street	Outer Core	50%	66%	
Culver Street West (north side)	Outer Core	50%	52%	
Head Street (east side)	Outer Core	50%	14%	
High Street	Outer Core	50%	54%	
Queen's Street	Outer Core	50%	51%	
St Botolph's Street	Outer Core	50%	56%	
St John's Street (north side)	Outer Core	50%	67%	
St John's Street (south side)	Outer Core	50%	90%	

As seen from the tables above the majority of the frontages within the Town Centre are performing above the targets set out in Policy DP6, however areas such as Trinity Street and Head Street (east side) are well below the level of A1 expected. Of the 21 frontages within the Inner Core, only 6 or 28% of these are currently performing below the 85% A1 target required, whilst in the Outer Core only 1 of the 9 frontages (11%) of the frontages are performing below the 50% A1 target.

Since this is the first time that the Council have included such an indicator this year's information will be used as a baseline to make comparisons in future years.

6.3.6	Number of jobs in rural areas	Indicator for Core Strategy Policy ENV2
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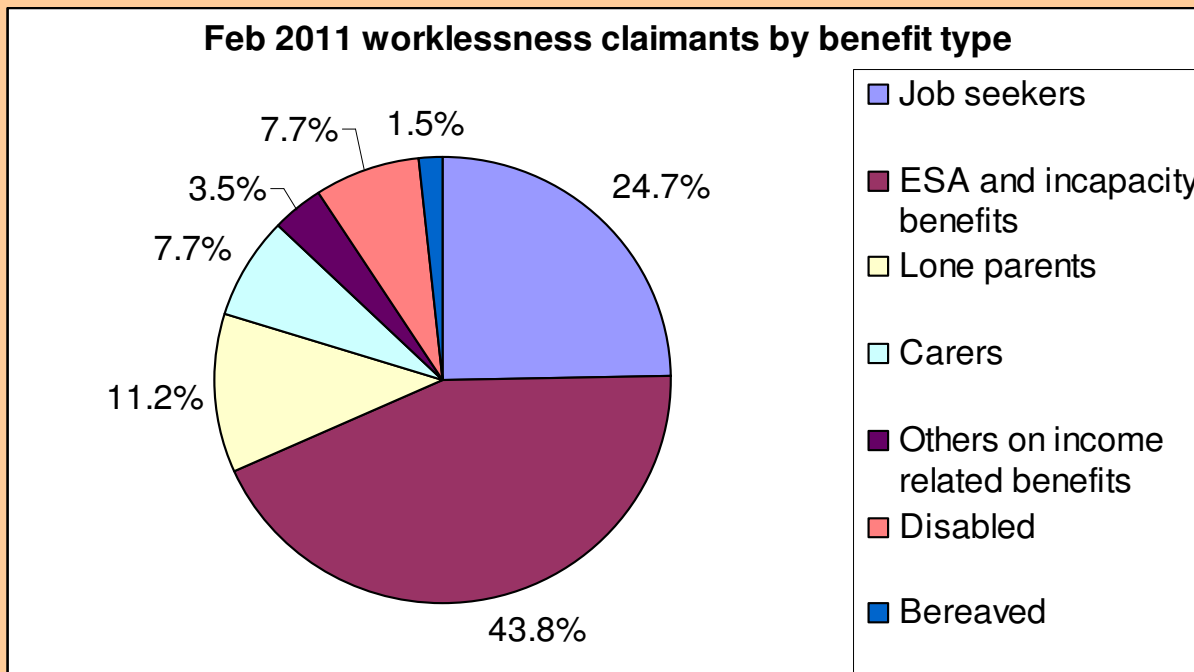
Last year's AMR included information on jobs in rural areas. Cuts at the Office of National Statistics, however, have meant that no information has been available for this year. The Council will seek to develop alternative ways of monitoring this important issue.

### 6.3.7 Background Information

- From April 2010 to March 2011 data from the Annual Population Survey estimated the number of economically active people in Colchester at 79.1% of the working age population. This figure was slightly higher than the regional figure of 78.7% as well as the Great Britain average of 76.2%. The Colchester numbers were 97,700 of which 93,200 are in employment composed of approximately 81,200 employees and 11,100 self employed plus 6,000 people who are unemployed. The latter figure (6.0% of the economically active population) was lower than the East (6.6%) and significantly lower than the GB (7.6%) average.
- Year on year, between Jan-Dec 2009 and Jan-Dec 2010 there was an increase of 3,200 in the estimate of economically active people of working age, from 91,100 to 94,300 people.
- Comparing the above years for the economically active estimated as unemployed, these figures increased from 6,000 (6.7) % to 5,800 (6.1%).
- Department for Work and Pensions (DWP) data for Job Seekers Allowance (JSA) claimants in September 2011 (most recent data), calculated a total of 3,369 claimants (1,237 female and 2,132 male). Compared to September 2010 data of 3,093 JSA claimants (965 female and 2,128 male), this shows a relatively large increase of 8.9% almost exclusively consisting of female claimants.
- Data from the Annual Population Survey (Jan-Dec 10) estimated 20.9% of Colchester's working age population as inactive (25,000 people). However, 26.1% of working age females were in this category, and only 15.7% of males. Of the working age population 4.7% (5,600) were inactive-wanting a job and 16.3% (19,100 people) were inactive-not wanting a job.
- DWP data shows that in February 2011, 12,930 (10.6%) of Colchester's working age population were claiming worklessness benefits, compared to 13,140 (11.1%) of the working age population in February 2010. The chart below shows the benefit types claimed by the Colchester workless population, with Employment Support Allowance (ESA) and incapacity accounting for 43.8% of all claims, followed by 24.7% JSA claimants (no change to last year).
- Annual population Survey Apr 2009 to Mar 2010 data shows that by occupation, the largest number of Colchester's working age population, at 19,000, were employed as associate professional and technical occupations, and by 20.4% of the population in employment. Professional occupations made up the second largest number of working age employees, at 16,200 (17.4%). Managers and senior officials were the third highest employee group in

Colchester, making up 14,500 employees (15.5%).

- By industry, Colchester's population are increasingly largely employed in the service sector. Annual Business Inquiry data for 2008 - the most recent year - calculated 62,000 employee jobs (86.1%). While 7.6% of jobs were in manufacturing (less than in the previous year) and 5.0% were in construction (Total does not sum to 100 due to rounding).



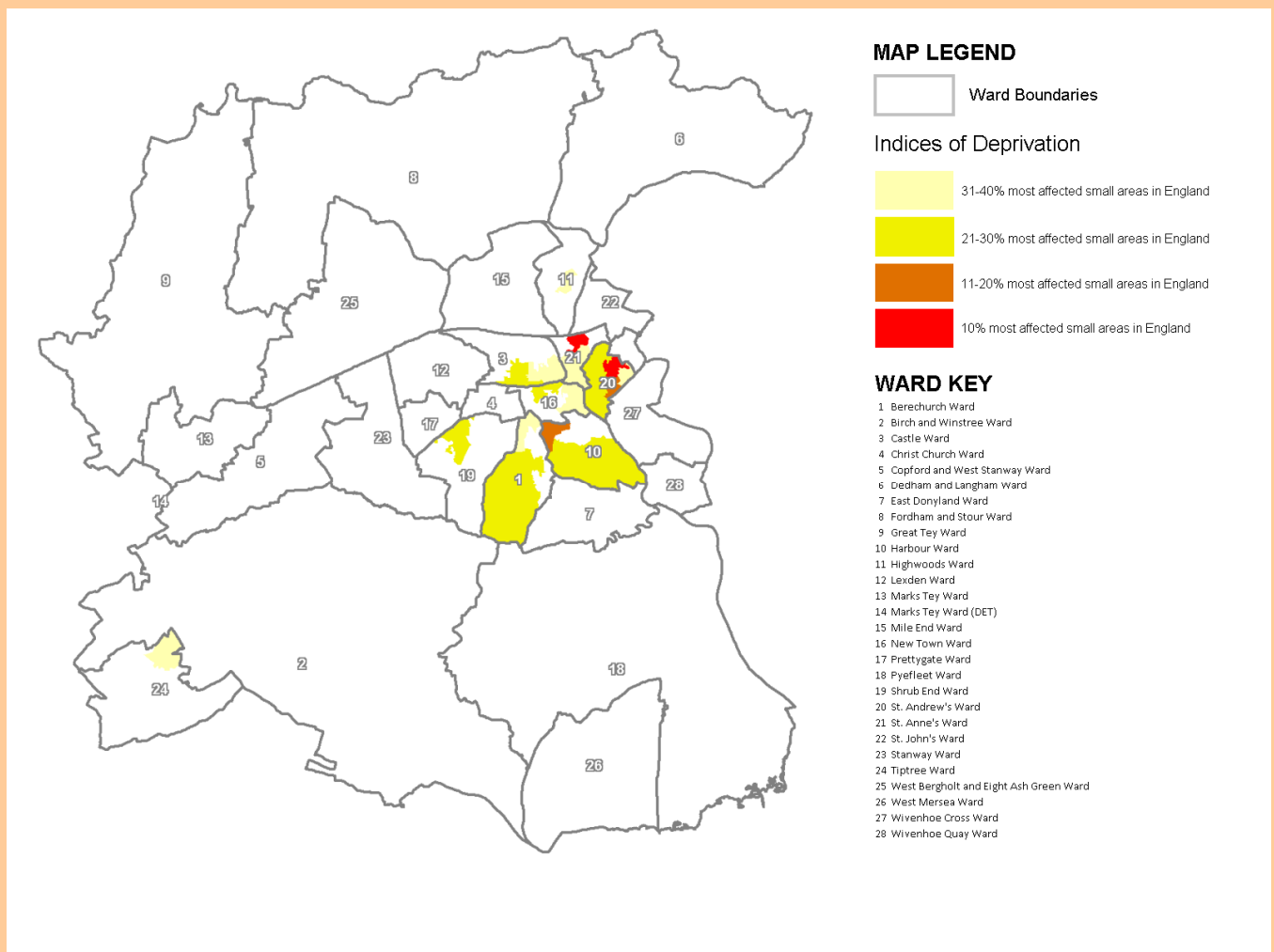
- Tourism was worth £224.8m, to the Borough economy in 2010, which is a rise of 256% from £63.1m in 1993.
- Tourism supports more than 6,000 jobs in the Borough – this has risen by 75% since 1993.
- Colchester attracted over 4.7m visitor trips in 2010. This is a 67% rise on the 1993 figure of 2.8m visitor trips. This can be broken down as follows:
  - 61,000 staying trips taken by overseas staying visitors;
  - 215,000 staying trips taken by domestic staying visitors; and
  - 4.4m day trippers.
- In 2009, it was estimated that there were 86,000 jobs in Colchester. This equates to a job density of 0.73, i.e. the ratio of total jobs to working age population. This was slightly lower than the Eastern job density of 0.76 and a slight decrease from 88,000 in 2008.
- In 2010 there were 5,990 VAT and/or PAYE registered businesses in the Borough. These businesses accounted for 7,380 local units – effectively “workplaces” and were distributed by number across a wide range of sectors.

Educational achievement in Colchester is generally good. The working age population is defined as those aged between 16 and 64 years, male and female). Between January 2010 and December 2010, approximately 33,820 residents were qualified to NVQ4 level or above (HND, Degree and Higher Degree level qualifications or equivalent), accounting for 27.9% of the working age population. This is slightly less than the Eastern figure of 28.5%. A further 82,500 people were qualified to NVQ2 level and above (5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent), accounting for over two thirds of the working age population (69.2%). During

this time period the number of people in Colchester with no qualifications at all stood at 7.4% (8,900 people).

- In 2007, none of the small areas in Colchester appeared in the top 10% most deprived in England. However, in the 2010 Index of Multiple Deprivation two small areas were in the top 10% most deprived in England. These were Magnolia in St Andrew's ward and St Anne's Estate in St Anne's ward. In the Index of Multiple Deprivation 2007 (IMD07) there were three small areas out of all 104 in the borough in the 20% most deprived in England, in the Index of Multiple Deprivation 2010 this had increased to four small areas. In IMD07, St Anne's Estate in St Anne's ward and Magnolia in St Andrew's ward were the small areas with the highest levels of deprivation in Colchester (ranking first and second respectively). Although these were the two most deprived in 2010, their position had switched: In IMD10, Magnolia was the most deprived small area followed by St Anne's Estate.

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



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

11.5 % (which would have been the ninth highest percentage growth of any city in England).

### **Potential Issues**

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

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

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

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

Public Sector funding was secured to deliver the new A12 Junction which will allow for the future release of land for housing and employment. The junction is scheduled to open in early 2011. Other transport developments include efforts to support an increase use of public transport together with investment in improved cycleways for the urban areas are scheduled.

The Core Strategy provides for five major regeneration sites in the Borough, each of which will significantly contribute to employment and business growth. Within these areas the provision of attractive, accessible and flexible business premises will also help generate new investment opportunities and encourage businesses to remain in Colchester. The visitor economy has been identified as a growth area, especially with the recent opening of the firstsite, contemporary visual art gallery, meeting and social space. This will build on the opening in 2008 of the Community Stadium, home to Colchester United Football Club. The Town Centre remains the key focus for improvement and developments there include new public spaces, such as that around the firstsite gallery and new Magistrates' Court, new hotel, restaurant and retail development and the planned development of Vineyard Gate as a further retail development.

## 6.4 Key Theme: TRANSPORTATION

### Core Strategy Policies

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

### LDF Development Policies

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

### Overview

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

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

Engaging with the community as part of Colchester's Core Strategy development has illustrated that transportation and traffic issues are very high up on the public's list of priorities. Alongside Colchester2020, Colchester's Local Strategic Partnership, the Core Strategy aims to address these current issues and provide a much improved transport system that provides more choice and manages congestion.

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

## **Colchester Cycle Town**

Cycle Colchester is a partnership project developed by Essex County Council, Colchester Borough Council, local cycling groups and other key stakeholders, with a focus on improving the town's cycle network and encouraging more residents to give cycling a try. Cycle Colchester won the National Transport Award for Cycle Improvements in 2011.

Over the past three years £4.2m has been invested into the project to create a lasting cycling legacy for Colchester. Key achievements of Cycle Colchester so far include:

- Seven new and improved cycle routes – increasing the length of cycle routes linking key destinations throughout Colchester by 12km (a rise of 33%)
- Over 1000 children and adults trained to become confident cyclists
- Over 1200 new cycle parking spaces installed at key locations including schools, railway stations, the town centre and University of Essex
- A 25% increase in commuters travelling to Colchester's main station by bike – likely to increase further with 125 new covered cycle parking spaces to be made available

A number of training and promotional campaigns have also been delivered as part of the project to encourage residents to take up cycling. This includes Bikeability training programmes delivered within Colchester Schools, which have seen the number of year 6 children attending cycle training leap from 11% to 63%. Almost 1600 Colchester school children have received cycle training over the last three years.

## **Station Travel Plan**

The Colchester Station Travel Plan is now in its third year. After the successful launch many initiatives have been implemented including

- Web site hosting all the latest information
- Secure cycle parking provided, as well as increase in cycle parking
- Revised motor cycle parking
- Leaflets showing station users the best cycle routes to the station and the cycle parking
- New improved bus passenger waiting shelter

Funding has been secured through the National Station Improvement Plan, the Cycling Town Project and Local Transport Plan to change access and make improvements to the station. This will include new ticket hall on the south side, improved signing and an increase cycle parking. This work is due to be complete at the end of 2011. Investment is also being made at Marks Tey Station with a new station building and improved access to the platforms.



## **Major Infrastructure**

The new A12 Junction28 was opened in December 2010 which allows for the future release of land for housing and employment. Access to the North Colchester Park and Ride will be from this junction. A planning application for Park and Ride park and ride was submitted by the County Council and, with support from Colchester Borough Council, was approved in August 2011. Revision to the planning application has allowed advanced works to commence on the Northern Approaches Road stage 3.

## **Travel Change Behaviour - Colchester2020 Travel Plan Club**

The Travel plan club has remained highly active over the last year. Work has included the following :

- Assisted TPC members to achieve the Essex County Council's Business Travel Plan Accreditation and sponsored a new Sustainable Travel category as part of the prestigious NQE Business Awards
- Reviewed communication methods with members, resulting in a new website, social media and themed TPC meetings.
- Communications support for the Cycle Colchester Project and supported members to promote sustainable travel at events e.g. freshers fairs, car share coffee mornings
- Setting up to deliver of the North Colchester Business Park Area Travel Plan
- Developing funding submissions including submission to EEDA.
- New bus ticketing initiatives e.g. First carnets and setting up systems to administer discounts.
- Updating of publicity material and launching "Pulp Friction", the bicycle powered smoothie maker available for the wider community for public and private events in 2011.
- Developed relationship with the voluntary group "Walk Colchester" (WC), working jointly on "walk to work week" events, and having our own blogspot.
- Provided advice to TPC members about changes to HMRC's cycle to work scheme concerning the end of hire agreement and VAT.
- Helped CBC introduce a pool bike scheme and NHSNEE resolve insurance issues that initially prevented them launching their own pool bike scheme.
- Promotion of local bike week events to our members. We also promoted other local cycling events through the year including a popular family ride, and sporting events.
- Undertaken a full survey across Travel Plan Club members, plus an initial travel survey for new members to establish base line data.
- New Partners - Private sector SMEs. We have 8 new associate members who have joined the club, many of them smaller businesses from the private sector.

## **Transport and Accessibility Indicators**

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

<b>6.4.1</b>	<b>Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre</b>	<b>Core Strategy Indicator for Policies SD1 and SD2</b>
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At least 99% of the new residential developments were within 30 minutes of a GP, hospital, primary and secondary school, employment and a major retail centre. This shows that development has been located where there is access to public transport and there is a good coverage of public transport.

<b>6.4.2</b>	<b>To obtain an agreed Travel Plan for all major commercial/community developments</b>	<b>Core Strategy Indicator for Policy TA1</b>
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Colchester has 50 agreed travel plans through major development applications, of which 10 were approved in 2010/11.

The 2011 Snap survey showed that 53% of members travelled sustainably to work during June/July. Surveys over the previous few years, show an ongoing reduction in the number mainly driving alone to work from 59% in 2008, 56% in 2009 and 53% in 2010.

<b>6.4.3</b>	<b>Comparison of long and short stay car parking demand and duration in public car parks in the Town Centre (with a view to reducing long stay)</b>	<b>Core Strategy Indicator for Policy TA5</b>
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The trend for demand for over 4 hour parking has been downwards over the last 2 years.

Actual Values			Indexed Values			
	up to 4 hours	over 4 hours		up to 4 hours	over 4 hours	Index year =
2008/09	722114	665139	100.000	100.000	100.0	
2009/10	742228	568564	102.785	85.480	83.2	
2010/11	742958	537946	102.887	80.877	78.6	

Short stay parking is considered 4 hours or less, long stay greater than 4 hours. This information is based on ticket sales from Colchester Borough Council operated town centre car parks. The 2008/09 the data is indexed to 100.

<b>6.4.4</b>	<b>Annualised indicator of Cycling Trips (increased to reflect Colchester's cycle town status).</b>	<b>Core Strategy Indicator for Policies TA1, TA2 and PR2</b>
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In the November 2010 there were 46,993 cycle trips recorded at the 13 automatic sites across the town. This is approximately a 1% decrease on the November 2009 value. Analysis of the data shows a reduction in numbers at the end of November 2010 which corresponds to cold/freezing temperatures.

Manual counts 12 hour cycle counts were undertaken during one day in November 2009 and 2010. In 2010 there were 2,567 movements counted at 14 locations. This was 6% higher than the level of movements counted in November 2009.

6.4.5	Motor vehicles entering Colchester on the main radial corridors	Core Strategy Indicator for Policies TA1, TA2, TA3, TA4, TA5
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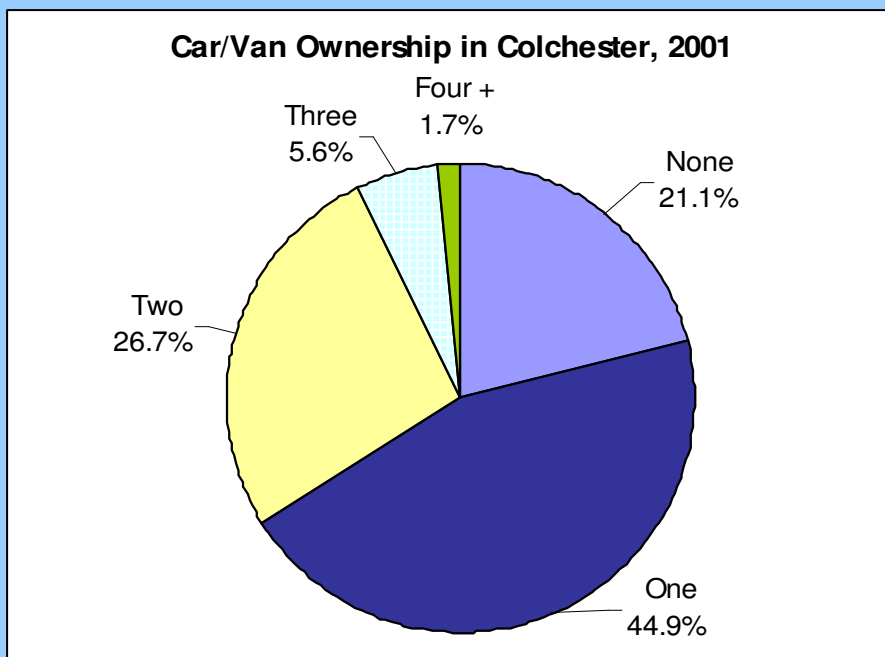
28,749 vehicles entering Colchester town centre in the peak period in 2010 (ECC LTP Indicator 12b). This is below the target value of 33,000.

The level of cars entering Colchester in the morning peak has shown a small increase against 2009, but is below the level recorded in 2007 of 29,321.

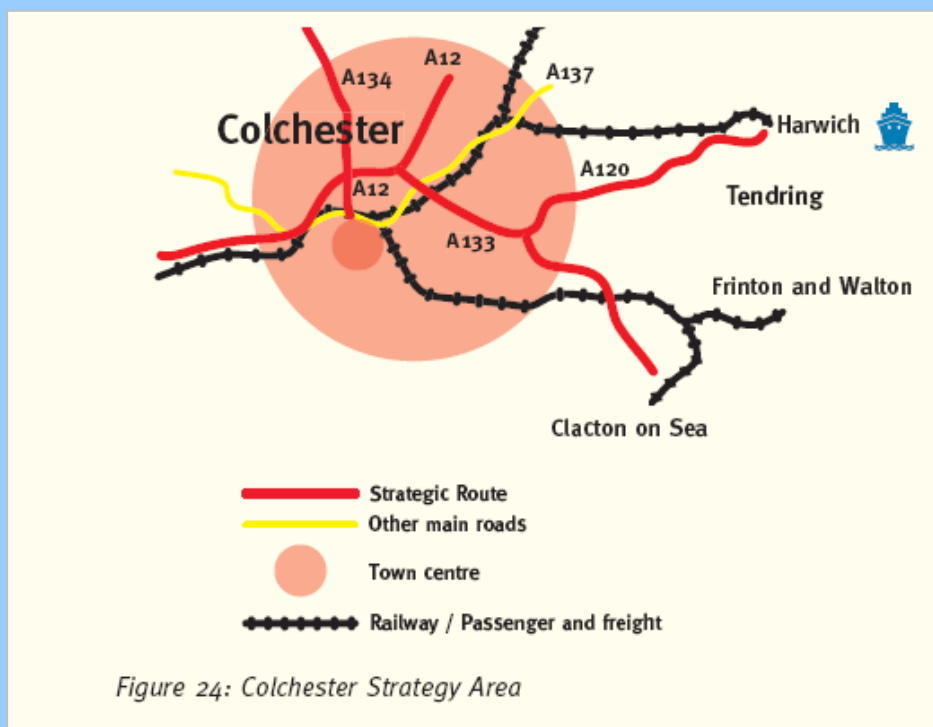
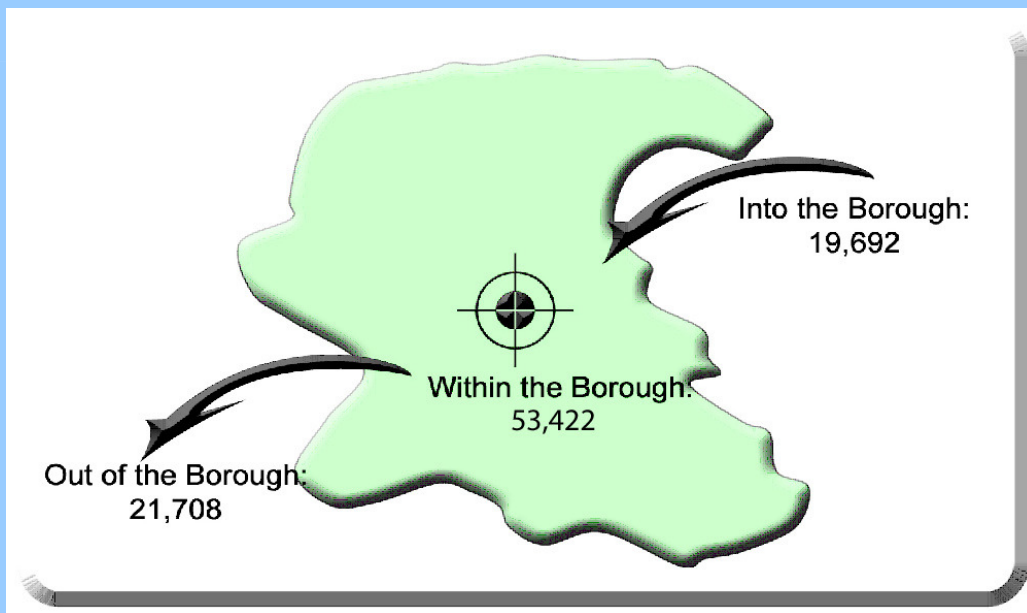
### 6.4.6 Background Information

In order to understand Colchester's commuter patterns more accurately, a significant amount of work has been carried out within the Council on 'Travel to work' data, collated as part of the 2001 Census. Data shows that:

- The Borough has high levels of car ownership. In 2001, 63,706 households owned a car compared to 13,473 households who did not own a car. The pie chart below shows this breakdown in more detail.
- The car is the most popular method of transport used by residents in the Borough to travel to work. In 2001, 41,528 people used the car, as opposed to 5,210 who used the train and 4,587 that travelled to work by bus.
- There were 94,822 work related trips within, to or out of the Borough in 2001. There were 75,130 employed residents in the Borough who either work within or outside the Borough. 53,422 (71%) of employed residents make an internal trip (from any ward in Colchester to any ward in Colchester).
- In addition, 21,708 (29%) of employed residents leave the Borough – 25% to Greater London, 16% to Braintree District, 14% to Tendring District and a further 12% to Chelmsford Borough.
- It was also estimated that 19,692 people come in to Colchester – 45% (8,767) coming from Tendring District alone.
- In 2001, Colchester was a net exporter of 2,016 employees.



### Trips into the Borough:



## 6.5 Key Theme: ENVIRONMENT AND HERITAGE

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

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

### Overview

The natural environment of the Borough has been shaped by both physical process and land management over time. These two processes have created the high quality landscapes and diverse habitats and biodiversity/geodiversity within the Borough. These include internationally significant areas of coastal and intertidal habitats, mudflats and salt marsh and shell banks, which constitute some of the features of interest within the Mid Essex Estuaries Special Area of Conservation (SAC). New development has the potential to lead to the loss of

habitat and species and this must be prevented where possible and mitigated in all other circumstances.

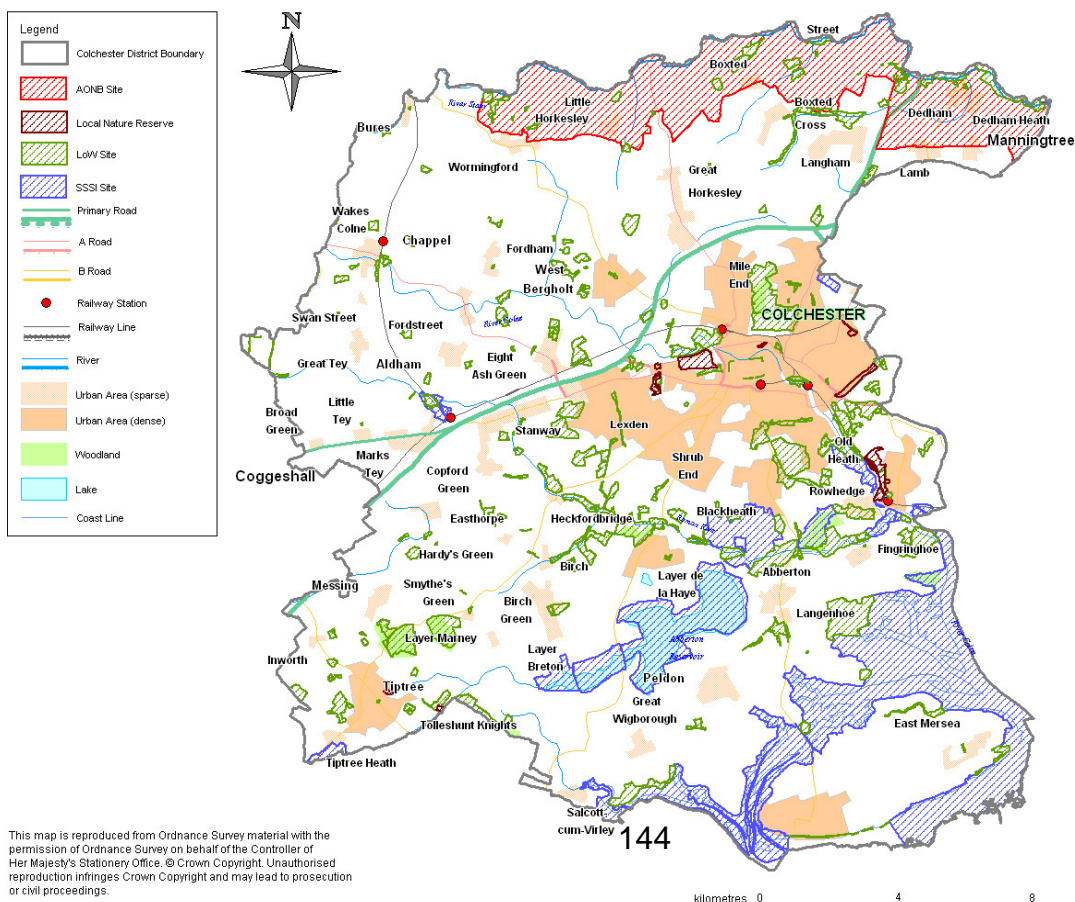
Colchester's Local Development Framework (LDF) promotes the reuse of land (i.e. development on brownfield sites) and require a density of development that makes the most efficient use of land. This will reduce the pressure for greenfield sites, where landscape and biodiversity value can be high. Brownfield sites however can sometimes also have high biodiversity importance, providing unique refuges for species in an otherwise urban area. Brownfield habitats have been proposed for inclusion on the UK Biodiversity Priority Habitats list therefore the biodiversity interest on such sites will need to be fully considered as part of new developments.

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

The Urban Archaeological Database was established in the Museum department of Colchester Borough Council nearly 10 years ago, in partnership with and benefitting from English Heritage funding. It aims to record all archaeological information within the Town Centre, including both individual sites or monuments and key archaeological finds. It also records information produced through events such as excavations and surveys in the town, which are often prompted by development. The database helps inform the planning process as the Archaeological Officer references it when responding to planning applications.

Currently there are a total of 3,300 Monument records and 2,760 Event records, although the database also holds a list of sources relevant to this information. As well as the text-based records side, the information is also captured on GIS mapping, allowing the information to be interrogated using this diverse medium.

### Colchester Borough's Environmental Designations 2010



6.5.1	<b>Number of planning applications approved contrary to advice given by the Environment Agency on either flood defence grounds or water quality</b>	<b>Core Strategy Indicator for Policy for ENV1</b>
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Between April 2010 and March 2011 no planning applications were approved contrary to the advice of the Environment Agency.

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

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

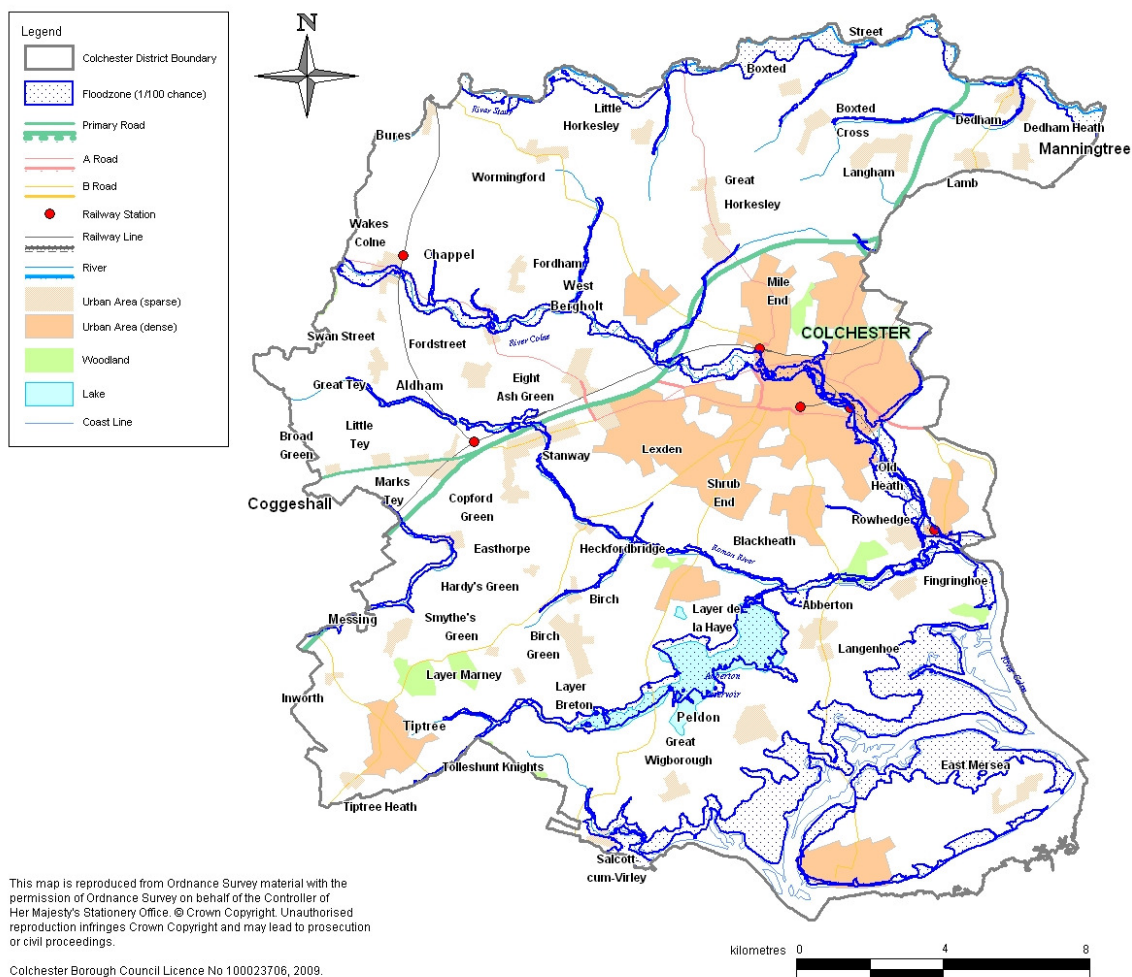
The Flood and Water Management Act implements Sir Michael Pitt's recommendations following his review of the 2007 floods. The Act provides for better, more comprehensive management of flood risk for people, homes and businesses.

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

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

Essex County Council is currently working on a Local Strategy for Flood Risk Management, which is due to be published for consultation in early 2012. The Council is a member of the Essex Flood Management Partnership and plays an active role in formulating the Flood Risk Assessment and Flood Risk Hazard Maps.

# Colchester's Flood Zone Areas 2011



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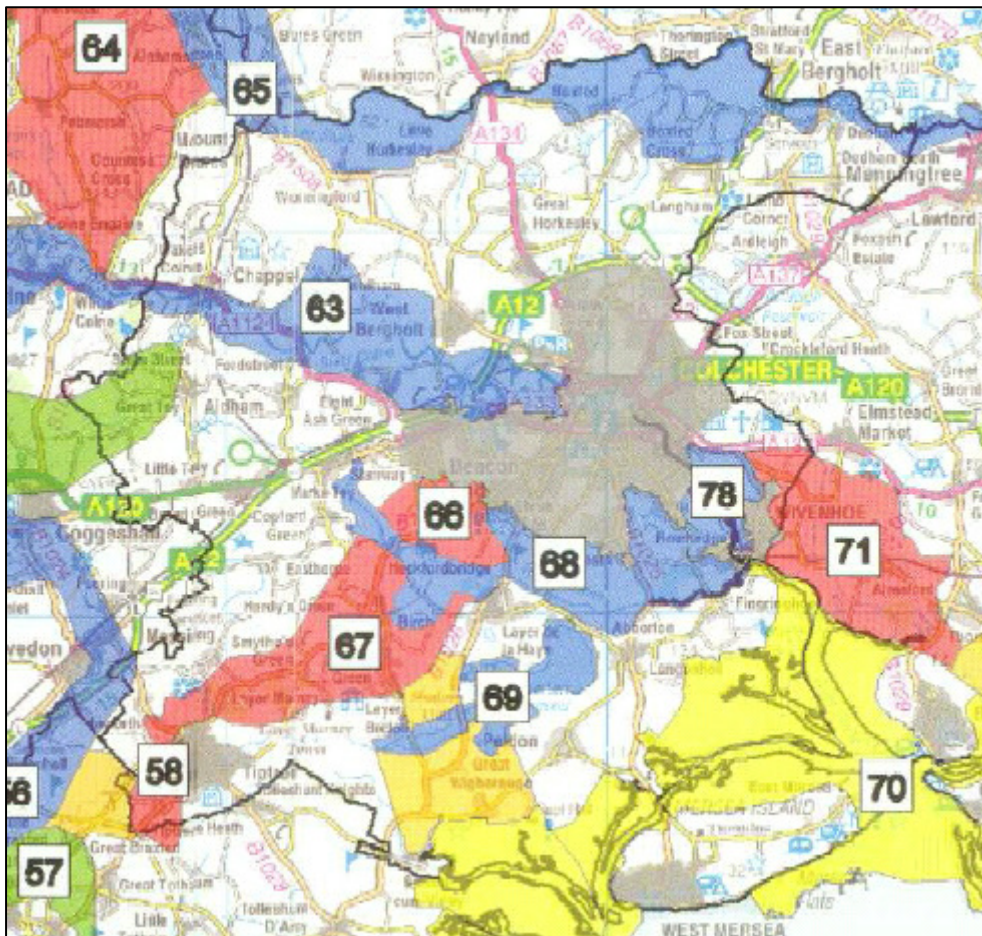
Colchester Borough Council Licence No 100023706, 2009.

<b>6.5.2</b>	<b>Change in areas and populations of biodiversity importance including: Change in priority habitats and species (by type); and Changes in areas designated for their intrinsic environmental value including sites of international, national regional, sub-regional or local significance</b>	<b>Core Strategy Indicator for Policy ENV1</b>
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The Council is currently unable to measure changes in priority habitats and species. All emerging planning policy however seeks to protect sites of international, national, regional, sub-regional or local significance by directing development away from them. The Council also seeks to maintain a green infrastructure network across the Borough between the urban and rural hinterlands and along river corridors which will provide important wildlife refuges and adaptation routes for species whose habitats are at risk or adversely affected by climate change.

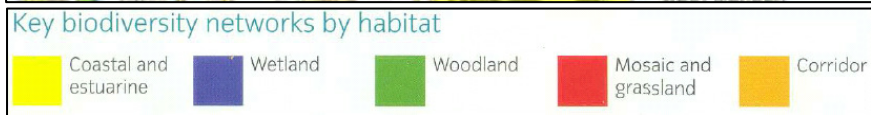


The key biodiversity sites in Colchester are shown in the map below.



- Colchester Biodiversity Sites**
- 58 – Tiptree Heath
  - 63 – Colne Valley
  - 66 – Stanway
  - 67 – Birch
  - 68 – Roman River
  - 69 – Abberton Reservoir
  - 70 – Colne Estuary
  - 78 – Hythe-Wivenhoe

Source: Extract from the Essex Living Landscapes Map. [Essex Biodiversity Project](#)



<b>6.5.3</b>	<b>Area of ancient woodland within the Borough</b>	<b>Core Strategy Indicator for Policy ENV1</b>
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Ancient Woodlands\* are defined as woodlands that have existed in the Borough since the 1600's. Natural England maintain an inventory of Ancient Woodland which shows that there is currently just over 660ha of Ancient Woodland in Colchester Borough. By its nature Ancient Woodlands are a non replaceable asset requiring protection.

<b>Number of Sites</b>	<b>76 sites</b>
Range	50.74 Ha
Mean	8.73 Ha
Mode	3-4 Ha
Median	5.08 Ha

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

\* Ancient woodland (based on woodland that intersects the borough boundary, not woodland that is entirely contained within the boundary). Ancient Woodlands also include Semi Ancient Natural Woodlands. This refers to woodlands where the original woodland footprint dating

back to the 1600's remains intact but where the woodland species assemblages have been altered through more modern planting programmes.

<b>6.5.4</b>	<b>Number and area of Local Nature Reserves (LNRs) and Local Wildlife Sites (LoWs) within Colchester</b>	<b>Core Strategy Indicator for Policy ENV1</b>
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Local Wildlife Sites (LoWS) previously known as Sites of Importance for Nature Conservation (SINC's) are areas of land which locally in the Borough have significant wildlife value. Together with statutory protected areas, Local Wildlife Sites represent	<b>Local Wildlife Sites (LoWs)</b>	<b>Local Nature Reserves (LNRs)*</b>
<b>Number of Sites</b>	<b>168</b>	<b>10</b>
Total Area	1957 Ha	175.39 Ha
Range	144.4 Ha	36.14 Ha
Mean	11.6054 Ha	17.50 Ha
Mode	0-1 Ha	2-3 Ha
Median	4.90 Ha	10.15 Ha

the minimum habitat needed to maintain the current levels of wildlife in Essex. Their nature conservation value lies in the role they play in protecting wildlife and habitats in the wider countryside. Local Wildlife Sites are protected within the local planning system as they are a 'material consideration' during the determination of planning applications. The first Sites of Importance for Nature Conservation (SINC's) report was produced for Colchester in 1991. Following extensive field surveys, 147 sites covering 1463.7 hectares of land were designated as SINC's. Since the initial report was produced the selection process for designating Local Wildlife Sites has changed. A new robust set of site selection criteria was developed by DEFRA in 2006. In addition knowledge and availability of data about biodiversity in the County has improved considerably during the last 20 years.

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

\*Local Nature Reserves (based on LNRs that intersect the borough boundary, not LNRs entirely contained within the boundary).

<b>6.5.5</b>	<b>To deliver the revised quantity standards for the different open space typologies across the Borough by 2011</b>	<b>Supporting Indicator for Policy PR1</b>
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The Council originally worked to a universal standard of 2.83ha per 1000 people for open space provision. In 2006, the Council commissioned an Open Space, Sport and Recreation study in accordance with national Planning Policy Guidance (PPG) 17, as part of the evidence base for the LDF to test these standards in terms of meeting local existing and future population needs for open space and sports facilities.

An audit of existing open space/sport facilities provision was completed as part of the PPG17 study. This showed that for some types of open space the current 2.83ha standard was being met however for other types of open space this was not the case e.g. allotments.

In response to the outputs from the PPG17 study, which assessed open space needs across a range of different open space typologies, new accessibility, quality and quantity standards

have been developed to ensure that the future of open space provision will meet existing and future population needs.

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

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

Open Space, Sport and Recreation provision is being incorporated into strategies such as the Open Space and Play Strategy and Allotment Strategy. These documents will provide a mechanism for ensuring that the Council provides adequate Open Space, Sport and Recreation facilities in the Borough. New areas of open space, sport and recreation facilities will be provided as part of new development in accordance with Core Strategic Policy PR1 and Development Policies DP4, DP15 and DP16. Planning contributions will be secured through the Council’s Development Team negotiations as part of the planning decision making process.

<b>6.5.6</b>	<b>Increase in areas of public open space</b>	<b>Core Strategy Indicator for Policy PR1</b>
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Colchester Borough Council commissioned Land Use Consultants in September 2010 to prepare a Green Infrastructure Strategy for Colchester Borough covering the period up to 2025. The purpose of the strategy was to improve knowledge about green infrastructure provision levels across the Borough and to provide evidence to support the LDF process. Whilst the Green Infrastructure Strategy covers the whole Borough, detailed consideration was given to the Growth Areas around and within Colchester town where most development will take place.

The Green Infrastructure Study found that Colchester Borough covers an area of 33,400 hectares of land, 2,028 hectares of which is accessible natural greenspace. The Borough is above the County average in terms of the provision of green space for all of Natural England’s Accessible Natural Green Space Standards (ANGSt) categories. 19% of all households can access green space in all categories as opposed to a county average of 7% and only 1% of households in the Borough meet none of the ANGSt criteria.

Open Space provision is being incorporated into various strategies such as the Open Space and Play Strategy, Allotment Strategy and Green Infrastructure Strategy. All these documents will provide a mechanism for ensuring that the Council provides adequate open space in the Borough. New areas of open space will be provided as part of new development in accordance with Core Strategic Policy PR1 and PR1 and Development Policies DP4, DP15 and DP16. Planning contributions will be secured through the Council’s Development Team negotiations as part of the planning decision making process.

The following new areas of open space, totalling 53,946m<sup>2</sup> were provided in Colchester as part of recent development schemes:

1. West Way residential development (Barratts) 2,100m<sup>2</sup>

2. Groves Close Mile End (Hopkins Homes) 775m<sup>2</sup>
3. Tile House Farm (Phase 1) 22,600m<sup>2</sup>
4. East Road West Mersea (Glebe Extension Phase 2) 28,471m<sup>2</sup>

<b>6.5.7</b>	<b>Amount of development in designated areas (Local Wildlife Sites, SSSI, AONB)</b>	<b>Core Strategy Indicator for Policy ENV1</b>
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During the monitoring period 1 application was approved in one of the Borough's SSSIs and 75 applications were approved in the Dedham Vale Area of Outstanding Natural Beauty. From the consideration of these applications it appears that none of the applications are likely to result in damage or loss.

<b>6.5.8</b>	<b>95 % of nationally and internationally important wildlife and geological sites in favourable condition (SSSI, SPA, SAC &amp; RAMSAR)</b>	<b>Core Strategy Indicator for Policy ENV1</b>
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#### Condition status of SSSI's in Colchester Borough

Favourable condition	Unfavourable condition no change	Unfavourable condition & recovering	Unfavourable condition & declining
Abberton Reservoir (2011)			
	Bullock Wood (2010)		
		Tiptree Heath (2011)	
Marks Tey Brickpit (2011)			
Roman River (2011)			
		Cattawade Marshes (2009)	
Upper Colne Marshes 1 unit (plus 1 unit in Tendring District) (2010)		Upper Colne Marshes 2 units (2010)	
Wivenhoe Gravel Pit (2008)			
Colne Estuary 8 units (2008-2010)		Colne Estuary 10 units (2010)	Colne Estuary 1 unit (2009)
Blackwater Estuary 9 units (2009-2010)		Blackwater Estuary 13 units (2009-2010)	

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

Natural England is responsible for monitoring the condition of SSSI's and the most recent data was compiled in 2011. The table above shows that seven of the Borough's SSSI's are in favourable condition. Some of these sites cover a large area and for these sites different parts

of the SSSI are in different condition. This is the case with the Colne Estuary, Blackwater Estuary and Upper Colne Marshes SSSIs.

Only one SSSI is in unfavourable condition and declining and this is one unit of the Colne Estuary SSSI. The SSSI unit condition summary states that this is due to coastal squeeze and the sea defence close to the East Mersea Youth Camp is referred to.

The only changes in unit condition from the data published in last years AMR relate to the Colne Estuary SSSI. There are two less units in favourable condition and two more units in unfavourable and recovering condition.

The condition of SSSI's can be affected positively and negatively by a variety of factors including changes in management, coastal squeeze, impact of diffuse pollution, development impacts and water extraction. The Council seeks to protect nature conservation sites of international, regional, national and local importance in accordance with Core Strategy policy ENV1 and Development Policies policy DP21.

<b>6.5.9</b>	<b>Number of visitors to Natura 2000 sites</b>	<b>Core Strategy Indicator for Policy ENV1</b>
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Colchester Borough Council commissioned an appropriate assessment as part of the evidence base for the Core Strategy DPD, which is a requirement of the Habitat Regulations 2004 (as amended). The appropriate assessment identified increased recreational pressure as a potential significant impact on both the integrity of Natura 2000 sites and the features of interest for which the sites were designated. The appropriate assessment identified the need for Colchester Borough Council to implement a monitoring scheme to monitor visitor numbers to Natura 2000 sites. An appropriate assessment was completed for the Site Allocations DPD and this reiterated the need for visitor survey and monitoring work.

A visitor monitoring scheme will enable trends to be measured in terms of increases or decreases in visitor numbers and associated levels of disturbance (physical and non physical) at Natura 2000 sites. Where visitor increases are found to be increasing disturbance at a Natura 2000 site avoidance measures will be identified in partnership with Natural England.

Colchester Borough Council has prepared a methodology for visitor monitoring, which is supported by Natural England. In November 2010 the Council began surveying visitors to Natura 2000 sites in Colchester Borough and Tendring District.

There were a variety of activities that took place within the Natura 2000 sites surveyed during the survey period. In total 56 groups visited to dog walk, 35 to walk, 19 to bird watch, 10 to exercise and 4 to cycle. Many of the groups chose to visit the Natura 2000 sites for a number of reasons and the most frequent reason for visiting was because it is close to home.

78 people travelled to the Natura 2000 sites by car, 40 walked and 3 cycled. All groups at Abberton Reservoir drove to the site.

Access improvements are taking place at Abberton Reservoir, as part of the extension to the reservoir. One visitor commented during the survey that this has already been beneficial for birds as it has created new habitats. The improvements could potentially increase recreational opportunities and visitor numbers to Abberton Reservoir and so it will be very important to monitor changes in visitor numbers at this site over the next few years.

Overall 43 of the groups lived close to the sites that they were visiting and 65 did not live close to the sites. The desire to be by the coast was high for many of the groups surveyed, even where they felt that they had good access to alternative areas of open spaces close to home. Providing additional areas of open space as part of new developments may therefore do little to prevent people from wanting to visit designated coastal sites. It will therefore be very important to monitor any increases in population pressure at such sites and any adverse impacts this might have. Where SSSI unit or site condition appears to be altering due to recreational pressures mitigation measures to offset these impacts will have to be identified in conjunction with Natural England.

Survey work will be repeated every November and June for the first three years of the monitoring programme to establish the baseline.

<b>6.5.10</b>	<b>Amount of residential development on greenfield land</b>	<b>Core Strategy Indicator for Policies SD1, Hi, UR1</b>
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Between April 2010 and March 2011, 25%% of residential development in Colchester Borough was on greenfield land.

<b>6.5.11</b>	<b>Applications involving Tree Preservation Order (TPO) trees</b>	<b>Supporting Indicator for Policies ENV1</b>
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Between April 2010 and March 2011 168 Tree Preservation Order (TPO) applications were made. This is an increase from 107 in the previous year. Of these applications 144 were approved, 4 were refused and 20 were withdrawn. Applications typically involved pruning in the form of crown raising, crown thinning and crown reductions. There were occasional incidences of trees being felled with replacement trees being conditioned where appropriate.

74 Conservation Area notifications were made; 65 of these were agreed and 9 were withdrawn. 55 new TPOs were made.

<b>6.5.12</b>	<b>No recorded loss of listed buildings (by demolition) and Buildings of Grade I and II+</b>	<b>Core Strategy Indicator for Policy UR2</b>
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There were no recorded applications for demolitions of listed buildings in the Borough between April 2010 and March 2011.

There are a total of 2,560 listed buildings in Colchester Borough and the Essex County Council Buildings at Risk Register records that 41 of these are at risk of demolition or destruction through neglect. In 2010 48 listed buildings in the Borough were on the register and in 2009 49 listed buildings were on the register. Since last year the following listed buildings have been removed from the register.

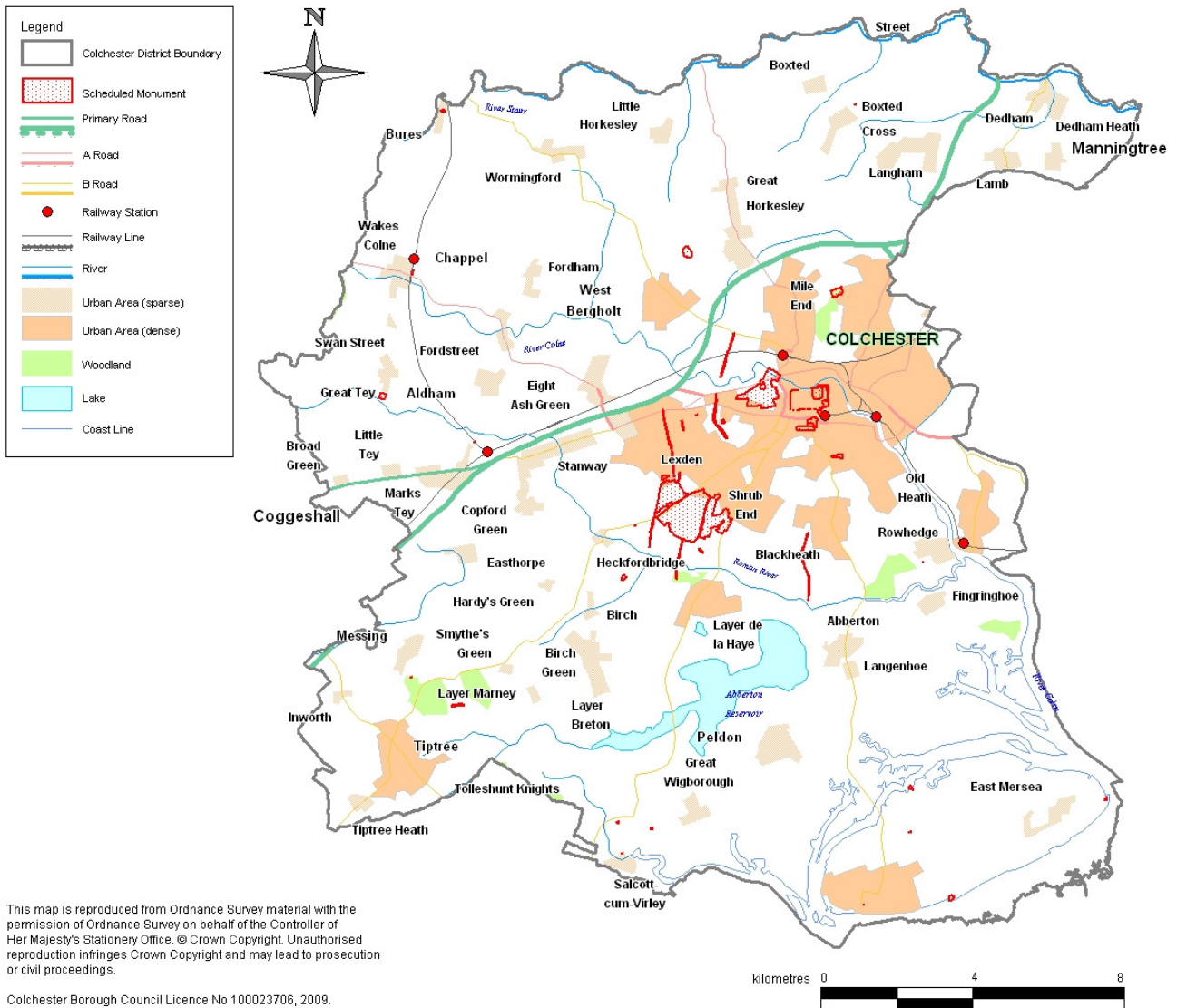
- Building to rear of 51 North Hill – consent granted for conversion to hotel; currently being implemented.
- 1-3 Museum Street – repaired and now reopened as a restaurant.
- 9 North Hill – currently being repaired; shortly to reopen as a restaurant.
- 29/30 Stockwell Street – repaired and occupied.
- Stockwell Arms – currently being repaired and shortly to re-open.

- Stable blocks at Garrison – Lec 7 converted and occupied, Lec 06 currently under repair.
- Riding School – consent granted for conversion to medical centre; currently being refurbished.
- Former Adult School – converted and now occupied.
- St Albrights – currently being converted to residential use.

<b>6.5.13</b>	<b>No recorded loss or damage to Scheduled Monuments or nationally important archaeological sites through development</b>	<b>Supporting Indicator for Policy UR2</b>
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There are currently 52 Scheduled Monuments (SMs) in Colchester Borough and between 2010 and 2011 there was no recorded loss or damage to a SM or nationally important archaeological sites through development. Overleaf is a map showing the location of Colchester's SMs.

## Colchester's monuments and physical features 2011



<b>6.5.14</b>	<b>Contributions secured towards streetscape improvements</b>	<b>Core Strategy Indicator for Policies SD2, PR1 and PR2</b>
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There is currently no way to measure this indicator but several new developments have resulted in significant streetscape improvements, including Firstsite and the new town square. Contributions towards streetscape improvements have been secured from the Borough-wide Section 106 fund as well as funding from the Haven Gateway Partnership.

<b>6.5.15</b>	<b>Number of homes with provision of private/communal open space</b>	<b>Supporting Indicator for Policy PR1</b>
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There is currently no way to measure this indicator using our internal planning application monitoring system. However, information provided by the Development Management team indicates that 100% of all new homes have or will have access to either an area of public open



space or a private or communal area of open space in accordance with Core Strategy policy PR1.

<b>6.5.16</b>	<b>Number of Parish Pans/Village Design Statements adopted as guidance</b>	<b>Core Strategy Indicator for Policy ENV2</b>
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Between April 2010 and March 2011 four community plans were adopted as guidance. Stanway prepared a Joint Design Statement and Parish Plan, which was adopted in March 2011. Boxted prepared a Parish Plan incorporating a Village Design Statement, which was adopted in June 2010. West Bergholt produced a Parish Plan, which was adopted in December 2010 and Little Horkeley prepared a Village Design Statement, which was adopted in August 2010.

<b>6.5.17</b>	<b>Number of Air Quality Management Areas (AQMA) in Colchester</b>	<b>Core Strategy Indicator for Policies ENV1, TA1 and UR2</b>
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Like most Boroughs/Districts in the region which do not have large industrial processes, the main source of local air pollution is from motor vehicles. These emit, amongst other things, oxides of nitrogen, carbon monoxide, carbon dioxide and fine particular matter. Particular problems arise where traffic is slow moving through old, narrow streets near the historic centre of the town.

Air Quality Management Areas (AQMA) have been in existence in Mersea Road and Brook Street for several years. During this monitoring period Environmental Services have been looking at extending the AQMA to incorporate other areas of the town centre that are suffering from poor air quality. A total of seven junctions have been identified as potentially significant due to congestion issues and relevant exposure.

<b>6.5.18</b>	<b>Percentage of household waste recycled and composted</b>	<b>Core Strategy Indicator for Policy ER1</b>
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In 2010/11 40.24% of all household waste collected was recycled, reused and composted. This exceeds the annual target of 40% and last years figure of 39.28%. During this time a total of 24,246.07 tonnes of waste within the Borough was recycled, reused and composted.

The average residual waste per household was 479.137kg in 2010/11, which is slightly lower than last years figure of 482.73kg. The reduction in average waste per household is thought to be a result of the economic climate forcing a reduction in food thrown away, increased waste awareness through education and a reduction in food packaging produced by the industry.

<b>6.5.19</b>	<b>Per capita consumption of water</b>	<b>Core Strategy Indicator for Policy ER1</b>
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According to a report by WWF the national daily domestic water use (per capita consumption) is 150 litres. Nationally we are expected to reduce per capita consumption of water to an average of 130 litres per person per day by 2030 or possibly even 120 litres per person per day depending on new technological developments and innovation.

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

### 6.5.20 Background

In 2010/11 the total area of contaminated land brought back into beneficial use was 14.08 hectares. This is a slight decrease from the previous years recording of 17.42 hectares.

There are 22 conservation areas, and some 2,560 listed buildings in Colchester Borough. There are 4 parks within Colchester on the National Register of Special Historic Interest including Colchester Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park. As a Scheduled Monument (SM) Gosbecks Archaeological Park is a major asset to the area containing Roman remains. However, the primary archaeological monument is an Iron Age Dyke System around Colchester. Such remains are also uncovered on a regular basis during development particularly in the town centre. Many of the town's buildings are listed and date from 15<sup>th</sup> century. There are also many listed barns and agricultural buildings in the outlying villages.

In 2009 it was estimated that the annual average domestic consumption of gas in Colchester was 14,932 kWh. This is slightly lower than the average domestic consumption of gas in the region and Great Britain, which is 15,434 kWh and 15,383 kWh respectively.

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

The Environment Agency has confirmed that there are 18 WFD river water bodies within Colchester Borough covering 148.651 km. 16 of these are classified as being of moderate ecological status, 1 is classified as poor and 1 has yet to be assessed. The Roman River is of poor ecological classification and St Botolph's Brook has yet to be assessed.<sup>16</sup>

Whilst it may appear that the water quality in Colchester has deteriorated over the past few years (when compared with the status as reported under the General Quality Assessment), it is in fact the case that the Water Framework Directive (WFD) bar has been raised.

In June 2010, the Environment Agency assessed the bathing waters at West Mersea (South Colchester) to be of 'good' quality, meaning that it meets their mandatory standards.

In January 2010 the Colchester Local List project was launched covering Colchester's urban area. A group of historic buildings and architecture experts produced a set of criteria to help identify buildings suitable for inclusion on the Local List. Following site surveys approximately 600 buildings were indentified for inclusion on the draft Local List. The draft Local List was issued for Public Consultation using the Colchester Historic Building Forum website<sup>17</sup>.

<sup>16</sup> Contains Environment Agency information © Environment Agency and database right.

<sup>17</sup> [www.colchesterhistoricbuildingforum.org.uk](http://www.colchesterhistoricbuildingforum.org.uk)

As a result of the public consultation a further 59 buildings were identified for inclusion on the draft Local List, which is due to be adopted in the next monitoring period. Two more Local List projects have also recently commenced in Langham and Wivenhoe. This work is being undertaken by historic building enthusiasts in these villages who will use the same methodology and selection criteria as those used in the Colchester Local List study. Once finalised and confirmed by the Colchester project team, these buildings will also be added to the final Local List.

This work will provide useful information for use when determining planning applications affecting Locally Listed buildings. The Council will also be updating the adopted guidance 'Extending Your House' during the next monitoring period, which will provide advice for homeowners about choosing windows and doors to help conserve the building character of Locally Listed buildings.

### **Potential Issues**

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

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

## 6.6 Key Theme: ACCESSIBLE SERVICES AND COMMUNITY FACILITIES

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

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

### Overview

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

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

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

Growth Areas	Project
Town Centre	Firstsite (Community arts facility) (open Sept. 2011) St Botolphs Quarter – Hotel to be developed by 2013 Creative Business Centre – Completion in 2013 Magistrates Court – Completion in 2012
North Growth Area	Community stadium and regional conference centre (open in 2008) Colchester General Hospital expansion 4 new primary Schools (Queen Boadicea School open) Early years and childcare facilities Either a new secondary school site (on a precautionary basis) and/or expansion of existing secondary school provision at nearby schools.
East Growth Area	University of Essex expansion
General	7 new health centres 6 forms of secondary school capacity 6 new primary schools New and improved community halls Extra pre-school, primary and secondary school provision (including new where appropriate)

6.6.1	<b>Amount of completed retail, office and leisure development</b>	<b>Core Strategy Indicator for Policies CE1, CE2, CE3 and UR1</b>
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Between 1 April 2010 and 31 March 2011 there was a net gain in commercial development in the Borough of 12,209 sqm of retail space and 699 of office space. The opening of the new Sainsbury's in Tollgate represents the majority of this total at 11,345 sqm. The overall total is significantly less than in 2009/10, which saw a net increase of 31,015 sqm of retail space and 31,583 sqm of office space.

Retail, office and leisure development in Colchester 2010/11, sqm			
	A1-A2	B1a	D2
<b>Gross</b>	12,489	1,165	0
<b>Losses</b>	280	466	0
<b>Net</b>	12,209	699	0

6.6.2	<b>Amount of completed retail, office and leisure development in town centres</b>	<b>Core Strategy Indicator for Policies CE1, CE2 and UR1</b>
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Between 1 April 2010 and 31 March 2011 no new commercial development occurred in the Town Centre. This was also the case last year, reflecting the ongoing economic downturn, although as the Employment section above indicates, the market for existing property remains healthy and vacancy rates are below the national average.

Retail, office and leisure development in Colchester's Town Centre 2010/11					
	A1	A2	B1a	D2	A1-D2 Total

<b>Gross</b>	0	0	0	0	0
<b>Losses</b>	0	0	0	0	0
<b>Net</b>	0	0	0	0	0

<b>6.6.3</b>	<b>Proportion of eligible open spaces managed to green flag award standard</b>	<b>Supporting Indicator for Policy PR1</b>
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Currently, there are two areas of open space with the Green Flag Award; Castle Park in the centre of Colchester and High Woods County Park in the north of the Borough.

<b>6.6.4</b>	<b>Recorded loss of designated allotment sites</b>	<b>Supporting Indicator Policy PR1</b>
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There was no recorded losses of designated allotment sites between 2010 and 2011. No losses were required in the previous year either.

<b>6.6.5</b>	<b>Recorded losses of community facilities as a result of development</b>	<b>Core Strategy Indicator for Policy SD3</b>
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Core Strategy policies SD2 and SD3 and Development Policies policy DP4 are designed to deliver and protect community facilities within Colchester Borough.

Between 2010 and 2011 there were no recorded losses of a community facility due to development. The Council will continue to safeguard existing facilities as part of their commitment to creating sustainable communities.

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

<b>6.6.6</b>	<b>100% of new permitted developments to comply with SPD's on Open Space, Sport and Recreational Facilities and Community Facilities</b>	<b>Core Strategy Indicator for Policies SD2, SD3 and PR1</b>
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Core Strategy policy PR1 ensures the protection and enhancement of Open Space, Sport and Recreational Facilities and Community Facilities.

All Section 106 agreements and unilateral undertakings are being prepared in accordance with adopted Supplementary Planning Documents. Contributions are being collected, monitored and allocated to local projects for the benefit of the increasing residential numbers. In 2010-11 £249,860 was received for Open Space, Sport and Recreational Facilities and £11,726 was received for community facilities.

Projects being delivered with the aid of developers' contributions in 2010/11 are set out below.

Project location	Project description
Abberton & Langenhoe	New basketball facilities
Castle Park	Site improvements and works ancillary to play area
Bergholt Road	Allotment extension
Bergholt Road	Provision for new play equipment
Birch PC	New play equipment
West Mersea	CCTV
Mile End Sports Ground	New play equipment
Old Heath Recreation Ground	Boundary wall
Old Heath Recreation Ground	Play area fencing
St Johns Close	Open space enhancements
St Johns	Community Centre construction
Speedwell Road	Play area fencing
Willows Allotments	New access road
Wivenhoe	King George V Pavilion improvements
Wivenhoe	Wiv & District Sports Facilities Trust site improvements
St Johns	St Brides play area fencing
Messing cum Inworth	Refurbishment and improvements to village ha

6.6.7	Key infrastructure projects delivered (SD)	Core Strategy Indicator for Policies SD1, SD2, UR1, PR1, TA3, and TA4
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Table 6d (appendix 5) in the adopted Colchester Core Strategy identifies a number of key infrastructure projects which have been subdivided into the categories 'necessary' and 'local and wider benefit'. Many of the projects are tied to development programmed for later in the plan period, but the following progress is noted for projects currently underway:

- **East Transit Corridor** – Feasibility study undertaken to identify potential corridor
- **Northern Approaches and new A12 junction** – Funding secured, A12 junction opened autumn 2010
- **North Park and Ride** – Scheme being developed for planning application to be determined winter 2011
- **Western Bypass** – Completion dependant on delivery of development
- **Hythe Rail Station** – Improvements completed Winter 2009
- **Historic Town Centre Improvements** – Impact and design work commenced and consultation undertaken October – November 2010
- **Magistrates Court** – Construction begun 2010, opening in 2012
- **Green Links and Walking and Cycling improvements** – Third year of Cyletown projects completed; including new and improved cycle routes; cycle training for adults and children; and new cycle parking spaces installed at key locations including schools, railway stations, the town centre and University of Essex

6.6.8	<b>All crime – number of crimes per 1000 residents per annum</b> <b>Number of domestic burglaries per 1000 households</b>	<b>Core Strategy Indicator for Policy SD1</b>
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The number of crimes per 1000 residents in the Borough is not available for 2010/11. Figures from March – May 2011 show that the average number of crimes in the Borough has decreased from 924 to 902 (by 2%) compared to the same three month period in 2010.<sup>18</sup>

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

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

### 6.6.9 Background

In December 2010 Sport England published the results of their Active People Survey 4, which covers the period October 2009 – October 2010. The findings for Colchester indicate that 13.6% of residents took part in at least 3 days a week of moderate intensity sport. This is a decrease from 20.6% in 2008/9.

Colchester Borough Council runs 4 museums, all of which are registered under the Museums and Galleries Commission registration scheme.

#### Potential Issues

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

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

<sup>18</sup> Home Office iQuanta estimate (2011)



In promoting healthy lifestyles, access to recreation, leisure and open space is as important as access to formal health facilities like hospitals, doctor's surgeries and NHS dentists. An aging population will increase demands on health and social care, particularly the need for residential nursing care. However, it will also impact upon other sectors of the Borough such as the local economy, the increased housing demand and an increase on public transport and other key services. A general increase in population figures will also impact upon the current number of schools and nursery establishments. The need for new facilities such as schools and recreation facilities is already considered as part of new development. In 2010 the Council introduced a requirement for certain types of development to be subject to Health Impact Assessments. The purpose of a Health Impact Assessment is to identify the potential health consequences of a proposal on a given population, maximise the positive health benefits and minimise potential adverse effects on health and inequalities.

## 6.7 Key Theme: Climate Change

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

### **LDF Development Policies**

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

### **Overview**

Colchester Borough Council is committed to promoting efficient use of energy and resources and promoting the development of renewable energy generation alongside waste minimisation and recycling. Through the Core Strategy and Development Policies DPD the Council will encourage the delivery of renewable energy projects, including micro-generation, in the Borough to reduce Colchester’s carbon footprint. New development will be expected to demonstrate that over 15% of energy demand will be produced by local renewable or low carbon technology. In addition, new dwellings will be required to reduce carbon emissions by 25% from 2010, 44% from 2013 and 100% from 2016 from a 2006 baseline in line with revised national building regulations for all homes to be zero carbon from 2016.

In order to lead by example, Colchester Borough Council has signed up to the Nottingham Declaration and the Local Authority Carbon Management (LACM) scheme in order to reduce our own carbon footprint by 25% by 2012. Additionally, Colchester Borough Council also seeks to increase its current recycling rate from 31% to 60% recycling of household waste by 2021.

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

The Council and Colchester Borough Homes have been working together to develop a business case to consider renewable electricity generation as an investment through the new Feed in Tariff. The Feed in Tariff is a new government incentive scheme, which makes renewable energy a good financial investment. Energy companies are obliged to pay a feed in

payment per unit of energy produced, which is index linked and guaranteed for 25 years. A roof rental option has been chosen, which means that the Council does not have to make any capital investment for the project.

<b>6.7.1</b>	<b>Carbon emissions and Climate Change</b>	<b>Supporting Indicator for Policy SD1</b>
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Colchester Borough Council is committed to reducing Climate Change both within the Borough and through its in-house operations. The Council signed up to the Local Authority Carbon Management Scheme (LACM) in 2007 and with guidance from the Carbon Trust have substantial energy savings in our day-to-day operations. The overall target set by the Carbon Trust is a 25% reduction in energy usage by 2012.

Between April 2010 and March 2011 there was a reduction in CO<sub>2</sub> emissions from Council operations and buildings of 2%, which is just under 190 tonnes of CO<sub>2</sub>.

During the time per capita CO<sub>2</sub> emissions have reduced by 9.66%, which is a reduction of over 19% since the baseline of 2005. Per capita emissions for Colchester residents are now 5.5 tonnes having fallen from a baseline of 6.8 tonnes per capita.

<b>6.7.2</b>	<b>Climate Change Adaptation</b>	<b>Supporting Indicator for Policies SD1, ENV1 and ER1</b>
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Under NI188 the Council progressed work on climate change adaptation. NI188 was a process based indicator that measured the Council's actions towards adapting to the inevitable effects of climate change. The Council achieved level 1 – 'public commitment and prioritised risk based assessment' in 2008/9 and level 2 – 'comprehensive risk assessment' in 2009/10.

During 2010/11 the Council developed an Adaptation Action Plan based on the findings of the Borough specific climate risk assessment, which was undertaken in 2009/10. The Adaptation Action Plan identifies a number of measures that the Council can take both individually and with its partners to adapt to the effects of climate change. A cross service adaptation group has been established to monitor the Adaptation Action Plan.

<b>6.7.3</b>	<b>Number of zero-carbon homes completed</b>	<b>Core Strategy Indicator for Policies SD1, H1 and ER1</b>
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Building regulations on zero-carbon homes does not become compulsory until 2016 and as such there were no recorded planning applications for zero-carbon development in 2010/11.

From 1 October 2010 improvements to Part L of the building regulations has resulted in a reduction in carbon emissions from new dwellings. The dwelling emission rate, which measures the maximum CO<sub>2</sub> emissions rate (in kg per m<sup>2</sup> per annum) arising from energy use for heating, hot water and lighting for the actual dwelling, has reduced by 25% from 2006 building regulations requirements.

The Sustainable Design and Construction SPD sets out the Council's expectation that all new dwellings are constructed to a minimum of level 3 of the Code for Sustainable Homes. The

Council currently has no way of monitoring how many new dwellings meet level 3 or above of the Code for Sustainable Homes, however this will be looked at as part of future AMRs.

6.7.4	Renewable energy installed by type	Core Strategy Indicator for Policy ER1
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Between April 2010 and March 2011, two applications for renewable energy were approved in the Borough. Both of these were for solar photovoltaics.

Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 gives permitted development rights to the installation of domestic microgeneration equipment. Planning permission is only required for a limited number of renewable energy technologies. The amount of renewable energy installed in the Borough may not therefore be as low as this indicator suggests.

**Potential Issues**

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

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

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

## 7. Analysis of Policies

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

All the existing policies in the Local Plan have now been superseded by the Local Development Framework. The Core Policies in the Core Strategy were adopted in December 2008 and the Development Policies DPD was adopted in October 2010. Colchester's planning policy framework is accordingly considered to be comprehensive and up-to-date. The LDF Committee has agreed to review the Core Strategy in 2012. The following issues will need to be monitored moving forward to inform this review and to ensure that LDF policies remain effective.

- House building has slowed down in recent years due to the recession but over the 15 year period the Council is on course to achieve the target to allocate and build a minimum provision of 19,000 homes between 2001 and 2023 in accordance with the adopted Core Strategy. This is an average of 830 dwellings per year. Colchester has already delivered 8,687 new homes between 2001/02 and 2009/10 at an average rate of 965 dwellings per year. In 2008/09 there were outstanding permissions for over 6,082 (gross) additional homes. The Colchester Strategic Housing Land Availability Assessment also identified additional capacity within developed areas to accommodate the required housing and shows a 15 year supply of housing land.
- The higher rate of delivery during the early part of the plan period will help compensate for the current short term decrease in housing numbers during the current economic slump, although how long this slump will last cannot be anticipated. A net of 673 homes were built between 1 April 2010 and 31 March 2011 which is an improvement on the previous year's figure of 518, but is still well below pre-recession levels. A number of sites continue to remain stalled due to viability concerns, but some have come forward reflecting the Council's flexible approach to site appraisal. The Core Strategy review in 2012 will provide an opportunity to consider the appropriateness of housing delivery rates and phasing.
- 192 units of affordable housing were completed between April 2010 and March 2011, or 28.5% of all units. This result reflects the Council's success in bringing affordable housing projects on in a difficult economic climate, including seeking grant funding where larger sites have stalled.
- Approximately 75% of new and converted dwellings were on previously developed land which reflects the preference in planning policy for brownfield sites.
- Colchester's Core Strategy and Site Allocations DPDs both include policies on Gypsy and Traveller Accommodation. Site Allocations Policy H2 allocates 30 pitches for Gypsy and Traveller accommodation which meets the level of provision required in the now revoked East of England Plan. The policy also identifies the Essex Gypsy and Traveller Accommodation Assessment (GTAA) as providing important evidence to inform any future review of the Site Allocations document. The evidence in the Essex GTAA currently shows the need for further pitches in Colchester to be low. Core Strategy Policy H5 provides criteria to assist in the determination of planning applications.
- Employment land is being provided in suitable locations within the Borough to meet Core Strategy targets. The delivery of additional employment and retail developments are

however dependent on external factors unrelated to planning such as market interest and the overall state of the economy. Employment land is being provided in suitable locations within the Borough to meet Core Strategy targets. It is recognised however, that both the delivery of additional employment and retail development are dependent on external factors unrelated to planning such as market interest and the overall state of the economy. The net balance of employment floorspace shows a positive level of increase for 2010-11 given the current economic climate, although the total of 12,908 was down on last year's high level of 62,598. A slight improvement in Town Centre commercial completions was seen in 2010-11, up from nil the year before. The commercial property market for existing Town Centre property is, however, buoyant and vacancy rates were 9.7% in May 2011 (source: Colchester Town Centre Retail Study, King Sturge, 2011) which is below national averages of approximately 12-13%.

- The challenging issue of transportation is being tackled through a number of approaches including new transport infrastructure (i.e. the new A12 junction under construction and improved cycle routes) as well as behavioural change measures such as travel plans, which support shifts away from car based means of transport. A high percentage of new developments are continuing to be built within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.
- With regard to biodiversity, it appears that the policies, which seek to protect areas designated for their intrinsic environmental value and priority habitats and species are generally working. However, there is a need to continue to protect habitats and species from development that causes harm or damage.
- The Council has successfully taken initial steps to reduce its own carbon footprint. We are now committed to aiding local communities to follow our example and are endeavouring to mitigate the potential impacts of climate change through planning policies.
- The policies have also been successful in ensuring that there has been no loss/damage to listed buildings, Scheduled Monuments, Sites of Special Scientific Interest (SSSIs), Local Wildlife Sites, key community facilities or loss of designated allotment sites.

## 8. Sustainability Appraisal

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### Introduction

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

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

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

### Sustainability Appraisal Objectives

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

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

The amount of dwellings completed in 2010/11 was higher than in the previous year, but still considerably less than previous years. Levels of house building have fallen across the country due to the economic climate and this is not an issue unique to Colchester Borough. The amount of affordable dwellings completed is higher than the previous year and the same percentage of total completions as last year. However, the 35% affordable housing target has not been met. No zero carbon dwellings were completed and whilst some consents included conditions that dwellings be built to a minimum of Code for Sustainable level 3 there is currently no way of monitoring how many completed dwellings were built to this standard.

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

No planning applications were approved contrary to the advice of the Environment Agency in regards to flood risk. The percentage of dwellings built on previously developed land was 75%, which is higher than last years figure of 65%. At least 99% of new development in the Borough in 2010/11 was within 30 minutes of community facilities.

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

For the second year in a row there was a zero net increase of retail, office and leisure space within the town centre. Retail uses elsewhere in the Borough showed a net gain of 12,209

sqm, although this is less than last year's net gain. Four Village Design Statement/ Parish Plan were adopted, which is an increase from previous years. This demonstrates that local communities are getting involved in the planning system in line with the localism agenda.

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

At least 99% of new development in the Borough in 2010/11 was within 30 minutes of community facilities.

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

£249,860 was secured through Section 106 agreements towards open space and £11,726 was secured towards community facilities.

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

100% of development complied with the standards set out in the Open Space SPD. Data on crime was difficult to obtain and is different to the previous year's indicator, meaning that crime rates cannot be compared.

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

There were no recorded applications for the demolition of listed buildings. 72 planning applications were approved in the Dedham Vale Area of Outstanding Natural Beauty and none of these applications are likely to result in adverse effects on landscape character.

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

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

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

Two planning applications were approved for renewable energy technologies. The amount of domestic waste recycled, reused and composted has increased to 40.24%, which is an increase from last year's figure of 39.28%.

#### Adverse effects and mitigation measures

As explained in the housing section of the AMR the Council can ensure there is an adequate supply of land available for housing but there can be no guarantee in the current economic climate that units will be delivered each year. There has been an over supply to date (using the RSS residual method) and there is an expectation that the market will improve over time;



thereby meeting the overall target to address housing need in Colchester. Since 2001 9347 new dwellings have been built in the Borough set against a target of 8300, providing an over supply of 1047 units. Over the longer term it is still anticipated that overall targets can be met given the high rates of delivery early in the plan period and the expectation that delivery will rise to meet suppressed demand later in the plan period.

There was a zero net increase in retail, office and leisure floorspace within the town centre for the second year in a row. The Core Strategy encourages economic development and regeneration in the town centre and so it is anticipated that within the plan period this loss will be reversed. As set out in policy CE2a of the Core Strategy the Council will seek to deliver over 67,000sqm of net retail floorspace and 40,000 sqm of gross office floorspace in the town centre, urban gateways and town centre fringe between 2006 and 2021. The Better Town Centre Project should be a catalyst for investment and regeneration in the Town Centre.

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

The amount of planning applications for renewable energy installations is low. However, in the majority of cases householders are able to install renewable energy technologies under permitted development rights.

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

#### Gaps in information

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

This year data on crime levels was very difficult to obtain and the data obtained only covers the three month period of March – May 2011, of which two months is outside of the monitoring period in any case. Having total crime over a three month period does not enable a comparison to be made as last years data was total crime per 1000 of the population.

## 9. Future AMRs

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

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

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

## Appendix 1 – Data Sources

### Housing Indicators

Section	Data item	Source	Date
<b>Core Output Indicators</b>			
<b>6.2.1</b>	<b>Housing trajectory</b> - Originates from the results of the annual development monitoring survey carried out by ECC and agreed with CBC - from data off LABC and NHBC monthly returns, together with planning data off Flare.		
i)	The number of net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer (net additional dwellings)	Development Monitoring Service (DMS)/ECC	2011
ii)	The number of net additional dwellings for the current year (net additional dwellings - current year)	Development Monitoring Service (DMS)/ECC	
iii)	The projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer	CBC nets and projections based on ECC returns	
iv)	The annual net additional dwelling requirement (requirements)	CBC nets and projections based on ECC returns	
v)	The annual average number of net additional dwellings needed to meet overall housing requirement, having regard to previous years' performances (annualised strategic housing figure)	CBC nets and projections based on ECC returns	
<b>6.2.2</b>	Percentage of new and converted dwellings on previously developed land	Development Monitoring Service (DMS)/ECC	
<b>6.2.3</b>	Affordable housing completions	Colchester's Housing Strategy Statistical Appendix (HSSA)	2011
<b>Local Output Indicators</b>			
<b>6.2.4</b>	Percentage of affordable housing in rural areas	Occupied affordable housing by quarter - data available by UPRN or first line of address so that it can be mapped on GIS against rural areas.	2010-11
<b>6.2.5</b>	Number of new homes and employment development completed at ward level within Growth/Regeneration Areas	A regeneration layer exists on MapInfo. DC can only do permissions rather than completed. Divide between residential and non-residential development.	2010-11
<b>6.2.6</b>	Percentage of residential completions that are two or three bedroom properties	Development Monitoring Service (DMS)/ECC (recorded as part of the Housing Trajectory)	2010-11
<b>6.2.7</b>	Gypsy and Traveller Issues	Colchester Borough Council Planning Policy and Development Management	2010-11

<b>6.2.8 Contextual Indicators</b>			
	Number of dwellings and number of privately owned dwellings	Colchester's Housing Strategy Statistical Appendix (HSSA)	2011
	Average household size	Census 2001, ONS.	2001
	Mean house price	Land Registry of England and Wales, Crown Copyright. The data is from hometrack but the source is the Land registry and its specifically prices based on sales only (Hometrack also supply the figures based on sales and valuations)	2011
	Vacant dwellings	Colchester's Housing Strategy Statistical Appendix (HSSA)	2011
	Decent homes (NI 158)	Colchester's Housing Strategy Statistical Appendix (HSSA)	2011
	Number of homeless people - Number of households accepted as full homeless.	CBC Housing Register. Policy Performance Team - data from Strategic Housing and CBH	2010-11
	Number of people on the housing register	CBC Housing Register. Policy Performance Team - data from Strategic Housing and CBH	2011
	Number of people in temporary accommodation (NI 156)	Policy Performance Team - data from Strategic Housing and CBH/National Indicators	2011

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## Economy Indicators

<b>Section</b>	<b>Data Item</b>	<b>Source</b>	<b>Date</b>
<b>Core Output Indicators</b>			
<b>6.3.1</b>	Amount of floorspace developed for employment by type.	Development Monitoring Service (DMS)/ECC	2009-10
<b>6.3.2</b>	Amount of floorspace for employment type which is on previously developed land.	Development Monitoring Service (DMS)/ECC	2009-10
<b>6.3.3</b>	Employment land available by type	Development Monitoring Service (DMS)/ECC	2009-10
<b>6.3.4</b>	Total amount of floorspace for 'town centre uses'	Development Monitoring Service (DMS)/ECC	2009-10
(i)	Town Centre Areas	Development Monitoring Service (DMS)/ECC	2009-10
(ii)	Local Authority Areas	Development Monitoring Service (DMS)/ECC	2009-10
6.3.5	Jobs in Rural Areas	Development Monitoring Service (DMS)/ECC	2009-10
<b>6.3.6</b>	Jobs in Rural Areas	Annual Business Inquiry, ONS	2009
<b>Background Information</b>			

	Number and % of economically active people	Annual Population Survey, Nomis.	2011
	Economically active and in employment	Annual Population Survey, Nomis.	2011
	Those classed as employees	Annual Population Survey, Nomis.	2010
	Economically active and unemployed	Annual Population Survey, Nomis.	2011
	Increase in economically active people of working age	Annual Population Survey, Nomis.	2011
	JSA Claimants (total & by gender)	ONS claimant count with rates and proportions, Nomis	2011
	Number and % economically inactive	Annual Population Survey, Nomis.	2011
	Economically inactive gender split	Annual Population Survey, Nomis.	2011
	Those wanting a job	Annual Population Survey, Nomis.	2011
	Those not wanting a job	Annual Population Survey, Nomis.	2011
	Number and % of those claiming worklessness benefits (pie chart of benefits)	DWP benefit claimants, Nomis.	2011
	Employment by Occupation	Annual Population Survey, Nomis.	2011
	Industry	Annual Population Survey, Nomis.	2011
	Value of tourism and visitor trips	The Cambridge Model - Volume and Value of Tourism in Colchester, CBC internal data.	2011
	No. of jobs and job density.	Nomis Local Profile	2009
	No. of VAT registered businesses.	BERR VAT registrations/deregistrations by industry, Nomis.	2007
	Qualifications	Annual Population Survey, Nomis.	2010
	Educational achievement	Nomis Local Profile	2009
	% of Colchester's Population living in seriously deprived small areas.	Index of Multiple Deprivation, Audit Commission Area Profiles.	2010

## Transportation Indicators

Section	Data Item	Source	Date
<b>Core Output Indicators</b>			
6.4.1	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre	Development Monitoring Service (DMS)/ECC	2010-11
<b>Local Output Indicators</b>			
6.4.2	To obtain an agreed Travel Plan for all major commercial/community developments	Transportation Team - Colchester Borough Council	2011

<b>6.4.3</b>	Comparison of long and short stay car parking demand and duration in public car parks in Town Centre (with a view to reducing long stay)	CBC Parking Services Team	2010-11
<b>6.4.4</b>	Annualised indicator of Cycling Trips (increased to reflect Colchester's cycle town status)	Collected November 2010 at 13 sites in accordance with Cycling England and Sustrans Requirements through the Cycling Town initiative.	2010
<b>6.4.5</b>	Motor vehicles entering Colchester on the main radial corridors	ECC LTP Indicator 126	2010
<b>6.4.8</b>	Background Information		
	Number of residents who travel to work by private motor vehicle.	ONS via the Audit Commission's Area Profiles.	2001
	Car Ownership	Census 2001, ONS	2001
	Distance Travelled to Work	Census 2001, ONS	2001
	Travel within the Borough	Census 2001, ONS	2001
	Additional traffic congestion information	Colchester Local Investment Plan Evidence Base	2010

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## Environment & Heritage Indicators

Section	Data Item	Source	Data
<b>Core Output Indicators</b>			
<b>6.5.1</b>	Number of planning applications approved contrary to advice given by the Environment Agency on either flood defence grounds or water quality	CBC Environmental & Protective Services	2010
<b>6.5.2</b>	Change in areas and populations of biodiversity importance including	Data unavailable	
<b>6.5.3</b>	Area of ancient woodland within the Borough	CBC Spatial Policy Team	2010
<b>6.5.4</b>	Number and area of Local Nature Reserves (LNRs) and Local Wildlife Sites (LoWs) within Colchester	CBC Spatial Policy Team	2010
<b>6.5.6</b>	Increase in areas of public open space	CBC Parks & Recreation Team	2010
<b>6.5.7</b>	Amount of development in designated areas (Local Sites, SSSI, ANOB)	CBC Environmental & Protective Services	2010
<b>6.5.8</b>	No sites of national importance for nature, or AONB, SSSIs or Local Site, to be lost or damaged by development and/or amount of development in designated areas (Local Sites, SSSI, ANOB) (2 indicators combined).	Nature on the map	2008-2010

<b>6.5.8</b>	95 % of nationally and internationally important wildlife and geological sites in favourable condition (SSSI, SPA, SAC & RAMSAR)	Provided by Natural England every 3 years.	
<b>6.5.9</b>	Number of visitors to Natura 2000 sites	Data unavailable	-
<b>6.5.10</b>	Amount of residential development on greenfield land.	Development Monitoring Service (DMS)/ECC.	2009-10
<b>6.5.11</b>	Number of TPO applications made No. of TPO applications granted, refused and withdrawn CA notices made and agreed Number of new TPOs made	CBC Planning Register (Civica)	2009/10
<b>6.5.12</b>	No loss of listed buildings (by demolition) and (2) Buildings of Grade I and II+	(1) CBC Planning Register and (2) Provided by English Heritage via the ECC website, 2009.	2011
<b>6.5.14</b>	Contributions secured towards streetscape improvements	CBC Regeneration Team	2011
<b>6.5.16</b>	Number of Village Design Statements/ Parish Plans adopted as guidance	CBC Spatial Policy Team	2011
<b>6.5.17</b>	Number of Air Quality Management Districts (AQMD)	CBC Environmental & Protective Services	2011
<b>6.5.18</b>	NI 191 - Residual household waste per household	Performance Dashboard - Organisational Quadrant Results, Colchester Borough Council.	2011
<b>6.5.18</b>	NI 192 - Household waste reused, recycled and composted	Performance Dashboard - Organisational Quadrant Results, Colchester Borough Council.	2011
<b>6.5.19</b>	Per capita consumption of water	Defra	2004
<b>Supporting Indicators</b>			
<b>6.5.5</b>	To deliver the revised quantity standards for the different open space typologies across the Borough by 2011.	CBC Spatial Policy Team	2011
<b>6.5.13</b>	No loss or damage to SM or nationally important archaeological sites through development.	CBC Planning Register (Civica)	2011
<b>6.5.15</b>	Number of homes with provision of private/communal open space	Data unavailable	-
<b>Background</b>			
	Contaminated Land	CBC Environmental & Protective Services	2011
	Assets of the Built Environment	CBC GeoSpatial Team	2011

		<a href="#">Department of Business, Innovation and Skills (BIS)</a>	2007 & 2008
	Domestic consumption of gas and electricity.		
	Quality of rivers	Environment Agency	2006-2007

## Accessible Service & Community Facilities Indicators

Section	Data Item	Source	Date
<b>Core Output Indicators</b>			
6.6.1	Amount of completed retail, office and leisure development.		2010-11
6.6.2	Amount of completed retail, office and leisure development in town centres.		2010-11
6.6.5	Recorded losses of key community facilities lost in any part of the borough as a result of development.	CBC Development Control Team	2011
6.6.6	100% of new permitted developments to comply with SPD on Open Space, Sport and Recreational Facilities and Community Facilities.	S106 Officer	2011
6.6.7	Key Infrastructure projects delivered (SD)	CBC Planning Policy Team	2011
6.6.8	All crime - number of crimes per 1,000 residents per annum	Home Office-iQuanta is intended to provide performance management information. In order to do this effectively, timeliness is considered more important than complete accuracy. Performance data based on returns from forces is therefore not subject to full checks which would delay its inclusion on iQuanta. Usage information provided to user administrators is likewise not subject to full checks. For these reasons, the accuracy of data from iQuanta or about iQuanta usage cannot be guaranteed. Such data should not be used explicitly or implicitly in circumstances in which complete accuracy and certainty are required.	2011
<b>Supporting Indicators</b>			
6.6.3	Proportion of eligible open spaces managed to green flag award standard.	CBC Parks & Recreation Team	2011
6.6.4	Recorded loss of designated allotment sites.	CBC Parks & Recreation Team	2011
<b>6.6.9 Background</b>			
	Results from the Sport England Active People Survey of those aged over 16 years.	Activity Profile: Colchester. Sports England	2008-09



	Museums	BVPI (2006-2007)	2007-2008
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### Climate Change Indicators

Section	Data Item	Source	Data
<b>Core Output Indicators</b>			
6.7.3	Number of zero carbon homes completed	CBC Environmental & Protective Services	2011
6.7.4	Renewable energy installed by type	CBC Environmental & Protective Services	2011
<b>Supporting Indicators</b>			
6.7.1	Carbon emissions and climate change	CBC Street Services	2011
6.7.2	Climate Change Adaptation	CBC Street Services	2011

## Appendix 2 - Glossary

### Annual Monitoring Report (AMR)

A report submitted to Government by local planning authorities or regional planning bodies assessing Local Development Framework or Regional Spatial Strategy production progress and policy effectiveness.

### Area of Outstanding Natural Beauty (AONB)

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

### Biodiversity

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

### Biodiversity Action Plan (BAP)

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

### Conservation Area

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

### Core Indicator

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

### Core Strategy

A Local Development Document which sets out the strategic policies guiding development of the Borough. Colchester's Core Strategy was adopted in 2008.

### Contextual Indicators

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

### Development Plan

A document setting out the local planning authority's policies and proposals for the development and use of land and buildings

in the authority's area. It includes Development Plan Documents prepared under the Planning & Compulsory Purchase Act of 2004, which for Colchester now include the Core Strategy, Site Allocations and Development Policies documents.

### Development Plan Document

DPDs are Local Development Documents that have development plan status. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs which local planning authorities must prepare, include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be a proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.

### Evidence base

The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

### Habitat

An area of nature conservation interest.

### Listed Building

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

### Local Development Documents

These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.

### **Local Development Framework**

The local development framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents (comprised of development plan documents, which will form part of the statutory development plan, and supplementary planning documents). The local development framework will also comprise the statement of community involvement, the local development scheme and the annual monitoring report.

### **Local Development Scheme**

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

### **Regional Spatial Strategy**

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

### **Significant Effects Indicators**

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

### **Scheduled Ancient Monuments**

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

### **Local Wildlife Sites**

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

### **Sites of Special Scientific Interest**

A site identified under the Wildlife and Countryside Act 1981 (as incorporated in the Countryside and Rights of Way Act

2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).

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

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

### **Strategic Environmental Assessment**

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

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

### **Supplementary Planning Document**

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

### **Sustainability Appraisal (including Environmental Appraisal)**

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

## Appendix 3 Local Development Framework Monitoring Indicators Core Strategy

CS Objectives	Targets	Key Indicators	AMR Reference
<p>Sustainable Development Policies</p> <p>Focus new development at sustainable locations to support existing communities, local businesses, provide sustainable transport and promote urban regeneration to protect greenfield land.</p> <p>Provide the necessary community facilities and infrastructure to support new and existing communities.</p> <p>Provide excellent and accessible health, education, culture and leisure facilities to meet the needs of Colchester's growing community.</p> <p>Promote active and healthy lifestyles and strive for excellence in education and culture.</p> <p>Reduce the Borough's carbon footprint and respond to the effects of climate change.</p>	<p>National target 60% of new development on Previously Developed Land (<i>Policies SD1, CE1, H1 and UR1</i>)</p>	<p>-Number of new homes completed on previously developed land (AMR Core Indicator)</p> <p>- Amount of new employment development on previously developed land (AMR Core Indicator)</p>	<p>See Para 6.2.2</p> <p>See Para 6.3.2</p>
	<p>100% of new permitted developments to comply with SPD on Open Space, Sport and Recreational Facilities and Community Facilities (<i>Policies SD2 and PR1</i>)</p>	<p>Indicator based on Community Facilities Audit and regular updates.</p>	<p>See Para 6.6.6</p>
	<p>100% of major new development to be accessible to health, education and employment facilities (<i>Policies SD1 and SD2</i>)</p>	<p>% of new development within 30 minutes public transport travel time of health, education and employment facilities (AMR Core Indicator)</p>	<p>See Para 6.4.1</p>
	<p>0% of applications to result in the overall loss of community facilities (<i>Policy SD2</i>)</p>	<p>Number of applications resulting in the loss of community facilities (AMR Local Indicator)</p>	<p>See Para 6.6.5</p>
	<p>Delivery of infrastructure schemes identified in the LDF (<i>Policy SD2, Table UR1, Table PR1, Table TA3, Table TA4, Table 6d</i>)</p>	<p>Key infrastructure projects delivered (AMR Infrastructure Trajectory)</p>	<p>See Para 6.6.7</p>
	<p>General contribution of new development to national targets on educational attainment by improving job opportunities and life chances (<i>Policy SD1</i>)</p>	<p>Percentage of population of working age qualified to NVQ level 3 or equivalent (AMR Significant Effects Indicators)</p>	<p>See Para 6.3.7</p>
	<p>100% of relevant proposals address the health implications of the development</p>	<p>Percentage of adults with poor literacy and numeracy skills (AMR Significant Effects Indicators)</p>	<p>See Para 6.3.7</p>
	<p>Funding for necessary local and sub-regional infrastructure secured through a Community Infrastructure Levy (CIL)</p>	<p>New - % of relevant applications complying with policy</p>	<p>Indicator under development</p>
		<p>New - Development and approval of a charging schedule. Amount of CIL raised</p>	<p>Charging schedule under development. Indicator will be included in 2012 AMR</p>

Centres and Employment Policies	<p>Create a significant regional centre and a vibrant network of district and local centres that stimulate economic activity and provide residents' needs at accessible locations.</p> <p>Provide for a balance of new homes and jobs to support economic prosperity of our growing community and reduce the need to travel outside the Borough for employment.</p>	<p>Contribute to East of England Plan Haven Gateway target of 20,000 jobs to 2021 (<i>Policies CE1, CE2 and CE3</i>)</p> <p>85% A1 Retail street frontage in the Inner Core. 50% A1 Retail street frontage in the Outer Core.</p>	<p>Amount of floorspace development for employment and leisure by type (AMR Core Indicator)-Number of jobs (AMR Contextual Indicator)</p> <p>Amount of employment development delivered in Growth or Regeneration areas (AMR Core Indicator)</p> <p>Number of new businesses setting up in the Borough- VAT registrations (AMR Significant Effects Indicator)</p> <p>New Indicator for 2010-11 AMR on retail frontage percentages</p>	<p>See paras 6.3.1, 6.3.3, 6.3.4 and 6.35</p> <p>See Para 6.2.5</p> <p>See Para 6.3.7</p> <p>See Para Para 6.3.5</p>
Housing Policies	<p>Provide high quality and affordable housing at accessible locations to accommodate our growing community</p> <p>Provide a range of housing options to meet the diverse needs of the whole community.</p>	<p>Contribute to East of England Plan target for Colchester of 17,100 houses to 2021 (<i>Policies H1 and SD1</i>)</p> <p>Homelessness - Monitored by Strategic Housing Team – precise target inappropriate for this cross-cutting issue (<i>Policies H1, H3, H4 and SD1</i>)</p> <p>East of England Plan and Core Strategy target of 35% of new dwellings to be affordable (<i>Policy H4</i>)</p> <p>Ensure that new residential development makes efficient use of land (<i>Policies H2, H1, UR1, and SD1</i>)</p> <p>100% of flat conversions to comply with the criteria of Policy DP11</p> <p>All residential development to have a high standard of design, construction and layout</p>	<p>Housing completions per annum (net) - Housing Trajectory (AMR Core Indicator)</p> <p>Number of new and converted dwellings completed on previously developed land (AMR Core Indicator)</p> <p>Number of households accepted as full homeless (AMR Contextual Indicator)</p> <p>Affordable housing completions (AMR Core Indicator).</p> <p>Percentages of new dwellings completed at the following density bands – less than 30 dwelling per hectare, between 30-50 dph and above 50 dph</p> <p>New – Number of flat conversions permitted as departures from Policy DP11</p> <p>New – Satisfaction with residential development will be monitored through LDF consultations</p>	<p>See 6.2.1, 6.2.2</p> <p>See 6.2.8</p> <p>See 6.2.3</p> <p>Monitored through the planning application process – specific density indicators no longer appropriate in the context of their removal from PPS3.</p> <p>Indicator under development</p> <p>Indicator under development</p>

<p><b>Urban Renaissance Policies</b></p>	<p>Revitalise rundown areas and create inclusive and sustainable new communities.</p> <p>Promote high quality design and sustain Colchester's historic character, found in its buildings, townscape and archaeology</p>	<p>Meet Core Strategy housing and employment targets for Growth/Regeneration areas to contribute to East of England Plan target for Colchester of 17,100 houses and 20,000 new jobs to be created in the Haven Gateway to 2021 (<i>Policy UR1</i>)</p> <p>0% of new developments to result in loss of Grade I and II* and scheduled monuments at risk. Year on year reduction in number of buildings on Buildings at Risk register. Monitored through the planning applications process (<i>Policy UR2</i>)</p>	<p>Number of new homes and employment development completed at ward level within Growth/Regeneration Areas</p> <p>Buildings of Grade I and II* and scheduled monuments at risk</p>	<p>See Para 6.2.5</p> <p>See Para 6.5.13</p>
<p><b>Public Realm Policies</b></p>	<p>Improve streetscapes, open spaces and green links to provide attractive and accessible spaces for residents to live, work and play.</p>	<p>New development to contribute to open space, green links and streetscape improvements (<i>Policies PR1, PR2, and SD2</i>)</p> <p>100% of all new permitted developments to deliver adequate areas of private/communal space in accordance with the standards set out in the Essex Design Guide and Urban Place Supplement. (<i>Policy PR1</i>)</p> <p>Reduce crime rates across the Borough. Delivered in partnership with Essex Police. These targets will be monitored through the Colchester Community Safety Crime and Disorder Reduction (<i>Policies PR2 and UR2</i>)</p>	<p>Increase in areas of public open space</p> <p>Contributions secured towards streetscape improvements</p> <p>Number of homes with provision of private/communal open space.</p>	<p>See Para 6.5.7</p> <p>See Para 6.5.14</p> <p>See Para 6.5.15</p> <p>See Para 6.6.9</p> <p>See Para 6.6.9</p>
<p><b>Transport and</b></p>	<p>Focus development at accessible locations which support public transport, walking and cycling, and reduce the</p>	<p>Cycling – increase by 75% in urban area by 2010/11 (<i>Policies TA2, TA1 and PR2</i>)</p>	<p>Number of Domestic Burglaries per 1000 Households</p> <p>Annualised Indicator of Cycling Trips linked to LTP* Performance Indicator 10 – Increased to reflect Colchester's cycle town status</p>	<p>See Para 6.4.4</p>

<p>need to travel.</p> <p>Provide excellent public transportation, walking and cycling connections between centres, communities and their needs.</p> <p>Develop Colchester as a Regional Transport Node, improving transport connections and gateways within the Borough and to the wider region.</p> <p>Improve the strategic road network and manage traffic and parking demand.</p>	<p>Motor Vehicles – to control peak period traffic entering the Colchester urban area to 33,400 vehicles by 2010/11 (Policies TA1, TA2, TA3, TA4, and TA5)</p> <p>To reduce the percentage of pupils aged 5-16 travelling by car (Policies TA1, TA2, TA3, TA4, and PR2)</p> <p>Increase use of public transport on selected routes in Colchester (Policies TA3 and TA1)</p> <p>To obtain an agreed travel plan for all major commercial/community developments (Policy TA1)</p> <p>Reduce the proportion of long stay in comparison with short stay parking (Policy TA5)</p> <p>Percentage of completed non-residential development (within Use Class Orders A, B and D) complying with parking standards as set out in the LDF (Policies TA5 and TA1)</p>	<p>Motor Vehicles entering Colchester on the main radial corridors – LTP* Performance Indicator 12a</p> <p>Mode Share of Journeys to School linked to LTP* Performance indicator 13</p> <p>Number of bus passenger journeys on selected routes linked to LTP* Performance indicator 17</p> <p>Encourage modal shift through Travel Plan and planning application processes</p> <p>Comparison of long and short stay car parking demand and duration in public car parks in the Town Centre</p> <p>Percentage of completed non-residential development (within Use Class Orders A, B and D) complying with parking standards as set out in the LDF</p> <p>*LTP indicators are only set to 2010/11 and therefore indicators and targets related to LTP will be reviewed as the LTP is updated</p> <p>Number of homes completed on greenfield land</p> <p>Amount of development in designated areas.</p> <p>Condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC &amp; RAMSAR)</p> <p>Number of visitors to Natura 2000 sites</p>	<p>See Para 6.4.5</p> <p>See Para 6.4.6</p> <p>See Para 6.4.7</p> <p>See Para 6.4.2</p> <p>See Para 6.4.3</p> <p>Indicator under development</p> <p>See Para 6.5.11</p> <p>See Para 6.5.8</p> <p>See Para 6.5.9</p> <p>See Para 6.5.10</p>
<p>185</p>	<p>Environment and Rural Communities Policies</p>	<p>Protect and enhance Colchester's natural and historic environment, countryside and coastline. Support appropriate local employment and housing development in villages and rural communities.</p>	<p>See Para 6.5.11</p> <p>See Para 6.5.8</p> <p>See Para 6.5.9</p> <p>See Para 6.5.10</p>

		No increase in number of Air Quality Management Districts (AQMDs) ( <i>Policies ENV1, TA1, UR2</i> )	Number of AQMDs	See Para 6.5.17
		All developments to incorporate water management schemes including Sustainable Urban Drainage (SUDs) ( <i>Policies ENV1 and ER1</i> )	Number of schemes incorporating water management schemes	See Para 6.5.17
		0% net loss of Local Sites (formerly Sites of Importance for Nature Conservation) & Local Nature Reserves (LNR) ( <i>Policy ENV1</i> )	Number and area of SINC's and LNR's within the Borough	See Para 6.5.5
		0% loss of ancient woodland ( <i>Policy ENV1</i> )	Area of ancient woodland within the Borough (New AMR indicator)	See Para 6.5.4
		0% net loss of priority habitats and species ( <i>Policy ENV1</i> )	Change in priority habitats and species	See Para 6.5.3
		0 applications to be approved contrary to EA advice ( <i>Policies ENV1 and SD1</i> )	Number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds	See Para 6.5.2
		Assist villages in the preparation of Parish Plans/Village Design Statements and achieve 100% adoption rate. ( <i>Policy ENV2</i> )	Number of Parish Plans/Village Design Statements adopted as guidance.	See Para 6.5.18
		Provide 35% of all housing in rural areas as affordable housing ( <i>Policies ENV2 and H4</i> )	Percentage of affordable housing units provided in rural wards	See Para 6.2.4
		Ensure rural areas contribute their proportionate share to the overall jobs target ( <i>Policy ENV2</i> )	Number of jobs in rural areas	See Para 6.3.6
		Contribute to national target of 100% zero carbon by 2016. Data for this will be more readily available from 2010 onwards in line with interim targets for a 25% carbon reduction by 2010, 44% by 2013 & zero carbon by 2016 as defined in Building Regulations (Part L). ( <i>Policy ER1</i> )	Number of zero-carbon homes completed (National target). AMR Indicator to be developed in line with evolving national targets and policies	See Para 6.6.4
Energy, Resources, Waste, Water and Recycling Policies	Encouraging renewable energy and the efficient use of scarce resources. Reduce, reuse and recycle waste.	Contribute to Regional targets in the East of England Plan set out below to increase energy production from renewables sources : 10% by 2010, 17% by 2020 -excluding offshore wind	Renewable energy capacity installed by type	6.6.5



		energy, 14% by 2010, 44% by 2020 – including offshore wind energy <i>(Policy ER1)</i>		
		Contribute to Colchester Borough Council's Local Area Agreement domestic waste recycling targets set out below: 21% by 2008/09, 22% by 2009/10 & 26% recycled by 2010/11 <i>(Policy ER1)</i>	Percentage of domestic waste recycled	See Para 6.5.18
		Contribute to Colchester Borough Council's Local Area Agreement domestic waste composting targets as set out below: 13% by 2008/09, 13% by 2009/10 & 14 % recycled by 2010/11. <i>(Policy ER1)</i>	Percentage of domestic waste composted	See Para 6.5.18
		Contribute to national targets for reduced water consumption/person between 120 litres/person (level 1) and 80 litres/person (level 6) as defined in The Code for Sustainable Homes <i>(Policy ER1)</i>	Per capita consumption of water	See Para 6.5.19

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

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

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

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

Development Linkage	"Local and wider benefit" Projects	Funding status	Delivery Body	
<p data-bbox="555 2018 616 2168">East Growth Area</p> <p data-bbox="770 2152 820 2186">191</p>	Colne River Pedestrian/Cycle Bridge	Secured through Section 106 Agreements	Developer	
	Hythe Rail Station improvements	GAF allocated	Network Rail/ ECC	
	Strategic public open space	To be linked to new development through planning obligations/ standard charges	Developer/ CBC	
	University of Essex expansion	To be secured	University	
	University Research Park (Access improvements)	Secured through Section 106 Agreements	Developer	
	<p data-bbox="911 2018 971 2168">North Growth Area</p>	Allotments	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
		Community Hall improvements and new Community Centre	To be linked to new development through planning obligations/ standard charges	Developer/ CBC
		Community stadium	Secured	CBC
Electricity Sub Station		To be linked to new development through planning obligations/ standard charges	Electricity Provider	

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

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

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



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



