



# **AUTHORITY MONITORING REPORT 2020**

**December 2020**



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

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

All references to the county of Essex are to Essex as it is currently constituted i.e. without the unitary authorities of Southend-on-Sea and Thurrock unless stated otherwise.

All references to 'Colchester' refer to Colchester Borough unless stated otherwise, e.g. Colchester town.

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| <b>Key Headlines from the 2019 – 2020 AMR</b>  |
|--|
| <p>Further evidence base documents and Sustainability Appraisal for the Section 1 Emerging Local Plan were consulted upon from 19 August to 30 September 2019</p> <p>Further Hearing Sessions were held for 7 days between 14 and 30 January 2020</p>  |
| <p>The Wivenhoe Neighbourhood Plan was made (adopted) in May 2019</p> <p>Tiptree Neighbourhood Plan Regulation 14 Consultation held between 8 June 2019 to 21 July 2019</p> <p>The West Bergholt Neighbourhood Plan was made (adopted) in October 2019</p> <p>The Eight Ash Green Neighbourhood Plan was made (adopted) in December 2019</p> <p>Marks Tey Neighbourhood Plan Regulation 14 Consultation held from 24 February to 22 July 2020</p> <p>The Tiptree Neighbourhood Plan was submitted to the Council in March 2020</p> |
| <p>1,124 new dwellings were built in Colchester Borough</p>  |
| <p>202 new build affordable units were built in across the Borough</p>   |
| <p>The North Station Road and Environs Conservation Area was designated in April 2019</p>  |
| <p>13,211m<sup>2</sup> additional areas of open spaces were adopted by the Council</p>   |
| <p>A Climate Emergency was declared by the Council in July 2019. The Council have planted 4,486 trees and 10,000 trees were given to the public as part of the Colchester Woodland Project. The Council also received funding to purchase 25 electric cargo (eCargo) bikes and 5 electric trailers to be used for Council fleet operation and local businesses</p>   |
| <p>The Council has published its Climate Emergency Action Plan in January 2020 which sets out a strategy for how to be carbon neutral in all its operations by 2030</p>  |

## 1. Introduction

### Background to the Report

- 1.1 This Authority Monitoring Report (AMR) contains information about the extent to which the Council's planning policy objectives are being achieved. The monitoring indicators and monitoring of policies cover the period from 1 April 2019 to 31 March 2020. However, further information from outside of this period is included, particularly within the overview and context sections, to reflect the latest information.
- 1.2 The Localism Act removed the requirement for Local Planning Authorities (LPAs) to produce an annual monitoring report for Government, but it did retain an overall duty to monitor planning policies. Authorities can now choose which targets and indicators to include in their monitoring reports as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the Council's planning service with the local community. The monitoring report also needs to demonstrate how councils are meeting the requirement to cooperate with other authorities on strategic issues.

### Monitoring Information

- 1.3 The AMR includes information on the progress the Council is making on a number of key areas. The information provided reflects the monitoring requirements set forth in the Localism Act 2010, the National Planning Policy Framework (NPPF) and associated regulations and guidance. The format focuses on key areas of delivery, including monitoring progress in plan making and in assessing the success of policies concerned with delivery of housing and employment development.
- 1.4 Additionally, the AMR includes relevant measurable indicators for the thematic areas covered by the Local Plan of transport and accessibility; environment and rural communities; and energy, resources, waste water and recycling.
- 1.5 Changes have been made to Use Classes from 1 September 2020. This includes use class A1/2/3 and B1 now being treated as Class E. As a result, Classes A and B1 uses Class D has also been revoked.

### Local Plan Progress

- 1.6 Information on the timetable for preparation and adoption of the Development Plan Documents is contained in the Local Development Scheme (LDS) which is updated on a regular basis, most recently February 2019. While the Council is in the process of examining a new Local Plan, the AMR measures progress on the adopted Local Plan. Upon adoption of the Emerging Local Plan, the monitoring indicators will require review in order to reflect the policies and targets within the new Local Plan. This is likely to occur in the AMR 2022.
- 1.7 The overall strategic policies for Colchester contained in the Core Strategy were found to be 'sound' by a Government-appointed Inspector and the Document 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. Selected Core Strategy and Development Policies were modified by a Focused Review in July 2014.

- 1.8 The development of a new Local Plan has involved an initial Issues and Options consultation, carried out in January/February 2015; a Preferred Options document consultation, carried out from 9 July - 16 September 2016; and a Publication Draft Consultation carried out from 16 June – 11 August 2017. The plan is comprised of a strategic Section 1 which provides policies shared by Braintree, Colchester and Tendring Councils along with a locally specific Section 2 which contains policies and allocations specific to Colchester. Both sections of the Local Plan were submitted to the Planning Inspectorate in October 2017.
- 1.9 Section 1 is currently subject to examination, with hearing sessions having occurred in January and May 2018. Following receipt of a letter from the Inspector on 27 June 2018; updated evidence base documents including Sustainability Appraisal (SA) have been prepared. A technical consultation was carried out from 19 August - 30 September 2019. Further Examination hearing sessions were held for 7 days between 14 January and 30 January 2020.
- 1.10 The North Essex Authorities (NEAs) received a letter from the Section 1 Inspector on [15 May 2020](#). The Planning Inspector agreed that the Plan could be made sound and legally compliant by incorporating Major Modifications (including removal of two of the three Garden Communities located at Colchester/Braintree Borders and West of Braintree) which would be subject to consultation.
- 1.11 The Inspector also stated that the Local Plan has met the legal requirements including the Duty to Co-operate. The North Essex Authorities have all confirmed their position with regard to Section 1, of the Emerging Local Plan, which is to proceed with Option 1 and consult on Modifications.
- 1.12 The Inspector published the formal modifications, and consultation was undertaken alongside the revised SA and Habitats Regulations Assessment (HRA) for a six-week period from 27 August to 9 October 2020. The modifications, SA and HRA were published on the [Examination website](#).
- 1.13 The Inspector also asked for comments in relation to housing in light of the 2018 based household projections. The NEA's have submitted their response to this which is available on the [Examination website](#). This demonstrates that there is no meaningful change for Colchester.
- 1.14 The NEAs are awaiting further correspondence from the Inspector.
- 1.15 The Planning Inspectorate have now appointed two Inspectors to take forward through examination the Section 2 of the local plans for the three local authorities.
- 1.16 Further information regarding the progress of the Emerging Local Plan can be found in Chapter 4.

## 2. Statistical Profile of Colchester

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

Table 1: Statistical Profile of Colchester

| Indicator  | Data   | Source  |
|--|--|---|
| Total Population (2019)  | 194,7000   | Population estimates, ONS   |
| <b>HOUSING</b>   |  |   |
| Number of dwellings  | 81,742 as at 1 <sup>st</sup> April 2019  | Ministry of Housing, Communities and Local Government (MHCLG) live tables |
| Total dwellings delivered for the year 2019-20                                     | 1,124  | Colchester Borough Council  |
| Affordable Homes delivered for the year 2019 - 20                                  | 237 (202 new build completed, and 35 homes acquired by the Council).   | Registered Providers Returns  |
| Average household size (persons)   | 2.33   | 2011 Census   |
| Average household price (£)  | £278,433 as at September 2020  | Hometrack   |
| Lower quartile house price (£)   | £206,000 as at September 2020  | Hometrack   |
| Total Empty Properties <sup>1</sup> (classified as empty for Council Tax purposes) | There were 1,969 empty properties as 13 <sup>th</sup> October 2020<br>(1,889 privately owned or owned by Registered Providers and 80 owned by CBC) | Colchester Borough Council  |

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

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



Authority Monitoring Report 1 April 2019 to 31 March 2020

| Indicator   | Data   | Source  |
|---|--|---|
| Length of time Total Empty Properties have been empty | 0 - 6 months = 956<br>7-12 months = 433<br>1-2 years = 363<br>2-5 years = 145<br>5+ years = 72   | Colchester Borough Council  |
| Households on the Housing Register                    | As at 30th September 2020 there were 2,862 households  | Gateway to Homechoice   |
| Homelessness households                               | For the year 2019-20 CBC accepted a homeless duty for 230 households. Action was taken to prevent homelessness for another 285 households. | Colchester Borough Council  |
| Households in temporary accommodation                 | As at 31 <sup>st</sup> March 2020 there were 156 households in temporary accommodation.  | Colchester Borough Council  |
| Further information on housing in Colchester          | Colchester Housing Strategy  | <a href="https://www.colchester.gov.uk/info/cbc-article/?catid=strategies-and-statistics&amp;id=KA-01436">https://www.colchester.gov.uk/info/cbc-article/?catid=strategies-and-statistics&amp;id=KA-01436</a> |
| EMPLOYMENT  |  |   |
| Economically active population                        | 92,800 (June 2020)   | Annual population survey, ONS   |
| In employment   | 88,400   | As above  |
| Total employees                                       | 80,600   | As above  |
| Self-employed   | 6,900  | As above  |
| Unemployed (model-based)                              | 3,900  | As above  |
| Universal Credit (including Job Seekers Allowance)    | 6,570 (5.3% of individuals aged 16-64) (September 2020)  | Claimant count, ONS   |
| Economically inactive population                      | 32,700   | Annual Population Survey, ONS   |
| Full-time employees                                   | 52,000 (2019)  | Business Register and Employment Survey, ONS  |
| Part-time employees                                   | 32,000 (2019)  | As above  |
| Number of businesses (total)                          | 7,180 Enterprises (2019), accounting for 8,460 "Local units"   | Inter Departmental Business Register (ONS)  |
| Visitor trips numbers                                 | 6,549,000 Day trips;   | Cambridge Model to measure Economic   |

| Indicator   | Data  | Source  |
|---|---|---|
|   | 272,000 Staying visitor trips;<br>959,000 Staying visitor nights.   | Impact of Tourism on Colchester Borough 2018  |
| Visitor spend/value   | £379.4 million  | Cambridge Model to measure Economic Impact of Tourism on Colchester Borough 2018  |
| Tourism related employment  | 7,045   | Cambridge Model to measure Economic Impact of Tourism on Colchester Borough 2018  |
| Educational achievement   | On average 46% of pupils are achieving up to 8 qualifications including English, Maths and 6 other qualifications (English Baccalaureate or GCSEs) in 2016/17 | Department for Education, National Statistics (2019)  |
| Further information on Colchester's economy   | Colchester Economic Strategy  | <a href="https://www.colchester.gov.uk/info/cbc-article/?catid=our-council-strategies&amp;id=KA-01485">https://www.colchester.gov.uk/info/cbc-article/?catid=our-council-strategies&amp;id=KA-01485</a> |
| <b>ENVIRONMENT</b>  |   |   |
| Area of Ancient Woodland  | 573 ha  | Ancient Woodland Inventory  |
| Number of houses at risk from surface water flooding within Critical Drainage Areas | 3,299<br>(1 in 100 years event risk level)  | Surface Water Management Plan 2013  |
| Number of Neighbourhood Plans   | 5 adopted<br>(Myland and Braiswick, Boxted, Wivenhoe, West Bergholt and Eight Ash Green)<br><br>5 being prepared  | Colchester Borough Council  |
| Number of Air Quality Management Areas  | 4   | Colchester Borough Council  |
| Number of Conservation Areas  | 24  | Colchester Borough Council  |

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| Indicator   | Data  | Source                     |
|---|---|----------------------------|
| Number of Listed Buildings and Scheduled Monuments  | 1,607   | Historic England           |
| Number of listing on Heritage at Risk Register  | 7   | Historic England           |
| Number of Historic Parks & Gardens  | 3   | Historic England           |
| Nationally designated sites Special Sites of Scientific Interest (SSSIs)                                  | 8 SSSIs- Abberton Reservoir, Marks Tey Pit, Roman River, Upper Colne Marshes, Wivenhoe Pit, Colne Estuary, Bullock Wood, Tiptree Heath, Cattawade Marshes Upper Colne Marshes Colne Estuary | Natural England            |
| Areas of Outstanding Natural Beauty (AONB)  | 1 (Dedham Vale AONB)  | Colchester Borough Council |
| Internationally Designated Sites (Special Areas of Conservation – SAC and Special Protection Area – SPA). | Essex Estuaries SAC – 46,410ha  | Environment Agency         |
|   | Abberton Reservoir SAC  |                            |
|   | Colne Estuary Mid Essex (Phase 2) SPA – 2719ha  |                            |
|   | Abberton Reservoir SPA - 718ha  |                            |
|   | Blackwater Estuary (Mid Essex Coast Phase 4) SPA – 4,403ha  |                            |

### 3. Duty to Cooperate

- 3.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the LPA's monitoring report must give details of what action has been taken during the monitoring year to satisfy the duty to cooperate. CBC has met this requirement by holding a number of meetings on cross-border, sub-regional and regional issues with relevant stakeholders.
- 3.2 The [Duty to Cooperate Statement \(October 2017\)](#) submitted with the Local Plan provides detailed information on how the duty to cooperate requirement has been met in preparing a new Local Plan. Partners include but are not limited to district/borough/city councils, the County Council, Essex-wide bodies such as the Essex Planning Officers' Association and Essex Chief Executives' Association, North Essex Garden Communities Ltd. Board and the Haven Gateway Partnership covering north-east Essex and south-west Suffolk.
- 3.3 In November 2016, Colchester Borough Council signed a Memorandum of Cooperation with Braintree and Tendring District Councils and Essex County Council confirming that the Councils are collaborating on joint Local Plan work to identify an agreed strategic approach to the allocation and distribution of large scale housing led, mixed use development, including employment opportunities and infrastructure provision, in the form of Garden Communities. Consideration of how potential cross-boundary settlements should be handled, including the potential for development of settlement based on Garden Settlement principles, is being informed by jointly commissioned studies with Braintree and Tendring.
- 3.4 As part of the evidence gathering work for the Local Plan, the Council has met with providers of key infrastructure to identify any major constraints or issues to consider in the generation of growth options and the identification of a preferred option. The Council has spoken to providers of roads, rail network and rail services, bus services, education, health, water and sewerage, environmental protection, electricity, and gas.
- 3.5 Cooperation around the production of an evidence base has also included the Council's participation in Essex-wide work on population forecasts and on a Gypsy and Traveller Accommodation Assessment. The Council jointly commissioned work to establish an [Objectively Assessed Housing Need](#) target along with Braintree, Chelmsford and Tendring to provide a consistent approach to the development of identifying housing need across local authority boundaries.
- 3.6 Various updates to the evidence base documents including those jointly commissioned, have occurred throughout the Local Plan process. A collaborative approach by Colchester Borough Council, Braintree District Council and Tendring District Council known as the North Essex Authorities (NEAs) has and will continue throughout the examination of the Section 1 Local Plan.
- 3.7 A number of [Statements of Common Ground \(SoCG\)](#) have been established between the NEAs and various stakeholders throughout the Local Plan process and during the Section 1 Examination. During this monitoring period, a SoCG has been revised/updated or produced an addendum between the NEAs and the following:

- Uttlesford District Council – November 2019;
- Maldon District Council – November 2019;
- University of Essex – November 2019;
- Essex County Council and Greater Anglia – December 2019;
- Highways England – December 2019;
- Natural England – December 2019;
- The Environment Agency and Anglian Water – December 2019;
- North East Essex Clinical Commissioning Group and East Suffolk & Essex Foundation Trust – December 2019;
- Galliard Homes, Andrewsfield New Settlement Consortium and Countryside Properties – December 2019;
- Gateway 120, Cirrus Land Limited and L&Q New Homes Limited – December 2019;
- Mersea Homes – December 2019; and
- Historic England - January 2020.

- 3.8 The Inspector of the Section 1 Local Plan wrote to the [NEAs on 8 June 2018](#) outlining areas of future work required to progress the emerging Local Plan and three options for the NEAs to consider. The Inspector concluded in his letter that each of the NEAs had met the duty to cooperate in the preparation of the Section 1 Local Plan.
- 3.9 The NEAs decided to undertake additional work including an update to the Sustainability Appraisal; and continue the examination of the Local Plan, as outlined in a letter to [the Inspector 19 October 2018](#). The NEAs have continued to work in partnership during this process and have published a number of additional evidence base documents to address the concerns outlined by the Inspector.
- 3.10 The Inspector held additional hearing sessions from 14 January to 30 January 2020. The collaborative approach engrained in the Section 1 Local Plan process has continued throughout the examination with the NEAs continuing to work together during the additional hearing sessions.
- 3.11 In his letter dated [15 May 2020](#), the Inspector reaffirmed that the NEAs have met the Duty to Cooperate. The Inspector also concluded that no one's interests were materially prejudiced by the way in which the additional evidence base consultation was undertaken in Summer 2019.
- 3.12 To support the delivery of the Garden Communities, the NEAs have also worked in partnership with Essex County Council to prepare submissions to the Housing Infrastructure Fund (HIF) to secure government funding for infrastructure to support housing growth across North Essex. It was announced in August 2019 that the A120/A133 link road and Rapid Transit System bids were successful and have secured a multi-million pound investment. Further information regarding the HIF bids can be found on the [Essex County Council website](#).
- 3.13 Joint planning work is continuing with the preparation of Development Plan Document (DPD) for the Tendring Colchester Borders Garden Community which will

provide detail on location and design. An [Issues and Options consultation](#) for the DPD was held from 13 November 2017 to 2 February 2018. The study work and responses from that consultation form a starting point for the next phase of work, bearing in mind the changes during the intervening period.

3.14 Tendring and Colchester Councils will work together to commission further evidence base and masterplanning work required to support the DPD. As with masterplanning work carried out for the Issues and Options stage, work will include focused consultation with stakeholders and existing communities in the vicinity of Tendring Colchester Borders Garden Community. Local Plan Committee were presented with a proposal for the preparation of the DPD in July 2020.

3.15 Further information regarding the Emerging Local Plan can be found via the [Examination website](#) and in Section 4 below.

## 4. 2019-20 Progress on Plan Preparation

4.1 The current Local Development Scheme (LDS) sets out the programme for plan preparation from 2019 to 2022. This is available on the [Council's website](#), see Appendix C – Local Development Scheme 2019-2022 for a summary chart. The LDS has not been revised during this monitoring period. The table below summarises the progress of the documents in the LDS and identifies key milestones.

Table 2: Local Development Scheme Progress

| Development Plan Document | Progress / Current stage<br>Comments  | Target Date/<br>Key Milestones  |
|---------------------------|---|---|
| New Local Plan            | <p>Issues &amp; Options Consultation<br/>Feb/March 2015</p> <p>Preferred Options Draft and<br/>Consultation July-September 2016</p> <p>Submission Plan Consultation June-<br/>August 2017</p> <p>Submission to PINs 9 October 2017</p> <p>Examination Hearing Sessions for<br/>Section One from 16 January to 25<br/>January 2018</p> <p>Additional Hearing Session 9 May<br/>2018</p> <p>Letters from Inspector received 8 June<br/>2018, 27 June 2018 and 2 August<br/>2018</p> <p>NEAs responded to Inspector's letters,<br/>20 July 2018 and 19 October 2018</p> <p>NEAs prepared updated evidence<br/>base documents including SA during<br/>2018/19 financial year</p> <p>Technical Public Consultation on<br/>updated evidence base documents<br/>19 August - 30 September 2019</p> <p>Further Examination Hearings<br/>Sessions (Section One) from 14 - 30<br/>January 2020</p> | <p>Section One<br/>Adoption Winter<br/>2020/21 (if adopted<br/>independently)</p> <p>Local Plan Adoption<br/>Winter 2021/22</p> |

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| Development Plan Document   | Progress / Current stage<br>Comments  | Target Date/<br>Key Milestones  |
|---|---|---|
|   | Letter from Inspector received 19 May 2020<br><br>Main Modifications Consultation<br>27 August to 9 October 2020  |   |
| Community Infrastructure Levy (CIL)                                   | Draft Schedule delayed to align with the New Local Plan<br><br>Consultation on Draft Schedule Evidence Base February 2016<br><br>The Planning for Change White Paper published in August 2020 includes proposals to replace CIL with a nationally set Infrastructure Levy. Any further update regarding this will inform the Council's future work.   | Schedule to align with Local Plan adoption  |
| Planning Obligations SPD  | Initial draft prepared for member approval for public consultation<br><br>Presentation at Local Plan Committee December 2019<br><br>Consultation 24 January to 9 March 2020   | Following consultation, decision made to review and reconsult once Local Plan adopted |
| Recreational disturbance Avoidance and Mitigation Strategy (RAMS) SPD | Initial Draft of SPD approved for consultation and note the findings of the RAMS Strategy Document Local Plan Committee February 2019<br><br>As other partners have adopted the RAMS Strategy Document, this was adopted by Local Plan Committee October 2019<br><br>Approval of updated RAMS SPD for consultation by Local Plan Committee October 2019<br><br>RAMS SPD consultation 10 January to 21 February 2020<br><br>RAMS SPD adopted by Local Plan Committee August 2020 | RAMs SPD Adopted August 2020  |
| Statement of Community Involvement (SCI)                              | Statement of Community Involvement Updated in July 2020 to reflect specific requirements arising from national  | No update currently required.   |



| Development Plan Document     | Progress / Current stage<br>Comments   | Target Date/<br>Key Milestones   |
|-------------------------------|--|--|
|                               | guidance and procedures on dealing with Covid-19 implications.<br><br>Subject to review following government regulation changes or new examples of best practise introduced.   | Position to be reviewed annually or in line with national policy and guidance changes in relation to Covid-19. |
| Joint Strategic Growth DPD(s) | Planning Framework Document(s) related to strategic growth areas will need to be aligned with New Local Plan and comply with Duty to Co-operate with neighbouring authorities.<br><br>Issues and Options Consultation November 2017 to February 2018 | Programmed for adoption in Winter 2022/23, dependent upon Local Plan adoption.                                 |

4.2 As noted above, the Inspector of the section 1 Local Plan wrote to the NEAs on 8 June 2018 outlining areas of future work required to progress the Emerging Local Plan and three options for the NEAs to consider. A supplementary post hearing letter was also received on 27 June 2018 confirming the OAHN study and requirement figures contained in the Emerging Local Plan to be soundly based.

4.3 Further information about the three options was provided via a secondary letter on 2 August 2018. As a result of this the Local Plan Committee meeting scheduled for 13 August 2018 was postponed to give members more time to consider implications of the Inspector's letter and to obtain further advice. The Local Plan Committee meeting was rescheduled to 13 September 2018 where it was agreed additional work would be undertaken to continue the examination.

4.4 On 19 October 2018 the NEAs responded to the Inspector's letters to seek confirmation of the proposed programme for preparation of the updated evidence base, Sustainability Appraisal and a proposed period of suspension of the examination until February 2019 when this additional work is scheduled for completion.

4.5 A further letter from the Inspector was received on 21 November 2018 outlining points of clarity regarding the proposed methodology for the Sustainability Appraisal. The Inspector advises that the NEAs should take as much time as is required to ensure this additional work addresses all the concerns outlined in the Inspectors letter dated 8 June 2018.

4.6 It was agreed that it would be appropriate for the examination to be suspended until all the NEAs have considered and approved the updated evidence base and Sustainability Appraisal and confirmed their position on the Plan's Strategy.

4.7 Local Plan Committee approved public consultation for the updated evidence base documents on 22 July 2019. Following approval by both Braintree District Council and Tendring District Council, a public consultation was carried out between 19 August - 30 September 2019. The following documents were the subject of this technical consultation:

- Additional Sustainability Appraisal;
- North Essex Rapid Transit System: from Vision to Delivery;
- Modal Share Strategy for the North Essex Garden Communities;
- Employment Provision for the North Essex Garden Communities;
- Build Out Rates at the Garden Communities;
- Habitats Regulations Assessment;
- Delivery Mechanisms Position Statement;
- State Aide Position Statement;
- Viability Assessment Update;
- Infrastructure Order of Costs Estimate;
- Infrastructure Planning, Phasing and Delivery; and
- Suggested amendments to the Publication Draft Braintree, Colchester and Tendring Local Plans: Section 1.

4.8 Following this public consultation, all responses were forwarded to the Inspector for review and further consideration. The Inspector outlined that further hearing sessions were required to gain additional information in order to be able to determine whether or not the Section 1 Plan is sound and legally compliant.

4.9 The Inspector issued further Matters, Issues and Questions on 11 November 2019 to set out the topics for the further hearing sessions, the issues of consideration and the questions which require further information. Although further hearing statements were not obligatory (for all participants except the NEAs), the Inspector requested these were received via the Programme Officer by 2 December 2019. Any responses to hearing statements, including the NEAs were received via the Programme Officer by 16 December 2019.

4.10 Further Hearing Sessions were held for 7 days between Tuesday 14 January and Thursday 30 January 2020 at the JobServe Community Stadium (formerly The Weston Homes Community Stadium).

4.11 The North Essex Authorities (NEAs) received a letter from the Section 1 Inspector on [15 May 2020](#). The Planning Inspector concluded that the Plan had been deemed to be legally compliant, the Sustainability Appraisal, subject to some issues on deliverability, had been accepted and he concluded that the Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) had been assessed correctly. The Inspector also reconfirmed his original position on housing numbers with a requirement of 920 houses per annum for Colchester, although this would need to be reviewed in the light of the 2018 household projections. The Inspector was also content with the range of delivery mechanisms and with road links and other infrastructure issues and with employment contributions.

- 4.12 However, there were significant issues on which he had not been convinced. He had not been satisfied that routes three and four of the Rapid Transit System were deliverable and he had expressed concern about the proposed annual rate of housebuilding. He had not accepted some of work done by the NEAs on land values which had implications for his view on the viability of garden communities at Colchester Braintree Borders and West of Braintree. The Inspector therefore concluded that neither of these garden communities were likely to be delivered. However, he had concluded that the Section 1 Plan could be sound if those garden communities were removed and the Tendring Colchester Borders Garden Community only was included.
- 4.13 The Inspector also stated that the Local Plan has met the legal requirements including the Duty to Co-operate. Local Plan Committee confirmed their position with regard to the Section 1 Emerging Local Plan, which is to proceed and consult on Modifications. This position was also confirmed at Braintree and Tendring District Councils.
- 4.14 The Inspector published the formal modifications and consultation was undertaken alongside the revised SA and HRA for a six-week period from 27 August to 9 October 2020. The modifications, SA and HRA were published on the [Examination website](#).
- 4.15 The Inspector also asked for comments in relation to housing in light of the 2018 based household projections. The NEA's have submitted their response to this which is available on the [Examination website](#). This demonstrates that there is no meaningful change for Colchester.
- 4.16 The NEAs are awaiting further correspondence from the Inspector.
- 4.17 All correspondence mentioned above between the NEAs and the Inspector is available on the [Examination website](#).
- 4.18 Following the Section 1 Inspectors Letter of May 2020, the Planning Inspectorate have appointed two Inspectors to examine the Section 2 Emerging Local Plan. The Inspectors are Jameson Bridgwater PGDiTP MRTPI and Anne Jordan BA (Hons) MRTPI. The Section 2 Examination will commence, once the Section 1 examination has concluded.

### Neighbourhood Plans

- 4.19 Neighbourhood planning has remained high on the national government's agenda since regulations were introduced in 2012. Revisions to the Neighbourhood Planning Regulations in January 2018, the revised NPPF (February 2019) and changes to the National planning practice guidance in May 2019 continue to demonstrate the importance of Neighbourhood Plans (NPs) for housing provision and local planning matters.

4.20 A number of Neighbourhood Plans have progressed during the monitoring period. Table 3 summarises the current position of NPs within the Borough.

4.21 During the 2019-20 monitoring period the following has occurred:

- Wivenhoe Neighbourhood Plan successful in referendum on 2 May 2019 and the Plan was formally made (adopted) in May 2019 and is now part of the Development Plan used for decision making;
- West Bergholt Examination concluded in May 2019, with a successful referendum held on 19 September 2019. The West Bergholt Neighbourhood Plan was made at Full Council on 16 October 2019 and is now part of the Development Plan used for decision making;
- Eight Ash Green Examination concluded in September 2019, with a successful referendum held on 7 November 2019. The Eight Ash Green Neighbourhood Plan was made at Full Council on 5 December 2019;
- Marks Tey Neighbourhood Plan Regulation 14 Consultation held from 24 February to 22 July 2020 (this consultation period was extended beyond the minimum six week period as a result of Covid-19);
- Great Tey Neighbourhood Plan Call for Sites Summer 2019;
- Tiptree Neighbourhood Plan Regulation 14 Consultation held from 8 June 2019 to 21 July 2019;
- Tiptree Neighbourhood Plan submitted to CBC in accordance with Regulation 15 in March 2020; and
- Continued work for a number of other Neighbourhood Plans.

4.22 The following key milestones have occurred in the next monitoring period (2020/21) but for completeness have also been recorded in this report:

- Tiptree Neighbourhood Plan Regulation 16 Consultation held from 22 June to 10 August 2020;
- Tiptree Neighbourhood Plan Examination commenced in August 2020. The Examiner issued his report recommending the plan cannot proceed to referendum in October 2020 and
- West Mersea Neighbourhood Plan Regulation 14 Consultation held from 23 October to 11 December 2020.

Table 3: Neighbourhood Plans Progress

Authority Monitoring Report 1 April 2019 to 31 March 2020

| Neighbourhood Plan     | Area Designated | Current Stage  |
|------------------------|-----------------|--|
| Boxted                 | October 2012    | Adopted December 2016, part of the Development Plan used for decision making.  |
| Myland and Braiswick   | January 2013    | Adopted December 2016, part of the Development Plan used for decision making.  |
| Wivenhoe               | July 2013       | Adopted May 2019, part of the Development Plan used for decision making.   |
| West Bergholt          | July 2013       | Adopted October 2019, part of the Development Plan used for decision making.   |
| Eight Ash Green        | June 2015       | Adopted December 2019, part of the Development Plan used for decision making.  |
| Tiptree                | February 2015   | <p>Regulation 16 consultation held 22 June to 10 August 2020</p> <p>Examination commenced in August 2020.</p> <p>Examiner's Report issued October 2020 recommending the Plan cannot proceed to referendum.</p> <p>The Tiptree Neighbourhood Plan process will recommence at the Regulation 14 stage.</p> |
| Copford with Easthorpe | May 2015        | <p>Evidence gathering and plan preparation</p> <p>Consultant appointed in Winter 2019/20</p> <p>Regulation 14 Consultation anticipated Winter 2020/21</p>  |
| Marks Tey              | September 2015  | <p>Regulation 14 Consultation held 24 February 2020 to 12 July 2020. The consultation period was extended beyond the minimum six weeks as a result of Covid-19</p> <p>Submission to CBC anticipated Winter 2020/21</p>   |
| West Mersea            | November 2016   | <p>Consultant appointed to assist in drafting the Plan</p> <p>Regulation 14 Consultation held from 23 October to 11 December 2020.</p>   |
| Great Tey              | June 2017       | <p>Evidence gathering and plan preparation</p> <p>Consultant appointed and call for sites carried out Summer 2019.</p> <p>Update and Consultation following Call for Sites – Autumn 2020.</p>  |
| Messing                | July 2013       | Work abandoned. No active NHP group currently.   |
| Stanway                | June 2014       | Work abandoned. No active NHP group currently.   |

## 5. Planning Applications

5.1 The level of planning applications provides a useful backdrop against which the effects of policies can be considered. Table 4 below summarises planning applications determined in this monitoring period.

Table 4: Planning Applications Summary 1 April 2019 to 31 March 2020

| Planning Applications from 1 April 2019 to 31 March 2020     |   |
|--|---|
| The number of applications received (major, minor and other) | 1,594                                     |
| The number of applications approved                          | 1,330                                     |
| The number of applications refused                           | 130                                       |
| The number of appeals made                                   | 41  |
| The number of appeals allowed                                | 5 (1 Partial, 2 Withdrawn & 37 Dismissed) |
| The number of departures                                     | 0 (for determinations within the period)  |
| Minor applications decided within 8 weeks                    | 93%                                       |
| Major applications decided within 13 weeks                   | 95%                                       |

5.2 The total number of applications (major, minor and others i.e. change of use and listed building consent) received between 1 April 2019 and 31 March 2020 of 1,594 shows a slight decrease on last year's total of 1,659. This figure however does not include all applications i.e. discharge of condition and preliminary inquiries. When these are added the total for the year is 2,475.

5.3 Decision rates remain high with 93% of minor applications decided within 8 weeks; the same percentage as recorded in 2018/19 and 2017/18. Performance in the major applications category has increased from 84% in 2018/19 to 95% in this monitoring period. This is higher than the previous two monitoring years of 93% and demonstrates that majority of applications are being determined within the specified decision time limits.

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

## 6. Key Theme: Housing Indicators

### Overview

- 6.1 In line with the NPPF, the Council is required to ensure sufficient housing land is supplied to meet local housing needs. The Council has developed an Objectively Assessed Need (OAN) target for the submitted Emerging Local Plan of 920 houses a year which takes into account the requirements of the NPPF 2012; and will ensure the Borough provides a 5 year supply of specific deliverable sites and identifies a supply of specific developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 6.2 The target of 920 homes a year reflects a comprehensive evidence base which includes the following:
- Objectively Assessed Housing Need Study produced by Peter Brett Associates (PBA) in July 2015 and updated November 2016 for Braintree, Chelmsford, Colchester and Tendring Councils:
  - Review of the Strategic Housing Market Assessment (SHMA) work in Chelmsford, Colchester, Braintree and Tendring to bring it into compliance with the NPPF and PPG - HDH Planning and Development Ltd, December 2015.
- 6.3 Following publication of the revised NPPF in February 2019, chapter 5 sets out central government's position in relation to how LPAs will need to ensure the delivery of a sufficient supply of homes. This includes the expectation that strategic policy making authorities will follow a Standard Methodology for assessing local housing need unless there are exceptional circumstances. As the Emerging Local Plan has been submitted on or before 24<sup>th</sup> January 2019, as per the transitional arrangements outlined in the NPPF 2019, the Emerging Local Plan will be assessed upon the NPPF 2012. Accordingly, the Council believes there are exceptional circumstances that justify the use of an alternative methodology for strategic policies.
- 6.4 In other circumstances, i.e. decision making, the starting point for calculating housing need will be the Standard Method which will inform the 5 year land supply requirement until such time as the new Local Plan is adopted.
- 6.5 The Council has published an updated [Housing Land Supply Annual Position Statement \(May 2020\)](#) for the current 5 year period. This demonstrates that Colchester has a sufficient supply of deliverable housing sites against the Emerging Local Plan target (920 dwellings per annum) and Standard Method (1,140 dwellings per annum (including 5% buffer)) which the council is required to have regard to until such a time when the Emerging Local Plan is adopted.

|                     |                  |                                       |
|---------------------|------------------|---------------------------------------|
| Housing Indicator 1 | Housing Delivery | Indicator for Core Strategy Policy H1 |
|---------------------|------------------|---------------------------------------|

6.6 Most of the housing programmed for delivery in the 2001-2023 period has already been accounted for by previous Local Plan allocations, housing completions and planning permissions. Colchester delivered 18,042 new homes between 2001/02 and 2019/20 at an average rate of 950 dwellings per year. During the last monitoring period, a total of 1,124 units were delivered within the Borough. See Table 5 and Figure 1 below.

Table 5: New Dwelling Completions in Colchester 2001/2 to 2019/20

| Year                                 | Total Units   |
|--------------------------------------|---------------|
| 2001/2002                            | 566           |
| 2002/2003                            | 980           |
| 2003/2004                            | 916           |
| 2004/2005                            | 1,277         |
| 2005/2006                            | 896           |
| 2006/2007                            | 1,250         |
| 2007/2008                            | 1,243         |
| 2008/2009                            | 1,028         |
| 2009/2010                            | 518           |
| 2010/2011                            | 673           |
| 2011/2012                            | 1,012         |
| 2012/2013                            | 617           |
| 2013/2014                            | 725           |
| 2014/2015                            | 943           |
| 2015/2016                            | 1,149         |
| 2016/2017                            | 912           |
| 2017/2018                            | 1,048         |
| 2018/2019                            | 1,165         |
| <b>2019/2020</b>                     | <b>1,124</b>  |
| <b>Total from 2001/02 to 2019/20</b> | <b>18,042</b> |



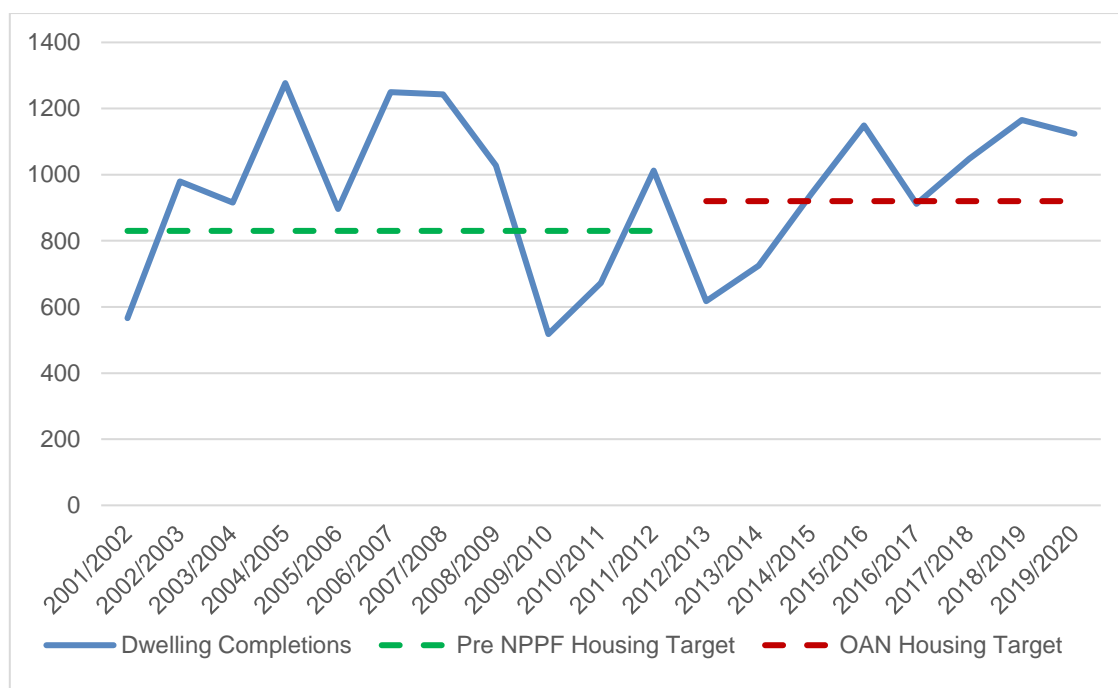


Figure 1: New Dwelling Completions in Colchester 2001/02 to 2019/20

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

Table 6: Essex Local Authority Housing Delivery

| Authority          | 2014/15      | 2015/16      | 2016/17      | 2017/18      | 2018/19      | 2019/20      | Total Units   |
|--------------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Basildon           | 678          | 816          | 412          | 341          | 340          | 471          | 3,058         |
| Braintree          | 409          | 523          | 291          | 491          | 555          | 883          | 3,152         |
| Brentwood          | 159          | 111          | 150          | 213          | 246          | 200          | 1079          |
| Castle Point       | 202          | 123          | 114          | 150          | 200          | 71           | 860           |
| Chelmsford         | 826          | 792          | 1,002        | 1,008        | 1,256        | 832          | 5,716         |
| Colchester         | 943          | 1,149        | 912          | 1,048        | 1,165        | 1,124        | 6,341         |
| Epping Forest      | 229          | 267          | 157          | 526          | 426          | 223          | 1,828         |
| Harlow             | 201          | 225          | 340          | 347          | 676          | 725          | 2,514         |
| Maldon             | 68           | 230          | 243          | 166          | 306          | 426          | 1,439         |
| Rochford           | 167          | 148          | 117          | 299          | 262          | 347          | 1340          |
| Tendring           | 267          | 245          | 658          | 565          | 915          | 784          | 3,434         |
| Uttlesford         | 463          | 554          | 722          | 966          | 983          | 485          | 4,165         |
| <b>Essex Total</b> | <b>4,612</b> | <b>5,183</b> | <b>5,118</b> | <b>6,120</b> | <b>7,330</b> | <b>6,571</b> | <b>34,926</b> |

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

6.8 Colchester's build rate has been on target in recent years. When taking an average of the past three years Colchester has provided a net additional 1,112 new homes per year, which provides reassurance on future target delivery. In addition to

locational and market factors, this reflects the Council's willingness to work with developers to bring schemes forward. The Council accordingly expects to be able to continue a sufficient rate of delivery.

6.9 Of the 1,124 dwellings completed in this monitoring period, 399 units were from windfall sites. This is a higher than the 243 windfall units delivered in 2018/19 and is higher than the average delivery rate of 285 windfall units over a five-year period. See Figure 2 and table 7 below.

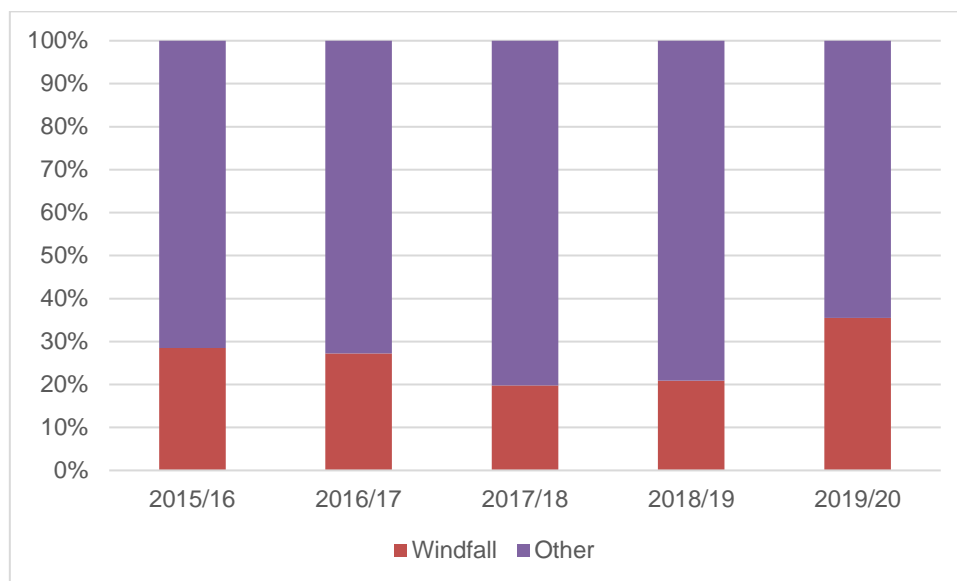


Figure 2: Percentage of Windfall Site Completions 2015/16 to 2019/20

Table 7: Colchester Historic Windfall Completions

| Year                              | 2015/2016 | 2016/17 | 2017/18 | 2018/19 | <b>2019/20</b> | Average |
|-----------------------------------|-----------|---------|---------|---------|----------------|---------|
| Number of Dwellings from Windfall | 328       | 248     | 207     | 243     | <b>399</b>     | 285     |

6.10 The housing completions included in this report shows that a net of 1,124 homes were built between 1 April 2019 and 31 March 2020. This is marginally lower than the previous years' total of 1,165 homes but is considered to still demonstrates good local market conditions. See Table 8 below.

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Table 8: Housing Completions (site by site basis) 1 April 2019 to 31 March 2020

| PLANNING REFERENCE                 | SITE LOCATION                                    | 2019/20 |
|------------------------------------|--|---------|
| <b>BERECHURCH</b>                  |  |         |
| 160071                             | BOURNE COURT, COLCHESTER                         | 5       |
| 162958                             | 17 BLACKHEATH, COLCHESTER                        | 9       |
| <b>CASTLE</b>                      |  |         |
| 152840                             | 78 MALDON ROAD                                   | 1       |
| 172739                             | 42 CROUCH STREET, COLCHESTER                     | 26      |
| 180181                             | 36A – 42 BARRACK STREET, COLCHESTER              | 7       |
| 182202                             | 1A LEXDEN ROAD                                   | 1       |
| 180495                             | 1 TRINITY STREET COLCHESTER                      | 13      |
| <b>GREENSTEAD</b>                  |  |         |
| 181829                             | AIM HIRE SITE, HAWKINS ROAD, COLCHESTER          | 151     |
| 181907                             | AVON WAY HOUSE, AVON WAY, COLCHESTER             | 152     |
| <b>LEXDEN &amp; BRAISWICK</b>      |  |         |
| 160927                             | 37 OAKS DRIVE, COLCHESTER                        | 1       |
| 151495                             | HIGH TREES, ST CLARE DRIVE, COLCHESTER           | 2       |
| 182169                             | 24 BRADBROOK COTTAGES, ARMOURY RD, WEST BERGHOLT | 1       |
| 152322                             | LITTLE PORTERS, PORTERS LN, FORDHAM HEATH        | 1       |
| 162169                             | MERCERS PLACE, HALSTEAD ROAD, EIGHT ASH GREEN    | 4       |
| <b>MILE END</b>                    |  |         |
| 100502                             | FORMER SEVERALLS HOSPITAL PHASE 2, COLCHESTER    | 167     |
| 150473                             | CHESTERWELL, (Both Outlets)                      | 62      |
| 150600                             | LAND ADJ 89 NAYLAND RD, COLCHESTER               | 3       |
| 160920                             | 248 MILL ROAD, COLCHESTER                        | 1       |
| <b>NEW TOWN &amp; CHRISTCHURCH</b> |  |         |
| 152730                             | BROOKLAND YOUTH CENTRE, BROOK STREET             | 5       |
| 170621                             | GARRISON DEVELOPMENT - K1 (McCARTHY & STONE)     | 53      |
| 180057                             | GARRISON DEVELOPMENT - J2r2 (J2Br) (BOVIS)       | 52      |
| 151087                             | GARRISON DEVELOPMENT - A1 (MEE01 & MEE03)        | 6       |

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| PLANNING REFERENCE           | SITE LOCATION   | 2019/20 |
|------------------------------|---|---------|
| 131336                       | 47 & 49 WICKHAM ROAD, COLCHESTER                              | 1       |
| 170818                       | LAND R/O 92-94 MERSEA ROAD                                    | 2       |
| 190379                       | 56 MILITARY ROAD. COLCHESTER                                  | 1       |
| 193466                       | 8C MAGDALEN STREET  | 2       |
| 180308                       | 13.14 1-7 WINNOCKS ALMS, COLCHESTER                           | 2       |
| <b>OLD HEATH &amp; HYTHE</b> |   |         |
| 181552                       | LAND ADJ 33 ABBOTS ROAD COLCHESTER                            | 1       |
| 150492                       | CANNOCK MILL, OLD HEATH ROAD                                  | 23      |
| 162165                       | 92 HYTHE HILL, COLCHESTER                                     | 1       |
| 172549                       | 13 FINGRINGHOE ROAD, COLCHESTER                               | 1       |
| <b>SHRUB END</b>             |   |         |
| 170485                       | 65 JOHN KENT AVENUE, COLCHESTER                               | 1       |
| <b>ST JOHNS AND ST ANNES</b> |   |         |
| 161355                       | 287 IPSWICH ROAD, COLCHESTER                                  | 1       |
| 130560 182804                | 78 BROMLEY ROAD, COLCHESTER                                   | 1       |
| 161281                       | 13 SUFFOLK CLOSE, COLCHESTER                                  | 1       |
| 170735                       | LAND BETWEEN 42 AND 58 PARSONS HEATH, COLCHESTER              | 4       |
| 172057                       | FORMER M & F WATTS  | 2       |
| <b>STANWAY</b>               |   |         |
| 120848                       | RAILWAY SIDINGS SITE, NORTH OF HALSTEAD ROAD, STANWAY         | 7       |
| VARIOUS                      | LAKELANDS   | 37      |
| 152826                       | LAND BETWEEN AND FRONTING DYERS ROAD AND WARREN LANE, STANWAY | 32      |
| 180873                       | DYERS ROAD, COLCHESTER (MERSEA HOMES)                         | 2       |
| 170023                       | SLAPTON, 11 LUCY CLOSE, STANWAY                               | 1       |
| 170207                       | 24 VILLA ROAD, STANWAY  | 1       |
| 170023                       | SLAPTON, 11 LUCY CLOSE, STANWAY                               | 1       |
| 160696                       | WYVERN FARM, LONDON ROAD, STANWAY                             | 64      |
| 190079                       | NEW BARNS, CHURCH LANE, STANWAY                               | 1       |
| <b>MARKS TEY &amp; LAYER</b> |   |         |

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| PLANNING REFERENCE           | SITE LOCATION   | 2019/20 |
|------------------------------|---|---------|
| 161283                       | NEW HALL, COPT HALL LANE, GREAT WIGBOROUGH                              | 1       |
| 152368                       | 15 MALTING GREEN ROAD, LAYER DE LA HAYE                                 | 1       |
| 152626                       | L/A 172 OLD LONDON ROAD, MARKS TEY (NOT DUPLICATE)                      | 1       |
| 163146                       | SALCOTT COTTAGES, THE STREET, SALCOTT                                   | 1       |
| 172108                       | LAYER MARNEY NURSERIES, SMYTHES GREEN, LAYER MARNEY                     | 4       |
| 171984                       | "BIRCHWOOD" BIRCH STREET, BIRCH, COLCHESTER                             | 1       |
| 182328                       | 132 HIGH ROAD, LAYER DE LA HAYE   | 1       |
| 180808                       | "MILL FARM" BIRCH STREET, BIRCH, COLCHESTER                             | 1       |
| <b>MERSEA &amp; PYEFLEET</b> |   |         |
| 100927                       | PLOT TO THE REAR OF 19 EMPRESS AVENUE, WEST MERSEA                      | 1       |
| 120907                       | LAND REAR OF 19 ROSEBANK ROAD, ACCESS OFF BLACKWATER DRIVE, WEST MERSEA | 1       |
| 145978                       | 24 OAKWOOD AVENUE, WEST MERSEA  | 1       |
| 151500                       | 21 PRINCE ALBERT RD, WEST MERSEA  | 2       |
| 160750                       | STANDISH, IVY LANE, EAST MERSEA   | 1       |
| 163155                       | PLANE HALL FARM, SOUTH GREEN ROAD, FINGRINGHOE                          | 1       |
| <b>ROWHEDGE</b>              |   |         |
| 144693                       | ROWHEDGE WHARF (Bloor)  | 42      |
| 160551                       | ROWHEDGE WHARF, FORMER ROWHEDGE PORT, ROWHEDGE (Hills)                  | 46      |
| 173175                       | 18 RECTORY ROAD ROWHEDGE  | 4       |
| <b>RURAL NORTH</b>           |   |         |
| 170997                       | HILL FARM, BOXTED   | 10      |
| 171207                       | PEARTREE HILL, MOUNT BURES  | 1       |
| 150859                       | TEY CROSS FARM, EARLS COLNE RD, WAKES COLNE                             | 1       |
| 160333                       | STURGEONS FARM, MIDDLE GREEN, WAKES COLNE                               | 1       |
| 170137                       | GREAT LOVENEY HALL, UPPER GREEN, WAKES COLNE                            | 1       |
| 181654                       | BARRITTS FARM, QUEEN HEAD ROAD, BOXTED                                  | 1       |
| <b>TIPTREE</b>               |   |         |
| 122134                       | GRANGE ROAD, TIPTREE  | 34      |
| 130245                       | LAND ON NORTH EAST SIDE OF FACTORY HILL, TIPTREE                        | 40      |

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| PLANNING REFERENCE                | SITE LOCATION                | 2019/20      |
|-----------------------------------|------------------------------|--------------|
| 162809                            | 110 CHURCH ROAD, TIPTREE     | 2            |
| 181725                            | 93 MALDON ROAD, TIPTREE      | 1            |
| <b>WIVENHOE</b>                   |                              |              |
| 172360                            | 71 THE AVENUE, WIVENHOE      | 2            |
| 163158                            | 5 HIGH STREET, WIVENHOE      | 1            |
| 170958                            | 15-16 NELSON CLOSE, WIVENHOE | 2            |
| 171652                            | 10-14 NELSON CLOSE           | 4            |
| <b>DWELLING COMPLETIONS TOTAL</b> |                              | <b>1,124</b> |

| Housing Indicator 2 | Percentage of new and converted dwellings on previously developed land (brownfield) | Indicator for Core Strategy Policies SD1, H1 and UR1 |
|---------------------|---|--|
|---------------------|---|--|

6.11 This indicator has been removed from the AMR. The Council have defended a number of planning appeals over the last couple of years, which have been in conflict with key Policies SD1, H1 and ENV1 of the Adopted Local Plan in addition to other site-specific policies which may apply to each case. Regardless of the outcome of the appeal decision, a consistent conclusion of the extent to which elements of these key policies are up to date and consistent with the NPPF has emerged.

6.12 Policy SD1 is considered out of date in respect of the housing and job requirement figures and by requiring a sequential approach that gives priority to previously developed land (PDL). As a result, this portion of the policy is no longer required to be monitored. It should be noted that the remaining elements of the policy are considered up to date and consistent with the NPPF.

### Brownfield Register

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

6.14 The Council has granted planning permission on a number of brownfield sites via the traditional planning application process only. There a number of brownfield sites across the borough where building works have now commenced. No new sites have been submitted to the register in this monitoring period. The register is live and is published on the Council website and provides transparent information about sites within the register. The Council continues to have an open call for sites for the register as advertised on the Council website.

6.15 There are 28 sites on the current register and several sites are currently going through the planning application process, such as the former Essex County Council Lexden Road hospital site currently being considered for over 100 new homes. If applications are successful, these sites will be removed from the register as and when building works have commenced and progressed.

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

| Housing Indicator 3 | Affordable housing completions | Indicator for Core Strategy Policies H4 |
|---------------------|--------------------------------|---|
|---------------------|--------------------------------|---|

6.17 During this monitoring year 202 new build affordable housing units were delivered, 159 were affordable rent, and 43 were Shared Ownership. This amounts to 18% of all new homes delivered. No new build social rent properties were delivered. The

comparable figures for the previous three years were 110 (9.4%) in 18/19, 132 (12.5%) in 17/18, and 100 (10.96%) in 16/17. This demonstrates the highest number of new build affordable housing units delivered in the last four years.

6.18 193 of the new homes were delivered through section 106 obligations.

6.19 For the year 2019/20, no commuted sums were received for affordable housing.

| Housing Indicator 4 | Percentage of affordable housing in rural areas | Indicator for Core Strategy Policies H4 and ENV2 |
|---------------------|---|--|
|---------------------|---|--|

6.20 9 new build affordable homes were delivered in rural areas during this monitoring period.

| Housing Indicator 5 | Gypsy and Travellers Provision | Indicator for Core Strategy Policy H5 |
|---------------------|--------------------------------|---------------------------------------|
|---------------------|--------------------------------|---------------------------------------|

6.21 The Council worked with other districts to produce an Essex Gypsy and Traveller Accommodation Assessment (GTAA) to help provide an assessment of current provision and future need for pitches (Published in July 2014, with September 2014 revisions and a Colchester specific report in June 2017). The GTAA established that Colchester had 12 local authority pitches at Severalls Lane, 15 private pitches, and one site where the use was tolerated and considered lawful due to the length of time it had occurred.

6.22 Council monitoring established that in January 2020 there were 34 caravan/mobile units across 11 sites within the Borough. This includes 15 on the Local Authority Site at Severalls Lane. The actual number of caravans present in the Borough may vary at any point in time and explain any differences between the number of caravans permitted by planning applications and the number of caravans recorded in the caravan count.

6.23 The Council amended Core Strategy Policy H5 (Gypsies and Travellers) in its Focused Review (July 2014) to clarify that it will use national policies to help determine planning applications for gypsy and traveller sites prior to the adoption of a new Local Plan.

6.24 The development of new policies and allocations for gypsies, travellers and travelling show people has been guided by the Gypsy and Traveller Accommodation Assessment work noted above, which found that the Council will need to provide an overall total of 15 further pitches to meet demand to 2033, including 2 pitches for nomadic travellers, and 13 pitches for those identifying as gypsies and travellers. This is outlined in Emerging Local Plan policy DM11.



## 7. Key Theme: Economic Growth

### Overview

7.1 Colchester has a vibrant economy ranked 10<sup>th</sup> in the UK Vitality Index by Lambert Smith Hampton (2019) which ranks 66 towns and cities outside of London. High scoring towns and cities have healthy and robust local economies, are best placed to support growth and will provide opportunities for business to expand. Complementary to this growth is a steadily growing population, estimated to be at 194,7000 in 2019.

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

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

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

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

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

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

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

7.6 The North Essex Economic Strategy was recently approved by Cabinet on 20 November 2019. The Strategy can be viewed [online](#).

### Business and Demography Growth

7.7 As of March 2019, Colchester had 7,180 enterprises consisting of 8,460 local units. The type of enterprise is defined by the number of employees. A micro enterprise would have 0-9 employees, small 10-49, medium 50-249 and large being above 250. Figure 3 below shows the type of enterprises in Colchester.

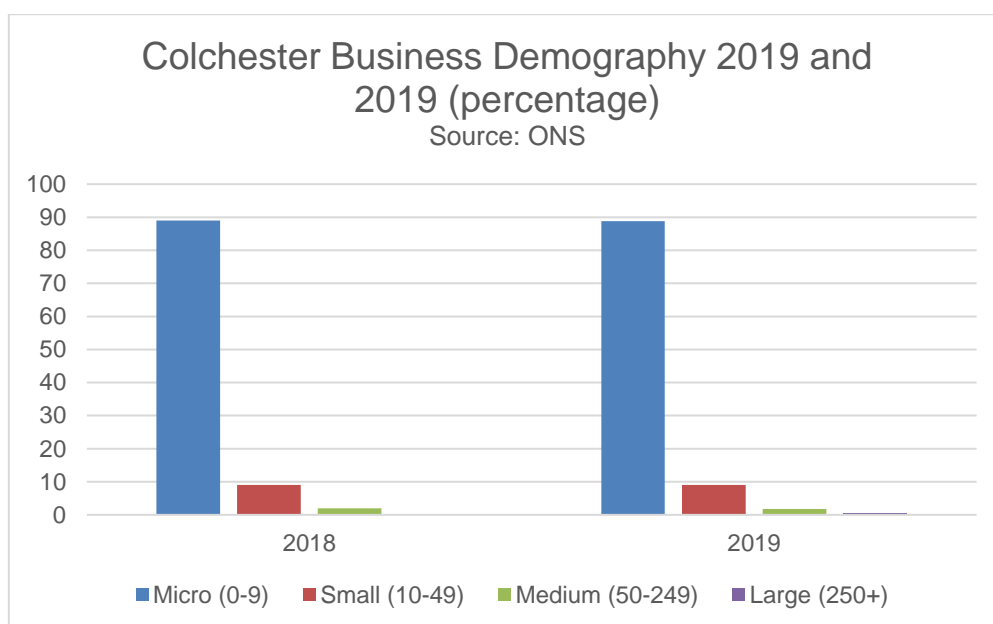


Figure 3: Types of Enterprises in Colchester

Micro enterprises are the most dominant across Colchester, making up 89% of total enterprises in 2018, and remaining largely the same at 88.8% in 2019. There have been minor fluctuations between small and medium enterprises, while there continues to be below 1% of the total enterprises classified as large in Colchester.

### Employment Growth

7.8 The latest figures available from the ONS demonstrate that during the monitoring period, 90,700 people in Colchester were in employment, which included 52,000 (61.9%) full time workers and 32,000 (38.1%) part time workers.

7.9 In 2019, there were 124,500 people within the Borough considered as working age (age 16-64). This included 88,400 of this population in employment, with self-employment comprising 6,900 people. Within the working age population, 32,700

people are economically inactive which includes students, sick, retired or homemakers and there are a further estimated 3,900 unemployed.

7.10 Although the number of people registered as claimants for out of work benefits appears high at 2,720 people (2.2% of the total Colchester population), as Universal Credit is rolled out across the Country, the number of people recorded as being on the Claimant Count is likely to rise due to the broader span of claimants who are required to look for work than previously required under Jobseekers Allowance. However, the Colchester figure of 2.2% of the total population, does compare favourably with the eastern region figure of 2.4% and the Great Britain average of 3%.

7.11 The total number of people unemployed has risen, from 3,100 in 2018/19, to 3,600 in this monitoring period. This represents 3.8% of the Colchester population, and is below both the Regional and National averages of 3.2% and 3.9% respectively.

7.12 In 2019, 45,700 people aged 16-64 had achieved an NVQ Level 4+ qualification (degree or higher-level) representing 36.8% of the working age population in Colchester. Although, a slight decline in comparison to 2018 (38%), this equals the regional average of 36.8% for the East of England but is slightly lower than the Great Britain figure of 40.3%.

7.13 In 2019/20, 800 apprenticeships were started; ranging from intermediate (280), advanced (320) and higher (200) levels. The apprenticeships also cover a wide age range with 200 apprentices aged 19, 220 aged 19-24 and 380 aged over 25.

7.14 In 2018/19 in Colchester 12,285 people were studying a course in a Further Education College, with a training provider, within their local community or are employees undertaking an Apprenticeship or other qualification in the workplace.

### Key Programmes Update

7.15 Colchester Borough Council's commercial arm Colchester Amphora Trading is driving the development of the £200m Northern Gateway development which surrounds the Community Stadium, home of Colchester United FC. This landmark development is themed around health and leisure reflecting the need to keep the area's rapidly ageing population fit, active and healthy and encouraging participation in sport and leisure activities. Construction is well under way north and south of the A12's Junction 28, bringing 76 acres of new sport and leisure facilities to Colchester's booming population including a new cycling track, a new sports centre with café, gym, studio and sports hall and a new Club House for Colchester Rugby Club. New homes, a healthcare campus and potentially 500,000sq ft of new office space will be developed to the south of the A12.

7.16 Such developments offer great opportunities to rethink supporting infrastructure and the Northern Gateway development is leading the way on the installation of a pioneering new heat network which is one of only nine flagship schemes in the UK to be funded by the Government. The network will significantly reduce carbon emissions from heating buildings and is the largest scale project of its kind in the country.

- 7.17 Government funding has also been secured to install Gigabit fibre broadband to the development which is adding 1gb simultaneous connectivity to the town centre's existing gigabit fibre network. This connectivity is proving to be very attractive to existing Colchester businesses and new businesses seeking improved connectivity. Full fibre Ultrafast Broadband is critical to attract new businesses into Colchester for a growing population. It's also vital to help existing businesses looking to expand and grow and is key to getting Colchester recognised as a hub for technology and digital businesses.
- 7.18 The University of Essex's £250m expansion plan is also spearheading local growth, which is well under way, servicing a double-digit rise in student population as well as the University's global ambitions. This year has seen the opening of a new £12m Innovation Centre offering 38,000sq ft of office space for 50 technology start-ups benefitting from its proximity to the internationally renowned University's computer science and engineering faculty. A new £18 million STEM Centre also opened earlier this year ensuring a strong talent pipeline for Studio X, an incubation facility co-located in the Innovation Centre.
- 7.19 2019 has seen the commencement of the £9m Mercury Rising expansion project which will completely renovate, improve and extend the theatre space, production and workshop facilities as well as building a new business incubation space to support local creative talent which complements the new creative business centre in Queen Street run by SPACE Studios. A new high-spec big top at Abbey Field was the temporary home of The Mercury Theatre which opened in Autumn 2019 and closed after the Panto season in 2020.
- 7.20 Amphora Trading has also brought 43,000sq ft of new premium office space to the town. Its development of two new office buildings, let to Birkett Long and Aston Lark, provide valuable income to the Council and contributed to a 34-place leap in the National Hot Office Location Index 2019 published by Property Week with a national ranking of 48.
- 7.21 Colchester has submitted a bid to the Government's Town Deal fund in October 2020. The aim of the fund is to help boost economic growth through supporting a variety of improvement projects. Colchester is one of 101 places across the UK bidding for up to £25m each.
- 7.22 Many millions have been invested in Colchester in recent years but some of our public spaces look tired. Some of our communities need better facilities. Some of our residents need support to realise their potential and to help them to grow Colchester's economy. We all know that climate change means that we need to find different ways to get around too. We hope that, if we are awarded this funding, we can take steps to improve all these issues facing Colchester. In short, this funding is needed to help to improve Colchester and to help its people realise their potential.

7.23 In September 2020 Colchester was awarded £1m to kickstart town centre improvement right away. This will be spent transforming St Nicholas Square (bounded by Three Wise Monkeys, the rear of the new St Nicholas Hotel and the former Co-op building). It will also complement the area around The Mercury Theatre and Balmerne Gate by redesigning space there also. This will provide a much better first impression coming over the bridge from St Mary's car park. In making the town centre a more attractive place we hope that it will make it a great place to be, to meet friends, to rest and to appreciate the town's heritage.

7.24 If Colchester is awarded the full £25m then the projects chosen will see Colchester becoming a healthier, greener place. A place which celebrates and respects its history and heritage. A place which is on the front-foot to compete for other opportunities which come forward. A place which is more equal than before and a place which is actively recovering from the economic impact of Covid-19.

7.25 The Government will be making its decision on this funding in early 2021.

| Economic Growth Indicator 1 | Amount of floorspace developed for employment by type (sqm) | Indicator for Core Strategy Policies CE1, CE2 and CE3 |
|-----------------------------|---|---|
|-----------------------------|---|---|

7.26 The [2015 Employment Land Needs Assessment](#) stated that the Borough recorded moderate amounts of new development over the last few years, mainly relating to industrial (B1c/B2/B8) uses and driven by a small number of large developments.

7.27 This indicator shows the amount and type of employment floorspace (potential gains and losses and net balance) granted permission during the 2019/20 monitoring year.

Table 9: Employment Floorspace Granted on Previously Developed Land (PDL)

|                    | B1 m <sup>2</sup> | B2 -B8 m <sup>2</sup> | Total        |
|--------------------|-------------------|-----------------------|--------------|
| <b>Gains</b>       | 6,058             | 2,254                 | 8,312        |
| <b>Losses</b>      | -2,285            | -145                  | -2,430       |
| <b>Net balance</b> | <b>3,773</b>      | <b>2,109</b>          | <b>5,882</b> |

7.28 Table 9 outlines that overall, if all applications were implemented there would be a potential net gain of commercial floorspace in both B1 and B2-B8 use classes as well as in overall employment floorspace across the Borough from planning permissions issued this monitoring period.

Table 10: Applications leading to the largest potential gains and losses in floorspace across Colchester 2019/20.

| Application Reference          | Description  | Address  | Floorspace in sqm |
|--------------------------------|--|--|-------------------|
| <b>Potential Losses B1 sqm</b> |  |  |                   |
| 192954                         | Change of use of land and modification and conversion of the existing building from B1 (a) office to Holiday let to accommodation and parking          | 115A Treetops, Bromley Road, Colchester                    | -1099.74          |
| 192776                         | Change of use from B1 office to a sui generis use to provide a tattoo studio   | 1a Mercantile House, Sir Isaacs Walk Colchester            | -238.80           |
| 200417                         | Notification for prior approval for proposed change of use of first to third floors inclusive from offices (B1a) to 13no. residential apartments (C3). | First to third floors inclusive, 3 High Street, Colchester | -225.74           |

| Application Reference               | Description   | Address  | Floorspace in sqm |
|-------------------------------------|---|--|-------------------|
| 193016                              | Change of use of ground floor and first floor rooms to residential use and alterations to frontage (revised description). | 49 High Street, West Mersea                            | -205.02           |
| <b>Potential Losses B2 - B8 sqm</b> |   |  |                   |
| 192691                              | Change of use from B8 (storage and distribution) to B1(C) (light industrial). Retrospective                               | 1a Wimpole Road, Colchester                            | -145              |
| <b>Potential Gains B1 - B8 sqm</b>  |   |  |                   |
| 190471                              | Proposed industrial unit plant storage area and associated car parking  | Land at, Edward Park, Grange Way                       | 3386              |
| 191006                              | Proposed Warehouse and plant room equipment extension   | Essex Governor Services Ltd, Wormingford Road, Fordham | 2275              |
| 192784                              | Proposed sales/repair building at Poplar Nurseries for 'Grasshopper' mowers & garden machinery.                           | Poplar Nurseries Ltd, Coggeshall Road, Marks Tey       | 160.57            |
| 192691                              | Change of use from B8 (storage and distribution) to B1.   | 1a Wimpole Road, Colchester                            | 145               |

|                                    |  |   |
|------------------------------------|--|---|
| <b>Economic Growth Indicator 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> |
|------------------------------------|--|---|

7.29 The purpose of this indicator is to show the amount and type of employment floorspace (gross) granted permission on previously developed land (PDL) during the 2019/20 monitoring period.

Table 11: Employment Land granted on PDL

|                            | <b>B1</b> | <b>B1(b)-B8</b> | <b>Total</b> |
|----------------------------|-----------|-----------------|--------------|
| <b>Gross on PDL</b>        | 2,672     | 2,254           | 4,926        |
| <b>Gross on Greenfield</b> | 3,386     | 0               | 3,386        |
| <b>% on PDL</b>            | 44%       | 100%            | 41%          |

7.30 During this monitoring period, there has been one large development of B1 usage on a greenfield site (Edward Park, Grange Way). The remaining developments are on PDL due to the remaining gains in various categories being through the change of use of existing buildings or extensions to existing buildings.

|                                    |                                  |  |
|------------------------------------|----------------------------------|--|
| <b>Economic Growth Indicator 3</b> | <b>Employment land available</b> | <b>Indicator for Core Strategy Policies CE1, CE2 and CE3</b> |
|------------------------------------|----------------------------------|--|

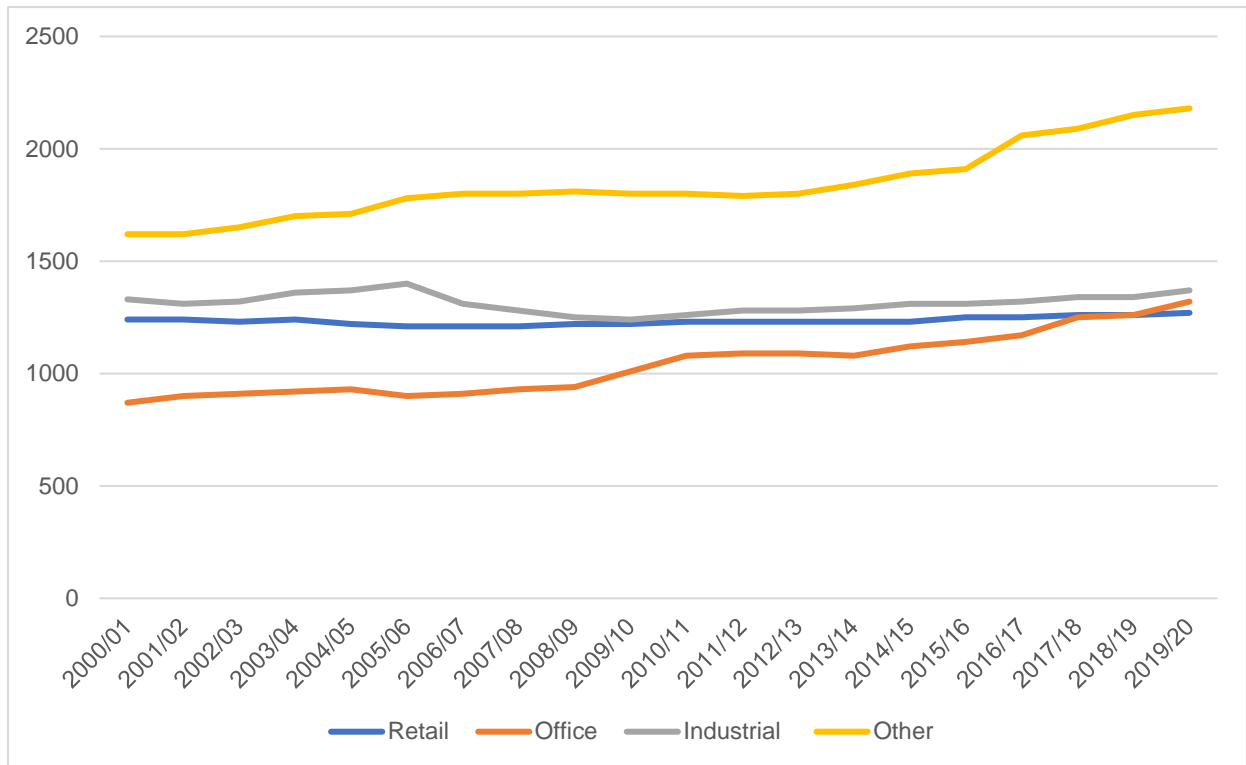
7.31 Demand for commercial space is largely a derived demand from the levels of business formation and expansion in the economy. It is also subject to wider changes in working practices, such as hot desking, flexible and homeworking in B1 jobs leading to intensification in the use of existing space.

7.32 Available data for each year from 2000/2001–2019/2020 covers four major categories of rateable property – Office, Retail, Industrial (including factories and warehouses) and ‘Other’. This is a useful measure of local and wider economic changes.

7.33 Figures 4 and 5 below outline the number of commercial properties and corresponding floorspace for each of the four major categories.

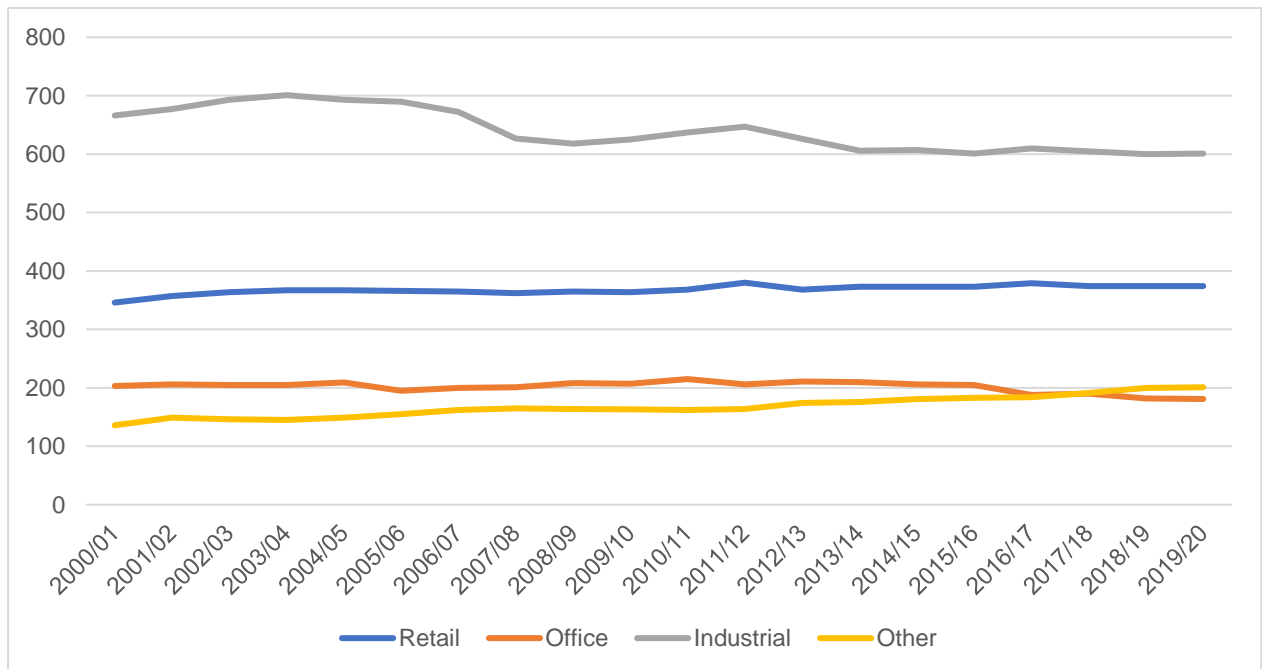


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Source: VOA

Figure 4: Total Number of Rateable Commercial Properties by Major Class in Colchester, 2000 to 2020



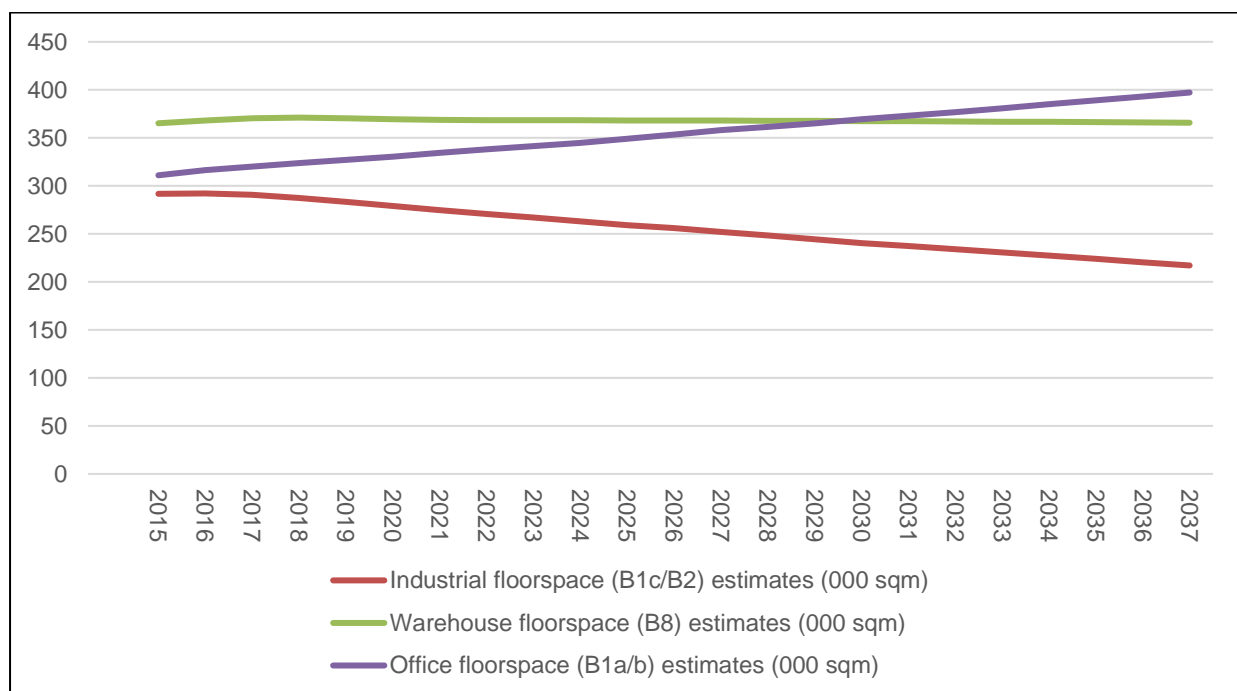
Source: VOA

Figure 5: Total Floor Space (000m²) by Major Category in Colchester, 2000 to 2020

7.34 Within the major categories, there has been:

- A marginal increase in the number of retail properties, while the retail floorspace remains unchanged from at 374,000m<sup>2</sup> recorded yearly since 2017/18.
- A sustained significant increase in the number of office properties (constructed and in various stages of being let as shown in the Floor Space graph) but no net floor space growth reflecting the growth in start-up space
- There has been historic fluctuation in the number and floorspace of industrial properties, with 1,370 properties in this monitoring period being the highest recorded since 2004/05, despite floor space showing minimal variation.
- Continuation of previous trends showing a significant increase in the number and floorspace of 'Other', encompassing health, social care, leisure, tourism, hospitality and sui generis.

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



Source: EEFM, January 2016

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

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

7.37 Following examination of the Section 1 Local Plan, the Inspector has proposed modifications to provide the higher end of a range of employment land is required to be lowered from 55.8 to 30ha. This lower number still reflects one of the four NLP scenarios (The Baseline Job Growth EEFM scenario of 29.8 rounded to 30ha for simplicity).

7.38 Through the Section 1 Examination, it has been concluded that 2.8ha of employment land is required at the Tending Colchester Borders Garden Community. This will be further developed through detailed masterplanning work.

7.39 Any changes proposed to the Section 2 Local Plan as a result of the loss of the remaining two garden communities, will be explored through the Section 2 Examination anticipated to commence in 2021.

| <b>Economic Growth Indicator 4</b> | <b>Total amount of floorspace for 'town centre uses' (sqm)</b> | <b>Indicator for Core Strategy Policy CE2a</b> |
|------------------------------------|--|--|
|------------------------------------|--|--|

7.40 The purpose of this indicator is to show the amount of floorspace (potential gross and net) for town centre uses within (i) the town centre area and (ii) the local authority area which has been granted planning permission in the monitoring period.

Table 12a: Uses within the Town Centre Area

| <b>(i) Town Centre area (sqm)</b> |                     |                      |                   |              |
|-----------------------------------|---------------------|----------------------|-------------------|--------------|
|                                   | <b>A1-A2 Retail</b> | <b>B1(a) Offices</b> | <b>D2 Leisure</b> | <b>Total</b> |
| <b>Gains</b>                      | 101                 | 0                    | 181               | 282          |
| <b>Losses</b>                     | -417                | -313                 | 0                 | -730         |
| <b>Net balance</b>                | -316                | -313                 | 181               | -448         |

Table 12b: Uses within the Local Authority Area (excluding Town Centre)

| <b>(ii) Local Authority Area (sqm)</b> |                     |                      |                   |              |
|--|---------------------|----------------------|-------------------|--------------|
|  | <b>A1-A2 Retail</b> | <b>B1(a) Offices</b> | <b>D2 Leisure</b> | <b>Total</b> |
| <b>Gains</b>                           | 1,674               | 340                  | 16,926            | 18,940       |
| <b>Losses</b>                          | -1,695              | -2,248               | -2,827            | -6,770       |
| <b>Net balance</b>                     | -21                 | -1,908               | 14,099            | 12,170       |

7.41 Table 12a show potential losses of retail floorspace within the Town Centre. The gains in floor space are due to two planning applications, both of which are extending existing A1/A2 locations.

7.42 Additionally, Table 12b demonstrates a potential gain in D2 leisure floorspace in the Local Authority Area. There is a large anticipated increase in D2 leisure gains due to numerous locations building glamping pods, camping facilities and holiday let accommodations.

## 8. Key Theme: Transport

### Overview

- 8.1 Continued engagement with the community has illustrated that transportation and traffic issues are still very high up on the public's list of priorities. The 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.
- 8.2 The Borough Council worked with Essex County Council and others to produce the draft Colchester Future Transport Strategy. The Strategy's vision is to 'transform Colchester into a place which prioritises active and safe sustainable travel to bring about health, environmental and economic benefits'. A consultation is being held on the Strategy until 18 December 2020. More information is available [online](#).

### Walking and Cycling in Colchester

- 8.3 Following the adoption of the Essex Cycling Strategy, Colchester Borough Council continues to work with Essex County Council on the Colchester Cycling Action Plan and the Walking Strategy and as part of the Government's Local Cycling and Walking Investment Plan.
- 8.4 In addition to this, a number of training and promotional campaigns have been delivered to encourage residents to take up cycling. Bikeability courses are on offer during school holidays to adults and children to develop cycle skills. A monthly e-newsletter updating on local cycling matters is also sent out.

### Transport Infrastructure

- 8.5 Construction continues on the A133 Ipswich Road/Harwich Road improvement scheme. The scheme sees the replacement of the double roundabouts located at Ipswich Road and Harwich Road with a single roundabout at each location. The carriageway between Ipswich Road and Harwich Road junctions is also being widened to accommodate two formal lanes in each direction, and the scheme will include upgrading existing pedestrian crossings and general improvements to the current off-carriageway cycle and footway provisions. The scheme will improve the performance of the two key intersections on the A133.
- 8.6 A major safety issue has been found at the Cowdray Avenue bridge in Colchester, as it runs over the main railway line. The Cowdray Avenue Bridge repairs and final works to Ipswich Road are expected to be completed in the winter of 2020/21.
- 8.7 The Borough Council lobbies for investment in St Botolphs roundabout to allow better walking and cycling environment and access from the east of the town centre.
- 8.8 The Borough Council worked with Greater Anglia, the rail operator, to help promote investment in the Colchester, Wivenhoe, Marks Tey, Hythe rail stations, allowing better access for all and encouraging rail use instead of the private car.

## Air Quality

- 8.9 In 2019/20 Colchester Borough Council continued work in implementing the Healthier Air for Colchester – Air Quality Action Plan (AQAP) 2016-2021. This AQAP was produced in partnership with Essex County Council and outlines the ambitious set of measures the Council proposes to take to improve air quality in Colchester between 2016 and 2021. Actions include the adoption of a new [Hackney Carriage and Private Hire licensing policy](#) which requires emission standards for taxis and a no vehicle requirement for vehicle idling within the boroughs Air Quality Management Areas (AQMAs).
- 8.10 Colchester Borough Councils AQAP identified that bus emissions within Colchester Town Centre are a significant source of pollution within AQMA 1 – central corridors. Since 2015, the Council both individually and in partnership have secured funding to retrofit 40 buses which serve the town centre with SCRT technology to operate at Euro VI standard. SCRT technology reduces emissions of NOx and NO2 by up to 95% and diesel particulate filters fitted to reduce particulate emissions. This allows buses to operate at the same emissions standard as new Euro VI buses.

## Defra Funded Air Quality Project

- 8.11 In April 2019, the Council was awarded £249,100 (the third highest amount awarded) to deliver an air quality behaviour change project aimed at reducing air pollution in Colchester's Air Quality Management Areas (AQMA)'s.
- 8.12 The two year project's objectives are to reduce the numbers of vehicles on the road by increasing the number of people walking and cycling for short journeys particularly through the AQMA areas and to encourage widespread take up of No Idling (switching engines off) when parked and stationary at junctions and traffic lights. It has been shown from projects in other parts of the country that small changes to driving habits, such as switching the engine off whilst stationary, can reduce pollution by up to 30%.
- 8.13 This will be achieved through a bottom up approach working closely with the local community, partners and stakeholders to explore the issues around what causes air pollution, raise awareness of the health impacts of air pollution particularly from vehicles, instil a sense of personal responsibility and identify interventions and solutions to encourage personal action to reduce air pollution.
- 8.14 Two air quality community engagement officers (1.6 Full time equivalents) were employed in 2019 to deliver the Department for Environment Food and Rural Affairs (Defra) funded air quality project. The delivery officers carried out a significant period of community engagement between October 2019 to January 2020, including a Clean Air Survey, focus groups and meetings with local resident associations, community groups and businesses and participatory appraisal at doctors' surgeries, supermarkets and other locations.
- 8.15 A short [Clean Air Film](#) was produced to raise awareness of air pollution and its health impacts and to encourage participation in the survey. The aim of the community engagement was to understand current driving habits of people in

Colchester and gain insight into the current knowledge level of pollution and its effects on health and well-being and motivations for behavioural change. A [report of the findings](#) can be found on the council website and were used to inform the next stages of the project and develop a No Idling campaign.

8.16 In response to the survey findings the Council also submitted a further bid to Defra and was successful in obtaining a £59,785 grant for a feasibility study into driver facing traffic signal countdown timers and signage to encourage drivers to switch off their engines when stationary at traffic lights and rail crossings, which were two of the top interventions identified by the community engagement that would help residents get into the habit of switching off their engine when stationary.

8.17 Work with the schools within the AQMA commenced, and some short term air quality monitoring studies were undertaken. This showed that localised air pollution outside the schools did increase during the school run. Bespoke work has started with one of the schools to look at ways to mitigate this, for example, looking at the scope for a walking route into the back of St James' to encourage more pupils to walk and to access the school away from the traffic. Funding is now being sought to pursue this project.

8.18 The project partnered with Anglia Ruskin University (ARU) and Essex County Council (ECC) to start a project to develop a pre- and post-evaluation assessment of Bikeability aiming to enhance Bikeability provision. Feedback from parents and pupils will be used to identify suitable sustainable interventions that would encourage a bigger take up of cycling post training.

|                       |   |  |
|-----------------------|---|--|
| Transport Indicator 1 | To obtain an agreed Travel Plan for all major commercial/community developments | Core Strategy Indicator for Policy TA1 |
|-----------------------|---|--|

### Travel Change Behaviour

8.19 The Colchester Travel Plan Club (CTPC) has continued to work closely with CTPC members and Essex County Council to further develop their travel plans, and to begin the process of gaining Modeshift STARS accreditations.

8.20 While continuing to work closely with existing members like East Suffolk and North Essex Foundation Trust, the University of Essex, Colchester Institute and The Maltings student accommodation, the Elmstead Road student accommodation has joined CTPC as a full member, and CTPC has been working with them and the University to create a joined-up approach to travel change behaviour at the University.

8.21 CTPC has continued to work with Colchester Borough Council officers to develop and facilitate CBC active and sustainable travel projects to benefit CTPC members.

8.22 The Borough Council continues to work closely with the train operating company under the Station Travel Plan. The Borough continues to be an active partner in the Community Rail Partnership scheme.

8.23 A total of 114 Residential Travel Information Packs have been provided to new residents of residential developments in Colchester in 2019/20 as detailed below:

Table 13: Residential Travel Information Packs Issued 2019/20

| Developer           | Number of packs provided | Development name              |
|---------------------|--------------------------|-------------------------------|
| Robert E Lee        | 5                        | The Old Rectory               |
| Lynton Homes Ltd    | 29                       | Hill Farm                     |
| East Anglian Group  | 20                       | Kingsford Heath               |
| Bellway Homes Ltd   | 50                       | Forest View @ Kingswood Heath |
| Aspire Projects Ltd | 10                       | Florence Park Homes           |



## 9. Key Theme: Environment and Heritage

### Overview

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

9.2 New development has the potential to fragment or lead to the loss of habitat. The Council seeks to conserve and enhance Colchester's natural environment, countryside and coastline as well as preserving its archaeological and built heritage through the protection and enhancement of sites of international, national, regional and local importance.

9.3 The Borough Council continues to direct development away from land at risk from all types of flooding and will also seek to ensure that new development does not increase the risk of flooding either on or off site through the increased use of Sustainable Urban Drainage Systems (SuDS).

| Environment Indicator 1 | Number of planning applications approved contrary to Environment Agency advice on flood defence or water quality grounds | Core Strategy Indicator for Policy ENV1 |
|-------------------------|--|---|
|-------------------------|--|---|

9.4 No applications were granted contrary to Environment Agency advice during the monitoring period.

9.5 A new indicator monitoring the number of SuDS schemes will be developed for the new Local Plan.

| Environment Indicator 2 | Number and area of Local Nature Reserves (LNRs) Local Sites (LoWs) within Colchester | Core Strategy Indicator for Policy ENV1 |
|-------------------------|--|---|
|-------------------------|--|---|

9.6 No new Local Nature Reserves (LNRs) or Local Wildlife Sites (LoWs) were designated during the monitoring period.

| Environment Indicator 3 | Amount of development in designated areas (SSSI, AONB) | Core Strategy Indicator for Policy ENV1 |
|-------------------------|--|---|
|-------------------------|--|---|

9.7 Policy ENV1 of the Core Strategy seeks to protect the Borough's biodiversity within designated sites. During this monitoring period, 47 applications have been approved in the Dedham Vale Area of Outstanding Natural Beauty and a further 98 applications within other designated sites (SSSIs (15), SAC (10), SPA (12), SINC (48), RAMSAR (12) sites and Habitat Directive (1)).

|                                |   |   |
|--------------------------------|---|---|
| <b>Environment Indicator 4</b> | <b>Increase in areas of public open space</b> | <b>Core Strategy Indicator for Policy PR1</b> |
|--------------------------------|---|---|

9.8 The Council adopted 13,211m<sup>2</sup> additional areas of open space during the monitoring year 2019/20.

9.9 As of April 2018, across the borough 1.8% of land is used for outdoor recreational, and a further 7.6% of land is residential gardens. Of the total land within Colchester Borough, 10% of all land is developed, 89.5% of land is undeveloped and 0.5% is vacant. <sup>2</sup>

|                                |   |   |
|--------------------------------|---|---|
| <b>Environment Indicator 5</b> | <b>Recorded loss of listed buildings Grade I and II+ (by demolition), Scheduled Monuments or nationally important archaeological sites and assets on the Colchester Local List to development</b> | <b>Core Strategy Indicator for Policy UR2</b> |
|--------------------------------|---|---|

9.10 In the 2019/20 monitoring period, no Listed Buildings (Grade I & II) were lost due to demolition, development or dereliction.

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

9.12 It was agreed at Local Plan Committee October 2019, to revise the Local List Selection Criteria and to agree a five-year review of the Local List Selection Criteria. This has enabled the criteria to be expanded, reflect the whole Borough and reflect the broad definition of heritage asset in the NPPF.

9.13 At Local Plan Committee August 2020, it was agreed that the approach for additions to be made to the Local List be delegated to the Lead Officer: Planning, Housing and Economic Growth for an interim period prior to ratification by Committee. This is to enable heritage assets to be added to the Local List with immediate effect, which is especially important for heritage assets under immediate threat of damage.

9.14 It was also agreed that Colchester Local List should be renamed to the Colchester Borough Local List to reflect that the Local List relates to the entire Borough. There is currently a total of 780 heritage asset included on the Colchester Borough Local List.

Table 14: Colchester Heritage Assets

| <b>Heritage Asset</b>  | <b>2019/20</b> | <b>Comment</b>   |
|--|----------------|--|
| Grade I, II and II* Listed Buildings<br>(National Heritage List for England) | 1,560          | 37 West Stockwell Street was removed from the List of Building of Special Architectural and Historic Interest in January 2020. |

<sup>2</sup> Land Use Statistics England 2018 – Live Table P400a – Ministry of Housing, Communities and Local Government. July 2020.

| Heritage Asset  | 2019/20 | Comment  |
|---|---------|--|
| Scheduled Ancient Monuments   | 45      | No changes during the monitoring period.   |
| Number of heritage assets on the National Heritage at Risk Register | 7       | Includes 1 Conservation Area (Birch), 2 Archaeological Sites, 3 Buildings/Structures and 1 Place of Worship.   |
| Number of assets on Colchester's Borough's Local List               | 780     | <p>The Former Pumping Station, Rowhedge Wharf was added to the Local List in October 2019.</p> <p>In October 2019, a total of 68 nominations from across the Borough were received for inclusion within the Local List.</p> <p>At Local Plan Committee August 2020, 64 additions were made to the Local List.</p>  |
| Number of Conservation Areas  | 24      | At Local Plan Committee April 2019, approval was granted for the statutory designation of North Station Road and Environs Conservation Area. Additional consultation was held between 10 September and 2 October 2019 for an amendment to the proposed boundary of the conservation area, no revisions were required as a result of this consultation and the designation was carried out as approved by Local Plan Committee in April 2019. |

|                         |  |  |
|-------------------------|--|--|
| Environment Indicator 6 | Percentage of household waste recycled and composted | Core Strategy Indicator for Policy ER1 |
|-------------------------|--|--|

9.15 Waste sent for disposal is a missed opportunity in a number of ways including, using waste as a resource, income generation from recycling, and the various environmental benefits.

9.16 This indicator enables the identification of how much waste is being generated by households in the Borough, and how much of this is collected, recycled or composted. Table 15 below summaries the household waste activity for this monitoring period.

9.17 During this monitoring period the average number of missed bin collections had been on course to achieve the Council's target of 150 missed bins per week on average. Due to the COVID 19 pandemic, the service was severely disrupted towards the end of the financial year and this figure has been omitted from the report on this occasion.

Table 15: Household Waste Activity

| Activity                                       | Achieved 2018/19 | Achieved 2019/20 | Commentary   |
|--|------------------|------------------|--|
| Residual waste produced per household          | 346kg            | 331kg            | Compared against 2018/19, there has been a reduction of 15kg per household of residual waste.<br><br>Performance remains excellent when benchmarked against other authorities which shows Colchester as the lowest producers of residual waste across Essex.   |
| Household waste reused, recycled and composted | 53.71%           | 54%              | There has been a slight increase in the level of household waste being reused, recycled and/or composted. This is a continuation of improved performance since service changes were made and residents are continuing to recycle more. Compared to other districts/boroughs in Essex, Colchester continues to perform well. Epping, Rochford and Maldon are the only authorities with a higher percentage, with Rochford the best performing authority at 60.7%. |

| Environment Indicator 7 | Essex Coast RAMs | Compliance with Habitat Regulations |
|-------------------------|------------------|-------------------------------------|
|-------------------------|------------------|-------------------------------------|

9.18 Twelve Essex LPAs have been working together on a mitigation strategy to protect the internationally designated Essex Coast from the effects of increased recreational disturbance as a result of population growth throughout Essex.

9.19 The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) sets out the necessary measures to avoid and mitigate the effects from increased recreational disturbance. The RAMS sets a tariff of £125.58 per dwelling as of 2020/21, an increase from £122.30 in 2019/20. This will be indexed linked, with a base date of 2019. The tariff will be reviewed periodically and published accordingly. This tariff will apply to all residential proposals, even proposals for one dwelling. This is because the whole of the Borough is within the Zone of Influence and the RAMS seeks to avoid and mitigate the in-combination effects from all new dwellings.

9.20 In September 2019 the project become part of the 'Bird Aware' brand and launched a website: Bird Aware Essex Coast - <https://essexcoast.birdaware.org/home>. The

Bird Aware brand was developed by a mitigation partnership on the south coast (Bird Aware Solent) to communicate the importance of the birds and their habitats that breed and winter at the coast. Joining the Bird Aware brand and launching the website is an early avoidance measure and will help to spread the message of the importance of the Essex coast and the need to protect the birds in a positive way.

9.21 Consultation on the Essex Coast RAMS Supplementary Planning Document (SPD) took place in January-February 2020. Following the consultation all representations were considered and a 'You Said, We Did' consultation report was prepared. The RAMS SPD was subsequently finalised, and CBC adopted the SPD in August 2020.

9.22 Chelmsford City Council (CCC) became the Accountable Body for the project on 1 November 2020. CCC will hold all contributions from the 12 LPA partners and employ the project Delivery Officer. The recruitment process for the Delivery Officer to oversee the project is expected to start in 2021. The appointment of a Delivery Officer is one of the avoidance and mitigation measures and will launch the project into the delivery and implementation stage.

9.23 In November 2020 we transferred £62,763.58 to CCC. Contributions have been collected since December 2018. This is the first transfer of funds, and these contributions are from development that has commenced between December 2018 and November 2020. A further £100,138.68 has been secured and will be transferred to CCC once development has commenced. The next transfer will take place on 1 January 2021 and thereafter will be every quarter.

9.24 The Essex Planning Officers Association (EPOA) Chief Officer's group are the Project Board, with the role of governing and overseeing the project. The Essex Coastal Forum form part of the governance arrangements and provide a high-level elected member oversight into the project. A steering group of Officers is responsible for managing the project.

9.25 More information regarding RAMs, is available on our [website](#).

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

### Overview

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

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

| Community Indicator 1 | Recorded losses of community facilities as a result of development | Core Strategy Indicator for Policies SD1, SD2, UR1, PR1, TA3, and TA4 |
|-----------------------|--|---|
|-----------------------|--|---|

10.3 No community facilities were lost as a result of new developments during this monitoring period.

| Community Indicator 2 | Key infrastructure projects delivered (SD) | Core Strategy Indicator for Policies SD1, SD2, UR1, PR1, TA3, and TA4 |
|-----------------------|--|---|
|-----------------------|--|---|

### Infrastructure and Community Project Delivery

10.4 Table 6d in Section 6 of the revised 2014 Core Strategy identifies a number of key infrastructure and community projects which have been subdivided into the categories 'necessary' and 'local and wider benefit'. Although a number of these have already been completed during the Plan period, Table 16 below provides a progress update of remaining projects during the monitoring period.

Table 16: Project Delivery Update

| Project                    | Progress  |
|----------------------------|---|
| Collingwood Road Scout Hut | Update to current premises underway. Further planned works yet to be completed.   |
| St Cedds Church Hall       | Tarmacking of car park area completed in May 2019. Car park area extension and other works currently being considered as potential future projects. |
| King George V Play Park    | Refurbishment to play park complete during monitoring period.   |

| Project                        | Progress   |
|--------------------------------|--|
| Wivenhoe Congregational Church | Windows replacement complete during monitoring period. |

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

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

10.6 Over this monitoring period, a total of £383,163.30 has been received for leisure services maintenances, £274,747.05 for public open spaces and a Local Equipped Area of Play (LEAP). A further £60,546.21 has been received for community facilities.



## 11. Key Theme: Climate Change

### Overview

- 11.1 Colchester Borough Council declared a Climate Emergency in July 2019, committing the organisation to become carbon neutral in all its operations by 2030. The Council have been working with the Carbon Trust to measure the emissions from its operations, and those of related organisations, such as its wholly owned companies Colchester Borough Homes and Colchester Commercial Holdings Limited. In January 2020, the Council published its Climate Emergency Action Plan which sets out a strategy for how to reach the carbon neutral target. This can be viewed on our [website](#).
- 11.2 Several actions have already been achieved since the climate emergency declaration. 4,486 trees were planted, and 10,000 trees were given to the public as part of the Colchester Woodland Project (a project to plant 200,000 trees between 2019-2024). Sites for tree planting in 2020/21 have been identified with 11,200 trees set to be planted in the 2<sup>nd</sup> year of tree planting. The Council also received funding to purchase 25 electric cargo (eCargo) bikes and 5 electric trailers, which will be used for Council fleet operations and local businesses, to reduce emissions from travel.
- 11.3 For information regarding a Defra funded project regarding air quality, please see Chapter 8 above.

| Climate Change Indicator 1 | Carbon emissions and Climate Change | Supporting Indicator for Policy SD1 |
|----------------------------|-------------------------------------|-------------------------------------|
|----------------------------|-------------------------------------|-------------------------------------|

- 11.4 In 2018/19 the Council calculated a new carbon footprint baseline for the Council of 6004 tCO<sub>2</sub>e (tonnes of carbon dioxide equivalent) emissions, a 40% reduction on emissions relative to 2008 levels, meeting the 40% target set for 2020 one year early.
- 11.5 In 2019/20, emissions had reduced by 6% relative to the 2018/19 baseline. As part of setting the carbon neutral target, the Council will be measuring emissions from its waste production, water consumption and employee commuting, which will be included in the Council's carbon neutral target.
- 11.6 On the back of pathway modelling of the Council's emissions to 2030, the Council is currently working with the Carbon Trust to create a new Local Authority Carbon Management Plan to set out in detail new projects that could be carried out to reduce the Council's emissions to carbon neutral by 2030. The Carbon Management Plan, alongside the Climate Emergency Action Plan will be our two main areas of work to deliver our zero net carbon target in a decade. To prioritise the actions for the year ahead (2021-2022), engagement with residents from the Borough will be implemented allowing various community groups and members to take ownership of jointly achieving the Colchester Borough Council's commitment.



| Climate Change Indicator 2 | Climate Change Adaptation | Supporting Indicator for Policies SD1, ENV1 and ER1 |
|----------------------------|---------------------------|---|
|----------------------------|---------------------------|---|

- 11.7 The Council's wholly owned Energy Company (Colchester Amphora Energy Limited) promotes the use of more low carbon sources of heat and power through a range of projects and initiatives, delivering new energy choices for people in Colchester.
- 11.8 Working with the Council, CAEL is developing a low carbon District Heating scheme at the Northern Gateway and has so far installed and tested five boreholes from which water will be abstracted to be the heat source for a 800 kW heat pump which will deliver domestic hot water and space heating to offices, housing and healthcare facilities in the development. CAEL is also working on the feasibility of developing a micro grid for the development using solar PV to generate electricity for use in the development.

| Climate Change Indicator 3 | Renewable energy installed by type | Core Strategy Indicator for Policy ER1 |
|----------------------------|------------------------------------|--|
|----------------------------|------------------------------------|--|

- 11.9 Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 gives permitted development rights to the installation of domestic microgeneration equipment. Planning permission is only required for a limited number of renewable energy technologies. This means that the number of renewable energy installations may be higher than that indicated by the number of planning applications.
- 11.10 During the monitoring period, two applications have been granted relating to renewable energy. This includes one solar application at Colchester Arts Centre (192914) and one biomass application (193143).
- 11.11 This is a decrease of one application during 2018/19 but continues to show an increase from no applications during the 2017/18 monitoring period. Although this remains below the 10 applications (9 solar and 1 biomass) approved in 2015/16, this does demonstrate a limited demand for renewable energy despite government reductions in tariff payments for energy produced from renewable sources. There is a potential for applications to increase in the future as Government spearheads a green recovery to the Covid-19 pandemic, and climate change continues to climb the national and international government agenda.
- 11.12 BRE has developed the Home Quality Mark (HQM) as part of the BREEAM family of quality and sustainability standards. HQM will enable developers to showcase the quality of their new homes and identify them as having the added benefits of being likely to need less maintenance, cheaper to run, better located, and more able to cope with the demands of a changing climate. The HQM demonstrates a home's environmental footprint and its resilience to flooding and overheating in a changing climate, highlights the impact of a home on the occupant's health and wellbeing, and evaluates the digital connectivity and performance of the home. This is a new

scheme and the Council will support developers who choose to register under this scheme. Reference is made to the Home Quality Mark in Emerging Local Plan Policy DM25.

11.13 The Home Quality Mark is optional, and the Council is not aware of any new dwellings or approvals being registered under the scheme in 2019/20.

## Appendix A – Local Plan Policies

### Core Strategy Policies

|   |   |
|---|---|
| <b>Sustainable Development Policies</b>                       |   |
| SD1   | Sustainable Development Locations                   |
| SD2   | Delivering Facilities & Infrastructure              |
| SD3   | Community Facilities                                |
| <b>Centres and Employment Policies</b>                        |   |
| CE1   | Centres and Employment Classification and Hierarchy |
| CE2   | Mixed Use Centres                                   |
| CE2a  | Town Centre   |
| CE2b  | District Centres                                    |
| CE2c  | Local Centres                                       |
| CE3   | Employment Centres                                  |
| <b>Housing Policies</b>                                       |   |
| H1  | Housing Delivery                                    |
| H2  | Housing Density                                     |
| H3  | Housing Diversity                                   |
| H4  | Affordable Housing                                  |
| H5  | Gypsies, Travellers and Travelling Showpeople       |
| H6  | Rural Workers Dwellings                             |
| <b>Urban Renaissance Policies</b>                             |   |
| U1  | Regeneration Areas                                  |
| U2  | Built Design and Character                          |
| <b>Public Realm Policies</b>                                  |   |
| PR1   | Open Space and Recreational Facilities              |
| PR2   | People Friendly Streets                             |
| <b>Transport and Accessibility Policies</b>                   |   |
| TA1   | Accessibility and Changing Travel Behaviour         |
| TA2   | Walking and Cycling                                 |
| TA3   | Public Transport                                    |
| TA4   | Roads and Traffic                                   |
| TA5   | Parking   |
| <b>Environment and Rural Communities Policies</b>             |   |
| ENV1  | Environment   |
| ENV2  | Rural Communities                                   |
| <b>Energy, Resources, Waste, Water &amp; Recycling Policy</b> |   |
| ER1   | Energy, Resources, Waste, Water and Recycling       |

## Development Management Policies

|  |   |
|--|---|
| DP1  | Design and Amenity  |
| DP2  | Health Assessments  |
| DP3  | Planning Obligations and the Community Infrastructure Levy                            |
| DP4  | Community Facilities  |
| <b>Centres and Employment</b>                        |   |
| DP5  | Appropriate Employment Uses and Protection of Employment Land and Existing Businesses |
| DP6  | Colchester Town Centre Uses   |
| DP7  | Local Centres and Individual Shops  |
| DP8  | Agricultural Development and Diversification  |
| DP9  | Employment Uses in the Countryside  |
| DP10   | Tourism, Leisure and Culture  |
| <b>Housing</b>                                       |   |
| DP11   | Flat Conversions  |
| DP12   | Dwelling Standards  |
| DP13   | Dwelling Alterations, Extensions and Replacement Dwellings                            |
| <b>Urban Renaissance</b>                             |   |
| DP14   | DP14 Historic Environment Assets  |
| <b>Public Realm</b>                                  |   |
| DP15   | Retention of Open Space and Indoor Sports   |
| DP16   | Private Amenity Space and Open Space Provision for New Residential Development        |
| <b>Transport and Accessibility</b>                   |   |
| DP17   | Accessibility and Access  |
| DP18   | Transport Infrastructure Proposals  |
| DP19   | Parking Standards   |
| <b>Environment and Rural Communities</b>             |   |
| DP20   | Flood Risk and Management of Surface Water Drainage                                   |
| DP21   | Nature Conservation and Protected Lanes   |
| DP22   | Dedham Vale Area of Outstanding Natural Beauty  |
| DP23   | Coastal Areas   |
| <b>Energy, Resources, Waste, Water and Recycling</b> |   |
| DP25   | Renewable Energy  |

## Site Allocations Policies

|                               |   |
|-------------------------------|---|
| SA CE1                        | Mixed Use Sites   |
| <b>Housing</b>                |   |
| SA H1                         | Housing Allocations   |
| SA H2                         | Gypsy and Traveller Accommodation   |
| <b>Urban Renaissance</b>      |   |
| Town Centre and North Station | Town Centre and North Station   |
| SA TC1                        | Appropriate Uses within the Town Centre and North Station Regeneration Area |
| <b>East Colchester</b>        |   |
| SA EC1                        | Residential development in East Colchester                                  |
| SA EC2                        | Development in East Colchester  |
| SA EC3                        | Area 1: Former Timber Dock  |
| SA EC4                        | Area 2: King Edward Quay  |
| SA EC5                        | Area 3: Magdalen Street   |
| SA EC6                        | Area 4: Hawkins Road  |
| SA EC7                        | University of Essex Expansion   |
| SA EC8                        | Transportation in East Colchester   |
| <b>Garrison</b>               |   |
| SA GAR1                       | Development in the Garrison Area  |
| <b>North Growth Area</b>      |   |
| SA NGA1                       | Appropriate Uses within the North Growth Area                               |
| SA NGA2                       | Greenfield Sites in the North Growth Area                                   |
| SA NGA3                       | Employment Uses in the North Growth Area                                    |
| SA NGA4                       | Transport measures in North Growth Area                                     |
| SA NGA5                       | Transport Infrastructure related to the NGAUE                               |
| <b>Stanway Growth Area</b>    |   |
| SA STA1                       | Appropriate Uses within the Stanway Growth Area                             |
| SA STA2                       | Phasing of Greenfield sites in Stanway Growth Area                          |
| SA STA3                       | Employment and Retail Uses in Stanway Growth Area                           |
| SA STA4                       | Transportation in Stanway Growth Area                                       |
| SA STA5                       | Open Space in Stanway Growth Area   |
| <b>Tiptree</b>                |   |
| SA TIP1                       | Residential sites in Tiptree  |
| SA TIP2                       | Transport in Tiptree  |
| SA GAR1                       | Development in the Garrison Area  |

## Appendix B – Glossary

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

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

**Authority Monitoring Report (AMR)** – The Authority Monitoring Report sets out how well the Council is performing in delivering the objectives of its Local Development Framework. It was previously called the Annual Monitoring Report.

**Brownfield** (also known as Previously Developed Land (PDL)) – Previously developed land that is unused or may be available for development. It includes both vacant and derelict land and land currently in use with known potential for

redevelopment. It excludes land that was previously developed where the remains have blended into the landscape over time.

**Community Facilities** – Buildings, which enable a variety of local activity to take place

including, but not limited to, the following:

- Schools, Universities and other educational facilities
- Libraries and community centres
- Doctors surgeries, medical centres and hospitals
- Museums and art galleries
- Child care centres
- Sport and recreational facilities
- Youth clubs
- Playgrounds
- Places of worship
- Emergency services

Some community activities can also be provided via privately run facilities (e.g. pubs and village shops).

**Community Infrastructure Levy (CIL)** – The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.

**Core Strategy** – The Core Strategy sets out the long-term vision for the sustainable development of Colchester and the strategic policies required to deliver that vision. It provides for the enhancement of the environment, as well and defines the general locations for delivering strategic development including housing, employment, retail, leisure, community and transport, which are then given precise boundaries in the Proposals Map. The Colchester Borough Core Strategy was adopted by the Council in 2008, and a focused review in 2014 following publication of the NPPF in 2012.

**Development Policies** – A document that the council have produced alongside the Site Allocations document to guide future development within the Borough. The Policies contained within this Development Plan Document, along with other relevant national and Core Strategy Policies, replaced the 2004 Local Plan policies in the determination of planning applications.

**Emerging Local Plan** - The Emerging Local Plan will include all major planning policy for the District in a single document. Once adopted, this will replace the Core Strategy, Development Policies and Site Allocations. This is in two sections with the Section One of the Local Plan including policies on strategic cross boundary issues including infrastructure and housing numbers including proposals for a new Garden Community, in partnership with Braintree District Council and Tendring District Council. Section two of each Local Plan considers the individual local authority policies and allocations.

**Evidence Base** – The evidence base for Colchester's Local Plan includes all the documents used to inform its policies and allocations, including studies, strategies,

and national, regional and local policies. Evidence Base documents can be viewed via links on the Council's website.

**Flood Risk Assessment** – An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

**Greenfield** – Land which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

**Local Development Scheme (LDS)** – This is the project plan for a three year period for the production of documents including the Local Plan, Supplementary Planning Documents and Neighbourhood Plans.

**Natura 2000** – The European network of protected sites established under the Birds Directive and Habitats Directive (SPA, SAC).

**Neighbourhood Planning** - Neighbourhood planning is a way for communities to decide the future of the places where they live and work. The government introduced this new tier of planning through the Localism Act 2011.

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

**Planning Contributions** – the principle of a developer agreeing to provide additional benefits or safeguards, often for the benefit of the community, usually in the form of related development supplied at the developer's expense.

**Previously Developed Land (PDL)** – See Brownfield.

**Private Open Space** – Open spaces usually in private ownership that can fulfil similar functions as public open spaces, but which tend to have significant access restrictions to the members of the public imposed through ownership rights or a requirement to pay to use facilities.

**Proposals Map** – The Proposals Map shows all boundaries and designations specified in a Development Plan Document (DPD) such as the Core Strategy, Site Allocations or Development Policies. The Colchester Borough Proposals Map was adopted by the Council in 2010.

**Public Open Space** – includes all spaces of public value, usually in public ownership, which are generally accessible to the public and which provide important opportunities for sport, outdoor recreation as well as fulfilling an amenity function.

**Public Realm** – Public realm relates to all those parts of the built environment where the public has free access. It encompasses all streets, square and other rights of way, whether predominantly in residential, commercial or community/civic uses; open spaces and parks; and the public/private spaces where public access is unrestricted (at least during daylight hours). It includes the interfaces with key internal and private spaces to which the public has normally has free access.



**Ramsar Site** – An area identified by an international agreement which supports endangered habitats.

**Town and Country Planning Regulations ('The Regulations')** – The identification of a consultation stage in relation to a Regulation, i.e. Regulation 25, 27, etc. refers to the relevant section of the June 2008 amendments to the Town and Country Planning (Local Development) (England) Regulations 2004. The Regulations cover the various stages in preparing and consulting on Local Plan documents.

**Travel Plan** – These provide information and incentives for new residential and employment sites to use public transport. Travel Plans typically include the issuing of travel pack to new residents and businesses which may include vouchers for 12 months free or discounted travel on public transport.

**Site Allocations** – The Site Allocations document sets out the criteria for the boundaries shown on the Proposals Map and provides area and use specific allocations. The Site Allocations DPD was adopted by the Council in 2010.

**Site of Special Scientific Interest (SSSI)** – A SSSI is an area that has been notified as being of special interest under the Wildlife and Countryside Act 1981. They include the best examples of the Country's wildlife habitats, geological features and landforms.

**Special Area of Conservation (SAC)** – A site of European Community importance designated by the member states, where necessary conservation measures are applied for the maintenance or restoration, at favourable conservation status, of the habitats and/or species for which the site is designated.

**Special Protection Area (SPA)** – A site designated under the Birds Directive by the member states where appropriate steps are taken to protect the bird species for which the site is designated.

**Statement of Community Involvement (SCI)** – This document sets out the standards that the Council intend to achieve in relation to involving the community and stakeholders in the preparation, alteration and continuing review of the Local Plan in the determination of significant planning applications.

**Strategic Housing Market Assessment (SHMA)** – The SHMA is a study carried out every few years to appraise the local housing market area and identify the need and demand for different housing types and tenures within that area.

**Strategic Land Availability Assessment (SLAA)** – The SLAA is a collective term for housing and employment land availability assessments. This is a process carried out as part of Local Plan preparation to identify new sites for housing and employment uses, required by national policy.

**Supplementary Planning Document (SPD)** – A document produced by the Council to add further detailed guidance and information on a particular subject. An SPD is

subject to a formal consultation period and then is used as a material consideration when determining planning applications.

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

**Sustainability Appraisal (SA)** – An appraisal of the economic, social and environmental effects of a plan from the outset of the preparation process, so that decisions can be made that accord with sustainable development.

**Sustainable Development** – Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

## Appendix C – Local Development Scheme 2019-2022

LDS Timetable 2017 - 2022

