

Local Plan Committee Meeting

**Grand Jury Room, Town Hall, High Street,
Colchester, CO1 1PJ**

Monday, 17 December 2018 at 18:00

The Local Plan Committee deals with the Council's responsibilities relating to the Local Plan

Information for Members of the Public

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COLCHESTER BOROUGH COUNCIL
Local Plan Committee
Monday, 17 December 2018 at 18:00

The Local Plan Committee Members are:

Councillor Christopher Arnold
Councillor Lewis Barber
Councillor Nigel Chapman
Councillor Phil Coleman
Councillor Nick Cope
Councillor John Elliott
Councillor Andrew Ellis
Councillor Adam Fox
Councillor Gerard Oxford
Councillor Martyn Warnes

The Local Plan Committee Substitute Members are:

Other than the Local Plan Committee members, all members of the Council who are not members of the Planning Committee.

AGENDA
THE LIST OF ITEMS TO BE DISCUSSED AT THE MEETING
(Part A - open to the public)

Members of the public may wish to note that Agenda items 1 to 5 are normally brief.

1 Appointment of Chairman

To appoint a Chairman for the forthcoming Municipal Year

2 Appointment of Deputy Chairman

To appoint a Deputy Chairman for the forthcoming Municipal Year

3 Welcome and Announcements

The Chairman will welcome members of the public and Councillors and remind everyone to use microphones at all times when they are speaking. The Chairman will also explain action in the event of an emergency, mobile phones switched to silent, audio-recording of the meeting. Councillors who are members of the committee will introduce themselves.

4 Substitutions

Councillors will be asked to say if they are attending on behalf of a Committee member who is absent.

5 Urgent Items

The Chairman will announce if there is any item not on the published agenda which will be considered because it is urgent and will explain the reason for the urgency.

6 Declarations of Interest

Councillors will be asked to say if there are any items on the agenda about which they have a disclosable pecuniary interest which would prevent them from participating in any discussion of the item or participating in any vote upon the item, or any other pecuniary interest or non-pecuniary interest.

7 Have Your Say!

The Chairman will invite members of the public to indicate if they wish to speak or present a petition on any item included on the agenda or any other matter relating to the terms of reference of the meeting. Please indicate your wish to speak at this point if your name has not been noted by Council staff.

8 Local Plan Committee Minutes 13 September 2018

7 - 32

The Councillors will be invited to confirm that the minutes are a correct record of the meeting held on 13 September 2018.

9 Local Plan Update

The Committee will be provided with a verbal update by the Planning and Housing Manager on the current situation regarding the Local Plan.

10 Authority Monitoring Report

33 - 96

A report by the Assistant Director Policy and Corporate providing an annual summary of key statistics that allow the Council to monitor the effectiveness of its Local Plan.

11 Town Wall Management Plan 2019-2014

97 - 190

A report by the Assistant Director Policy and Corporate giving details of the Town Wall Management Plan 2019-2014 which would replace the existing Colchester Roman Wall: An Integrated Management Plan which had been adopted by the Council in 2011.

12 Exclusion of the Public (not Scrutiny or Executive)

In accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public, including the press, from the meeting so that any items containing exempt information (for example confidential personal, financial or legal advice), in Part B of this agenda (printed on yellow paper) can be decided. (Exempt information is defined in Section 100I and Schedule 12A of the Local Government Act 1972).

Part B
(not open to the public including the press)

Local Plan Committee

Thursday, 13 September 2018

Attendees: Councillor Christopher Arnold, Councillor Lewis Barber, Councillor Nigel Chapman, Councillor Phil Coleman, Councillor John Elliott, Councillor Andrew Ellis, Councillor Adam Fox, Councillor Gerard Oxford, Councillor Martyn Warnes

Substitutes: Councillor Andrea Luxford Vaughan (for Councillor Nick Cope)

Also Present:

136 Appointment of Chairman

Andrew Weavers, Monitoring Officer, explained that it was unlikely that agreement would be reached on the appointment of a Chairman or Deputy Chairman for the remainder of the Municipal Year or for this meeting. Accordingly, he invited the Committee members to withdraw these matters of business for this meeting for them to be considered again at the next meeting of the Committee. Subject to that agreement, he would facilitate the meeting to enable the further matters of business to be conducted.

RESOLVED that the appointment of the Chairman and Deputy Chairman of the Committee be deferred to the next meeting of the Committee and the Monitoring Officer be authorised to facilitate the remainder of the meeting.

137 Have Your Say!

Councillor Moore attended and, with the consent of the Chairman, addressed the Committee. She referred to Section 2 of the new Local Plan in relation to the allocations identified for Mersea Island. She explained that residents were prepared to accept the 200 dwellings included in the Plan as its share of the Borough's needs but was concerned about the impact of expanding caravan sites. There was already in excess of 2,000 caravan pitches. The Plan included two development sites and was concerned that there would be no mechanism to limit the total number of dwellings to 200 and, to address this, she asked the Committee to reduce the number of sites to one. She referred to a previous request for the wording in the Plan relating to the expansion of caravan sites to be changed from the 'presumption of permission' to 'a requirement to prove a need and a lack of damage to the local community'. She supported local industries she was of the view that holiday parks did not belong in this category. She referred to changes in the definition of a caravan whereby permissions were being requested for two storey units and three bedroom lodges, which she considered should be treated in a planning context, as small houses. She considered protection against

Government guidance needed to be built into the Local Plan in the form of safeguards against ill-conceived developments.

The Monitoring Officer requested the Planning and Housing Manager to provide a written response to the comments made by Councillor Moore.

138 Minutes of 19 March 2018

Councillor Barber referred to that part of minute no 133 where he had been attributed to comment 'that there were too many restrictions on development in the countryside' and he considered that the wider context of his remarks had been lost. He therefore requested that the words be deleted.

RESOLVED that, subject to the deletion of the entire sentence containing the words 'that there were too many restrictions on development in the countryside' in minute no 133, the minutes of the meeting held on 19 March 2018 be confirmed as a correct record.

139 Local Plan Examination Options

Councillor Luxford-Vaughan (in respect of her membership of Wivenhoe Town Council) declared a non-pecuniary interest in this item pursuant to the provisions of Meetings General Procedure Rule 7(5).

The Committee considered a report by the Assistant Director Policy and Corporate giving details of the options proposed by the Inspector to proceed with the Local Plan and seeking the agreement of the Committee to a way forward.

Karen Syrett, Planning and Housing Manager, presented the report and, together with Ian Vipond, Strategic Director responded to members questions. She explained that the Inspector for the strategic Section 1 of the Local Plan prepared jointly with Braintree and Tendring District Councils had written to the local authorities on 8 June 2018 raising issues requiring further work and proposing a number of options for progressing the Local Plan. The options were:

Option 1 – Removal of the Garden Communities from the Plan, continue to examination and adoption of the rest of the section 1 and section 2 Plan before considering the potential reintroduction of the Garden Communities under an early or focussed review of the Plan in 2-3 years' time;

Option 2 – Continuation of Local Plan and examination following completion of further evidence base and sustainability appraisal work;

Option 3 – Withdrawal of the current draft Section 1 and Section 2 and submission of an entirely new Local Plan;

Alternative Option – any alternative course of action.

The Inspector has subsequently written two further letters which confirmed the housing requirements (Objectively Assessed Need) and provided further detail about his interpretation of Option 1.

As well as the options, the report also set out the content of the letters, legal opinion as well as a pros and cons paper. Councillors had raised concern about various related points including the delivery of infrastructure, timing of infrastructure delivery, timing of the options, possibility of legal challenge, implications for the development management side of planning and the consequences of the publication of the new National Planning Policy Framework (NPPF). These points were addressed in the report and were looked at in more detail in the pros and cons paper, together with a comparison of the three main options. Members of the committee were being asked to consider the options proposed by the Inspector and to determine whether there was any other option which could be proposed.

The Monitoring Officer invited Committee members to present any alternative proposals for consideration and, accordingly, Councillor Ellis made the following proposal:

- (i) Colchester Borough Council remains committed to the Garden Communities principles and will work closely with Braintree and Tendring District Councils to secure the future housing requirements in the North Essex Authorities area;
- (ii) This commitment assumes, and is dependent on, funding for the necessary strategic infrastructure being confirmed, them being proven financially viable and environmentally sound, with strong evidence of constructive engagement and involvement with local communities throughout the plan, and acceptance derived locally, as required by Government policy;
- (iii) The North Essex Authorities will provide the further evidence requested by the inspector under an alternative option which will show any Colchester and Braintree Borders Garden Community being planned for the later years of the housing trajectory of the Local Plan and any Colchester and Braintree Borders Garden Community and the Colchester and Tendring Borders Garden Community proposals dependent on necessary strategic infrastructure being committed. It will also be imperative to prove the economic viability for garden communities, and to ensure future housing growth is matched with economic growth. The Sustainability Appraisal will assess a larger number of sites at a range of different sizes and also consider alternative options to deliver growth as set out in the Inspector's letter of 8th June 2018. The conclusions of that Appraisal will need to be reviewed before consultation on the evidence base and Sustainability Appraisal;
- (iv) Should the necessary strategic infrastructure for the garden communities not be committed after a reasonable period of time, this will trigger a review of the Local Plan to manage the consequential shortfall in housing delivery in a way that does not overburden the infrastructure of existing communities/settlements;
- (v) This alternative option will now be recommended to the other North Essex Authorities.

The proposal was jointly seconded by Councillors Coleman, G. Oxford and Warnes.

Councillor Cory attended the meeting and, with the consent of the Monitoring Officer addressed the Committee. He welcomed the proposal made by Councillor Ellis and supported by each of the Group Spokespersons, particularly given the time taken to achieve a form of words which he hoped would be agreeable to the Committee as a whole and he thanked all those involved for their diligence. He considered this demonstrated a willingness to listen and to address matters of concern. The comments of the Inspector and others had been taken on board and he was confident that the proposal incorporated the necessary key elements for the local communities as well as accepting the need for growth. As such he was hopeful that the North Essex Authorities of Braintree and Tendring councils along with Essex County Council would find the proposal one which they could also accept. He explained that he was committed to working strategically with the other Councils as well as endeavouring to ensure as many residents as possible were satisfied with this approach. He acknowledged that there was still work to be done to ensure that the proposals would not impact too negatively on existing communities. This approach had enabled there to be more time, more information and more discussion on the proposals. He also acknowledged that there needed to be greater community engagement going forward which he was committed to providing as a pre-requisite to the extra work on sustainability appraisals, viability and infrastructure delivery being delivered. He also considered he could accept the proposal as a ward Councillor for Wivenhoe in terms of no development south of the A133 and to use the new NPPF to propose a green belt buffer zone and that any development is predicated on the delivery of infrastructure, as set out in the proposal. He explained that he had listened to an announcement by the Minister for Housing and had been impressed with what he had to say in terms of the need to deliver sustainable communities. He confirmed that the Minister had stated his intention to visit Colchester and Councillor Cory confirmed his intention to secure his commitment to infrastructure. Councillor Cory also stated his hope for better engagement with the public, that no increase in housing numbers would be necessary and that there would be no opportunities for developers to submit speculative planning applications.

Councillor T. Young attended the meeting and, with the consent of the Monitoring Officer addressed the Committee. He thanked everyone involved in putting the proposal together for presentation at this meeting and he was aware how difficult it had been. It was very important to have a proposal to move forward in order to move towards an adopted Local Plan. He warned of the dangers of not having an adopted Local Plan and voiced his disappointment with the outcome of the appeal into the Gladman development for 145 homes off Bromley Road which had recently been allowed by the Planning Inspector. He was of the view that on-one would support the concept of Garden Communities if they did not include the delivery of infrastructure and with the necessary funding in place. He also indicated he would not be able to support the Garden Community proposal to the east of Colchester if the proposal did not include the A133 /

A120 link road. He considered this view was clearly reflected in the proposal moved by Councillor Ellis. He wanted to see a real commitment to, not only affordable housing, but social housing in the emerging Local Plan. He acknowledged concerns, in the absence of an adopted Local Plan, about the Objectively Assessed Need housing numbers and the potential for the agreed 920 houses per year to increase to 1095 per year. He encouraged the Committee to agree to the proposal as it would give an opportunity to determine where the homes would be sited. He welcomed the benefits of working together and was encouraged that this was in the best interests of Colchester as a whole. He referred to the Council's Strategic Objectives - Growth, Responsibility, Opportunity and Wellbeing and considered all these were being addressed by the Local Plan Committee. He also emphasised the need to get the Sustainability Appraisal right. He considered the responsibility on the shoulders of the Committee members weighed heavily, it was not always possible to make the popular decision but he knew they all tried to make the right decisions. He hoped the wording of the proposal would take the Committee forward to the next stage of the Local Plan process and he was encouraged by the work put in to get to this point.

Councillor Scordis attended the meeting and, with the consent of the Monitoring Officer addressed the Committee. He explained that his preference was for the Committee to agree to Option 2 on the basis that the Council needed to build new homes and to meet housing need. He had weighed up the other options – Option 3 would leave the Borough open to speculative development whilst option 1 would mean that housing needs would not be met and additional sites would need to be considered for inclusion in the Plan. He was worried about the associated traffic issues related to some of the sites like Middlewick Ranges. He was of the view that the rural areas would be protected whilst areas in the South of Colchester would become completely grid locked. He emphasised the need for infrastructure and he agreed with the concerns raised by people from Wivenhoe and Marks Tey. Braintree and Tendring were keen to go ahead with the Garden Community proposals and he was concerned about the prospect of development by on the Colchester side of Tendring District but without the funding to go with it.

John Symington addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He represented L and Q, the Gateway 120 landowner consortium who together controlled the land at West Tey, to the north of the A12. He commented on the work of Colchester and Braintree Councils and the long term planning strategy to deliver homes and jobs properly planned with physical and social infrastructure to support them. He referred to the A12 and A120 upgrades and to concerns expressed by the Inspector about the soundness of the Garden Community proposals. L and Q was one of the country's largest Housing Associations which owned and managed over 90,000 homes with considerable financial assets and the ability to make early investments and deliver physical infrastructure. The company was capable of providing 17,000 new homes on Garden City principles. Viability testing had been done and the company was prepared to fund the whole of the development. As such there

was no need for public funds to be put at risk. The company was committed to working with the councils to deliver the Garden Communities vision together with the physical infrastructure provided ahead of development such as a spine road from the A120 to the A12 in the first phases of housing and employment land, with a range of housing tenures, including at least 30% affordable housing. Vision and determination would be needed but also substantial resources from a skilled developer which L and Q could provide. They had supported the Council in its ambitions and would continue to do that with the aim of securing a sound Local Plan. Option 2 was supported as the most appropriate way forward. West Tey had a substantial amount of work yet to be done as the Inspector had indicated but he was of the view this could all be addressed to enable West Tey to be delivered in the earlier part of the Plan period.

Ian Crossley addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He explained that he represented the Mersea Island Society. Whatever was decided for the Local Plan would have a knock-on effect for Mersea Island. Infrastructure was under pressure from its existing population whilst increasing numbers of tourists caused parking problems along with problems of litter and lack of toilets. He asked the Committee, when considering housing numbers for the Island, to take into account infill and caravan sites. Two sites currently had permission for 100 units each and had their own shops and entertainment. As such they did not contribute greatly to the local economy. He explained that the roads were unsafe for cycling, especially for children and sought the provision of cycle paths. His preference was for only one development site in the Plan and not the one nearest to the edge of the Island. He asked for the Committee members to listen to the local residents in terms of their requests for places of work and an industrial site.

Asa Aldis addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He was making representations on behalf of Wivenhoe Town Council. He considered the SWOT analysis to be biased as it overtly favoured Option 2 which would represent reputational damage to the Council when it failed. He was of the view that the Plan had been judged to be unsound by a Government Inspector. He did not consider that it would make a Rapid Transport System viable. He had attended the hearing and the Inspector had asked for more sites so he could conduct a full appraisal on the effect of new homes across the region. He had requested alternative schemes to be considered. He had noted that no price had been agreed with landowners. Due to these issues, he did not support Option 2. He considered that the Inspector's directions had to be followed. Legal advice in the report cited potential for judicial review but if the proposals remained as they were then other challenges would be made. He did not consider that the timescales would allow for a re-run of the evidence base and it was imperative that the right decision was made for existing communities. He considered that the Local plan had failed and was shocked that more suitable sites had been blocked and money had been wasted. He asked for the Council to undertake meaningful engagement with the public so that positive outcomes could be presented to existing residents. He questioned the housing numbers agreed by Tendring District Council and

considered that development had been disproportionately favoured towards the Colchester border. He urged the re-run of the evidence base as well as a new call for sites as he was of the view that there were better sites beyond the east of Colchester. He considered a different approach to the Local Plan needed to be adopted and to proactively amend the Plan to take account of existing residents.

Rosie Pearson addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). She was making representations in relation to the views of the Campaign Against Urban Sprawl in Essex (CAUSE). She thanked the Committee for allowing debate on the issues and she welcomed the new era of co-operation which seemed to have commenced. She agreed with the views of the previous speaker and considered the proposal made by Councillor Ellis was a sign of a new understanding of the realities in relation to the Local Plan. She was of the view that CAUSE had been warning the Council of its concerns for three years but it was only now that people were beginning to listen. She hoped that this would mean that in the future CAUSE would be involved and there would be co-operation amongst all. It was essential that different views were heard in order to overcome problems. She requested a meeting with Land Use Consultants as soon as possible. She considered the major problem with any large new town was in relation to viability, funding and from where funding derived. She commented that, at the Inspection, Gateway 120 had declined to reveal their viability appraisal and she was therefore concerned that there was no evidence to support their promises and hoped this would be taken into account properly in the new sustainability appraisal. She was also sceptical about claims to deliver 17,000 homes without evidence in support. She also asked for CAUSE to be involved in viability work and questioned who would be involved to deliver this as well as the Land Use Consultants. She also sought assurances that the new Sustainability Appraisal would look at alternative smaller sites.

Giles Coode-Adams addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He was making representations in relation to the views of the Campaign Against Urban Sprawl in Essex (CAUSE). He was pleased the Committee was considering options following receipt of the Inspector's letter. He considered the determinations made by Tendring and Braintree Councils to be undemocratic and welcomed the approach taken by Colchester. He considered that the Inspector's letter had not been understood correctly in terms of an intention to undertake more work rather than a fundamental rethink. He considered the Council had favoured Option 2 because it didn't want to admit failure and, as such, were exposing the Borough to speculative applications. He understood that compromise was necessary and he had suggestions to mitigate damage if Option 2 was still considered preferable. He was of the view that Garden Community principles had to be interpreted widely, including a string of settlements or urban extensions with a need to get the first 15 years of the Plan right initially. He suggested following the example of Poundbury which was an urban extension, comprising 2,000 homes built at a rate of 100 houses per year, allowing community jobs to keep pace. He also advocated a contingency plan if timescales

slipped. He was of the view that size was significant – because of the three Garden Communities, the Mass Rapid Transit had to be included which was a huge project and he questioned how it would be run as well as the implications of the planning approval. He also referred to the need to relocate the train station to the centre as it would not be possible for Marks Tey Station to remain where it was. There were big hurdles but the infrastructure needed to be provided first.

Helen Hogan addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). She thanked the Committee for the consideration given to the Inspector's letter and the option presented at the meeting by Councillor Ellis. She had intended to speak about Braintree and Tendring Council's flawed interpretation of Option 2 and her hopes that Colchester would not be bullied into following their lead. She realised things had, however, moved on.

Paul Griffith addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He explained that he was a long term Wivenhoe resident and he was concerned about the Tendring Colchester Borders Garden Community. He referred to the SWOT analysis and considered that it was not impartial, being overtly biased in favour of Option 2. He considered that the risks of Option 2 had been played down whilst its strengths had been played up. He did not consider the timescales outlined to be accurate and he considered that the weaknesses of the Option had been overlooked. He welcomed the proposal put before the Committee at the meeting and considered that the analysis needed to be done again but impartially and to include the Council's alternative proposal to determine what the best way forward would be.

Sarah Shehadeh, on behalf of Mersea Island Society and Stop 350, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). She explained that Stop 350 represented 1163 Mersea residents who had authorised them to act on the draft Local Plan as well as a substantial number of other residents who had given their support. She recognised there were very important issues in terms of the options but was of the view that there was an important issue about the impact the Plan would have on West Mersea. She realised the importance of a robust Local plan to protect against speculative development applications. Stop 350 supported a Local Plan but had reservations in terms of its current format, which, she considered, would create vulnerability to speculative development. She referred to the two allocated sites in West Mersea, both of which were indicated as providing 100 dwellings. At 100 dwellings per site the density levels would be lower than that recommended in the new NPPF. She feared that speculative applications would lead to far higher numbers of dwellings being built than the infrastructure could cope with. When the original 350 proposed dwellings was reduced to 200, it was stated in the Local Plan settlement boundary review that the lower figure of 200 was more appropriate based on the level of infrastructure. She requested that consideration be given to the removal of one of the sites, mitigating the risk from speculative development. She also asked that the West Mersea Neighbourhood Plan be given the same opportunity as other Neighbourhood Plans, that

is, to allocate the site on which the proposed 200 dwellings were to be built. She urged that a declaration be made that this would be allowed to take place and the Neighbourhood Plan would be adhered to.

Chris Hill addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He cautiously welcomed the new proposal as a move forward in terms of talking and greater engagement. He asked about the Inspector's reference to a considerable length of time and additional delays being taken in relation to the adoption of Option 2 and asked about the difference in timing between Option 1 and the alternative option proposed by Councillor Ellis. He was concerned about the need to ensure the Council had an adopted Plan in place. He further asked about the alternative option being presented to the other North Essex Authorities and what would happen if they did not accept it.

Manda O'Connell, on behalf of Colchester East Action Group, Sir Bob Russell and as a resident of Greenstead, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). She explained that with the support of the Greenstead ward councillors the Colchester East Action Group had campaigned for a suitably designated green buffer area with no new development on eastern edge of urban Colchester, incorporating the whole environment of the Salary Brook Valley Slopes, extending 100 metres beyond the eastern edge of Home Wood, with the boundary extending 20 metres east of the public footpath running from the strip to Bromley Road, in order to preserve the unique biodiversity of the Salary Brook landscape. This was proposed to avoid the new development becoming an urban extension of East Colchester and to retain the unique identity of both the Colchester and the Garden Community settlements. The border was well within the 1.5 km previously referred to. In view of the unfortunate success of the Gladman appeal off Bromley Road at the end of the Slopes area, she was concerned about further speculative development leading to further urban sprawl and losing the opportunity to preserve an eco and bio diversity asset for the benefit of all local communities. The Group had supported the Local Plan in its previous form but if the Garden Community proposal was to be reviewed in the light of the Inspector's comments, she asked the Committee to consider ring fencing as Country Park the area she had described to avoid the attrition of the land to speculative development as part of Option 1 or 2 or the new proposal. She also asked why Colchester East Action Group had not been invited to the Leader's Listening Event at the Town Hall despite being involved in previous meetings and workshops leading up to the Garden Community proposals particularly as other groups such as CAUSE and Hands Off Wivenhoe had been included and there were no representatives from East Colchester. She also sought an assurance, on behalf of Sir Bob Russell, that Middlewick was not a brownfield site as some had complained and she also stated his opposition to any threat to Salary Brook.

Mr Weavers confirmed that a written response would be sent to Ms O'Connell in relation to the Leader's Listening Event.

Alan Walker, Chairman of Marks Tey Parish Council, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He commented on the reliability of the Local Plan process. Marks Tey Parish Council had consistently said that they would work with the Local Plan proposals providing they were of excellent standards, that every stage improved Marks Tey Parish and the people and businesses that operated there and that they were infrastructure first. However, the Parish Council has also said that the proposals were high risk in terms of skills and politics. This had been illustrated perfectly by the Planning Inspector's consideration of Part 1 of the Local Plan. He was dismayed to see no recognition of this within the officer's report and no reference to what Colchester Borough Council thought may have gone wrong. He considered the report looked at outcomes but not process and there was no apology to the people of Colchester for the situation we were now in. He did not wish to apportion blame but to take the opportunity to learn from mistakes, which, if not admitted, how was the public to be assured that something similar would not happen again. He considered that the getting together of officers and Councillors to agree on the alternative proposal was a welcome step if it encouraged members to work across parties and question what had been put before them. He considered that the proposal seemed to leave Marks Tey in limbo for longer. In addition, he asked how long it would be before the interests of party politics returned over the well-being and future of the community. He was of the view that the proposals remained high risk and would require much more effort and discussion to be certain to deliver Colchester's future growth. He also commented that there was significant neighbour opposition to the Council's proposal to re-route the A12 between Marks Tey and Copford. The Parish Council's view was that they were awaiting further proposals before stating a view as to how it might affect the whole of Marks Tey.

Julie Baker addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). She explained that she was a resident of Mersea Island. She referred to the Middlewick Ranges site and had thought this would release Mersea from the need to deliver more housing on the grounds that the Island did not have sufficient infrastructure. She was concerned about the absence of a police and ambulance presence and the fact that the fire service and life boatmen were volunteers. She was aware that recent major incidents had been dealt with by off-duty police and fire officers. She also referred to the problem of access to and from the Island at times of emergency when the tide made the Strood impassable. She was concerned about the increased size of caravans on the Island and asked why the caravan pitches could not be included in the calculation of housing numbers required to be delivered. She asked that the allocated sites be reduced to the one at Brierley Paddock and for the 200 homes to be delivered on that one site. She also referred to the increased number of tourists and the impact these were having on the oyster industry. She considered Mersea Island to be a special case with its own unique problems.

The Monitoring Officer invited the Committee members to discuss the issues raised and how to proceed with the Local Plan.

Councillor Ellis thanked the Leader of the Council for the opportunity given to the Committee to reflect on the contents of the Inspector's letters. He acknowledged that the wording of the alternative option now proposed may not be without flaws but he considered it to be a pragmatic approach, given the Council's circumstances. He welcomed the fact that a Government Minister had been in discussions with Councillors and Officers as well the associated opportunity for the Council to bid for large scale funding and he acknowledged the value of this and the importance, in this context, of not rejecting the Garden Community proposals entirely. He was of the view that smaller inter connected communities and Garden Villages would be a preferable and more palatable approach for many residents. He agreed that the way forward was for Councillors to work together on the Local Plan. He was of the view that the A133 had the biggest impact on Colchester and the proposed link road needed to be given top priority if the existing traffic problems were to be relieved. He commented on the views expressed in relation to the timing of proposals for West Tey and considered these needed to be allocated towards the latter stage of the Local Plan, incorporating smaller, inter connected communities. He referred to the expertise within the CAUSE group and supported their request to be involved in the process moving forward. He referred to Part 2 of the Local Plan and the fact that funding to deliver the infrastructure was key to its successful outcome. He acknowledged that the process adopted up to date had not worked well and to improve there needed to be more public engagement and communication. He considered people had been scared by the numbers of houses which had been quoted and that it was necessary to reduce the scale of the proposals being considered in order to have the support of the public. He also referred to the importance of economic viability evidence, whether the increased housing number of 1095 would be imposed on the Council and how to protect against it and the need for consideration to be given to a backstop plan in case the alternative option currently being proposed was not deemed to be acceptable by the Inspector. He did not consider that he had been given adequate tools, as a Committee member, to analyse the sustainability appraisals and viability assessments and asked for arrangements to be made for the Committee members to receive training on these elements as soon as possible and for the training to be provided by an independent facilitator.

Councillor Cory indicated his support for Councillor Ellis' request for training and was of the view that it was sufficiently important that it should be offered to all Councillors not just the Local Plan Committee members.

Councillor Luxford Vaughan supported the request for training and thanked the members of the public for their contributions. She considered Option 1 to be the most expeditious route to getting the Local Plan adopted. She had attended the Local Plan hearing sessions and was aware of the expertise of the Inspector and in what ways he had considered the Plan to have failed. She considered that the Council had misinterpreted how to deliver the Garden Community principles properly and she advocated the need for the sustainability appraisal to be done properly. She understood the reasoning

behind the proposed alternative option and welcomed the work that had gone into the agreed wording but explained that this option would be a second choice for her. She was worried about the lack of timescale associated with the alternative option and what mechanism would be used if the option was not proving to be successful. She also referred to the need for the additional work requested by the Inspector to be scoped and for the Committee members to be given an opportunity to consider it, she asked who would be given the task of drawing up the viability assessments and she sought an assurance that a new call for sites would be included.

Councillor Oxford acknowledged the extent of the work undertaken by Councillor Ellis and others which had led to the alternative option proposal. He also acknowledged that the wording may not be ideal but was the best in the circumstances. He referred to the importance of infrastructure first and that Garden Communities principles would be the way to deliver this as well as a means of attracting Government funding. He was also of the view that it was vital for Colchester to work towards delivering its housing need as there were many households stuck on the Council's housing waiting list.

Councillor Barber thanked the Leader of the Council in allowing the Committee to make a decision on the way forward for the Local Plan. His preference was for option 1 but he acknowledged the need for the North Essex Authorities to work together and to find a way to move forward collaboratively. He was concerned that some of the issues identified by the Inspector had been raised by Councillors and residents for some time and, as such, it would be necessary for the Committee members to ensure similar issues did not happen in future. He was of the view that a detailed timescale for the alternative option needed to be put in place and that a backstop plan needed to be agreed should the alternative option look like it would fail to deliver. He made reference to the failure of the current process, the need for a robust sustainability appraisal with all options being considered and the fact that it could not be pre-determined. He acknowledged that Garden Communities did offer the opportunity to work closely with the Government. He appealed to the Committee to listen to the opinions of residents and for the expertise in the community to be utilised. He was particularly concerned about the timescales involved in delivering an adopted Local Plan together with the need to have sufficient housing supply and he supported the need for more evidence to be gathered and presented to the Committee for consideration.

Councillor Fox thanked the members of the public for attending the meeting, welcoming the views presented to the Committee and he hoped that this engagement would continue. He welcomed the compromise alternative option presented at the meeting as a mechanism to move the Local Plan process forward and hoped it would also be supported by Tendring and Braintree Councils. He was of the view that there was a role for Local Authorities in delivering the Garden Community projects and that they should not be left entirely to private developers. He agreed that the scale of the projects was of importance as well as the need to deliver Affordable Housing as part of those projects. He was concerned that Middlewick Ranges was being perceived as the resolution of

problems in other areas, particularly as the site had its own issues in relation to infrastructure and the consequence of development placed at the edge of existing communities.

Councillor Warnes supported the delivery of infrastructure first and highlighted the importance of delivering affordable housing for the many people struggling to get on the housing market. He thanked the public speakers from CAUSE, Hands off Wivenhoe and Stop 350 but voiced his concern about the capacity of existing infrastructure in the urban areas to absorb additional development and he was concerned about the impact on traffic congestion which needed to be taken into account. He acknowledged that the alternative option proposal was a compromise and not necessarily the preference for all but he was of the view that it would enable the Local Plan process and the Garden Community projects to be moved forward in a clear, balanced and measurable way and for the delivery of housing to be achieved. He supported the request for and the commitment from the Leader of the Council to, independently delivered training.

Councillor Arnold welcomed the alternative option proposed at the meeting on the basis that it sought to provide confidence in the process which previously the members had been asked to take on trust. He did not consider that it would be necessary to undertake the majority of work again as the Inspector had accepted the housing number per year figure of 920. He was keen to see a timescale for the proposal and for the solution proposed to be given the utmost support to enable it to work. He acknowledged the fact that development was a troubling prospect but the delivery of a sound Local Plan was a continuing aspiration. He considered the review of the sustainability appraisal to be a very welcome part of the process and questioned whether requests for a further call for sites would be planned. He supported the requests for training to be delivered independently as it was imperative for Councillors to be able to challenge from having knowledge of the process. He questioned whether the proposal would be submitted to the Inspector as set out and sought clarification in relation to potential changes in wording required by the other Local Authorities. He considered authority could be delegated to the Committee's Group Spokespersons to approve minor changes to wording and he advocated setting up briefings to take place between meetings of the Committee in order to keep members apprised of progress with the Plan. He welcomed the collaborative approach adopted by the new Leader of the Council on the basis that this had worked previously in delivering good quality planning.

Councillor Coleman supported the proposal. He referred to the considerable development which had already taken place in Highwoods and Mile End and his opposition to speculative development. He regretted the increasing numbers of homeless in the community and considered this to be the driving factor in delivering planned development. He welcomed the cross border partnership working as this provided more opportunity to attract funding for the delivery of infrastructure in terms of roads, schools and medical centres. He also acknowledged the issues raised in the Inspector's letters needed to be addressed.

Councillor Chapman welcomed the cross party co-operation and the greater community engagement as he was of the view that each of the Councils would be stronger by working together and with their communities. He also strongly supported the need for the way the process was conducted to be right and robust. Accordingly, he considered the provision of training to be accepted as this would ensure members would fully understand the process and would be in a better position to explain it to their constituents. He supported the call for a backstop plan should the current proposal not receive support and for a timescale for delivery to be drawn up. He also agreed with the suggestion for Group Spokespersons to be given authority to agree any minor changes in wording to the proposal.

Councillor Barber emphasised that the debate should not be considered a competition between urban and rural issues and he was keen to ensure that the process would not lead to the houses being predominantly sited in particular wards in order to avoid development on others. He supported the approach to build better communities not just more houses.

Ian Vipond, Strategic Director, suggested that, in the light of the Committee's discussions, paragraph (v) of the proposal moved by Councillor Ellis be amended by the addition of the words 'and, if agreed, sent to the Planning Inspector as the North Essex Authorities' proposals to progress the Local Plan.' Together with an additional paragraph (vi) 'Authority be delegated to the four Group Spokespersons of the Local Plan Committee to agree any minor changes to the wording of this alternative option.'

He also responded to the discussion in relation to a timescale to be attributed to the strategic infrastructure and indicated that it was not yet known what the Inspector's reaction would be to the alternative option and accordingly, he considered it was necessary for the Committee to proceed through to the outcome of this stage. But he offered reassurance to the Committee members in that the Inspector had asked for a timescale to be submitted regarding the additional work and he anticipated the Inspector would comment on that timescale. He considered at that point it would become clear when decisions would need to be made about the strategic infrastructure. He was also aware of proposals in relation to Housing Infrastructure Funds and the broad timescales around the road infrastructure programme announcements which would begin to shape when the Committee might expect to hear further about the key provisions.

He went on to refer to the comments about sustainable appraisal and he confirmed that the Inspector had given a very clear methodology in relation to his expectations on this and to which the Local Authorities would have to adhere. He acknowledged Committee members concerns that they be given the opportunity to consider the methodology and he confirmed that arrangements would be made to provide for this. The methodology would have a number of workshops built into it so there would be an opportunity for wider engagement in that work.

He confirmed that the Council's Local Plan was still in the middle of its examination stage and, as such, there would not be another Call for Sites. Numerous sites had already been put forward which the Committee had considered. He further confirmed that, at the point when the 'reasonable period of time' was triggered or for other reasons, the alternative option was not pursued then a backstop plan would need to be in place. He was of the view that the Committee would be recommended to progress a backstop plan which allowed for the progression of Section 1 without the strategic element by incorporating it into Section 2. He could not give an assurance that, at that time, the Council would not be forced into the acceptance of an option 3 scenario as this would be dependent on circumstances and what the Inspector was prepared to accept. However he would seek to ensure that a backstop plan was drawn up for these scenarios.

Councillor Luxford Vaughan questioned why timescales couldn't be drawn up given there was knowledge of the Housing Infrastructure Funds and road infrastructure programme timescales. She also sought clarification on who the methodology would be shared with, given the support expressed for wider engagement. She was concerned that there would not be a Call for Sites particularly given previous considerations being in the context of larger scale of development and associated preferred size of sites. She also questioned the apparent default position to option 2 should the alternative option not be pursued.

The Strategic Director, confirmed he did not have a default position to revert to option 2. He confirmed that each of the three Local Authorities would have limited options available to them to quickly progress the Local Plan should the alternative option not be pursued and that it was unknown what the current Inspector's view would be at that point in the future. He was able to confirm that the three Local Authorities would at that point be seeking to get a Local Plan adopted as quickly as possible. He explained that there was no particular limit on scale or size in the previous Call for Sites assessments, subject to what the Inspector had required and to undertake another Call for Sites exercise would effectively mean the Local Plan process would need to go back to the start.

Councillor Ellis confirmed his acceptance to the amended wording for the alternative option but he would be disappointed if further amendments were made by the other Authorities. He also welcomed the Leader of the Council and Committee members' support for the provision of training on sustainability and viability to be available to all Councillors and for it to be delivered independently. He was of the view that the Committee needed to see the timetable which was to be drawn up for submission to the Inspector together with an update of the current Local Plan situation as a standing item at each future meeting. He considered that all the Committee members were now fully engaged in the process and they were all anxious to receive the information for them to consider. He was hopeful that officers would be having further discussions with Government in the light of this alternative option and the revised Housing Numbers

formula contained in the new NPPF in anticipation of securing funding commitments. He remained concerned about the Council's vulnerability to speculative development and would consider the timescale for the alternative option to have elapsed should any such development be given approval at appeal. He emphasised the opportunity the Committee had to do things differently and transparently and to change the narrative in order to regain the public's trust in the process.

RESOLVED (NINE voted FOR and ONE ABSTAINED) that -

- (i) Colchester Borough Council remains committed to the Garden Communities principles and will work closely with Braintree and Tendring District Councils to secure the future housing requirements in the North Essex Authorities area;
- (ii) This commitment assumes, and is dependent on, funding for the necessary strategic infrastructure being confirmed, them being proven financially viable and environmentally sound, with strong evidence of constructive engagement and involvement with local communities throughout the plan, and acceptance derived locally, as required by Government policy;
- (iii) The North Essex Authorities will provide the further evidence requested by the inspector under an alternative option which will show any Colchester and Braintree Borders Garden Community being planned for the later years of the housing trajectory of the Local Plan and any Colchester and Braintree Borders Garden Community and the Colchester and Tendring Borders Garden Community proposals dependent on necessary strategic infrastructure being committed. It will also be imperative to prove the economic viability for garden communities, and to ensure future housing growth is matched with economic growth. The Sustainability Appraisal will assess a larger number of sites at a range of different sizes and also consider alternative options to deliver growth as set out in the Inspector's letter of 8th June 2018. The conclusions of that Appraisal will need to be reviewed before consultation on the evidence base and Sustainability Appraisal;
- (iv) Should the necessary strategic infrastructure for the garden communities not be committed after a reasonable period of time, this will trigger a review of the Local Plan to manage the consequential shortfall in housing delivery in a way that does not overburden the infrastructure of existing communities/settlements;
- (v) This alternative option will now be recommended to the other North Essex Authorities and, if agreed, sent to the Planning Inspector as the North Essex Authorities' proposals to progress the Local Plan;
- (vi) Authority be delegated to the four Group Spokespersons of the Local Plan Committee to agree any minor changes to the wording of this alternative option.

140 National Planning Policy Framework July 2018

Councillor Luxford-Vaughan (in respect of her membership of Wivenhoe Town Council) declared a non-pecuniary interest in this item pursuant to the provisions of Meetings General Procedure Rule 7(5).

The Committee considered a report by the Assistant Director Policy and Corporate giving details of the finalised version of the revised National Planning Policy Framework (NPPF) was issued by the Ministry of Housing, Communities and Local Government (MHCLG) on 24 July 2018.

Robert Johnstone addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He referred to the paragraph 98 of the new NPPF - 'Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.' which he considered to be a more robust provision. He was disappointed that these changes had not been highlighted in the report but he hoped the Committee would take heed of them and that the requirement to 'protect and enhance' would be borne in mind during consideration of planning applications.

Karen Syrett, Planning and Housing Manager, presented the report and, together with Ian Vipond, Strategic Director responded to members questions. She explained that the revision of the NPPF implemented around 85 reforms announced previously through the Housing White Paper, the planning for the right homes in the right places consultation and the draft revised NPPF consultation. In addition, a number of other documents had been published.

Key issues and changes were detailed in the report, including:

- The introduction of a housing delivery test;
- The introduction of a new standardised method of calculating housing need;
- The reinstatement of 'social rent';
- A controversial small sites requirement
- Emphasis on the importance of design standards;
- A revision to the policy on green belt alterations;
- A strengthened requirement for councils to produce local plans;
- The NPPF's policies come into effect straight away;
- A revised definition of 'deliverable' housing sites;
- The approach advocated in the 2016 written ministerial statement on neighbourhood development plans;
- Policies on developer contributions not undermining plans' deliverability;
- Local plans and spatial development strategies must, as a minimum, 'seek to meet the area's objectively assessed needs' to be declared sound;
- Larger-scale developments must be well located and designed and supported by the necessary infrastructure and facilities;
- Planning Performance Agreements;
- Plan reviews will be needed at least every five years;
- The specific locational requirements of storage and distribution operations;

- Free-standing veteran trees;
- Several changes to policies on planning for town centres;
- Local Wildlife Sites;
- Entry Level Exception Sites.

Councillor Barber sought clarification on the level of need for student accommodation in the Borough and whether there was a need to provide an evidence base for the level of student accommodation. He considered this to be important in relation to the area around Firstsite. He also asked about the latest situation on Community Infrastructure Levy (CIL) and suggested updates be provided to the Committee on this.

The Planning and Housing Manager confirmed more information had been included on student accommodation and how it was factored into housing delivery. As there had been no set ratio for student accommodation they had worked on the basis of how many individual beds were served by communal facilities which often worked out at a 1:6 ratio. She considered the ratio now set out to be more beneficial but she offered to clarify the details separately. She confirmed that an announcement was expected on CIL but no firm way forward had emerged for some years. She agreed to provide updates to the Committee.

Councillor Oxford referred to the need to protect and enhance public rights of way and the fact that, as a wheelchair user, he was unable to use any and he hoped any enhancement would include the ability for all to use rights of way.

The Planning and Housing Manager confirmed that Rowena Macaulay would be making a presentation to the next meeting of the Committee on the Colchester Orbital, a route within the Local Plan that the community had developed.

Councillor Ellis suggested that representations on the enhancement and protection of public rights of way would be better made to the Planning Committee. He was of the view that design was key to new development and referred to the way developers replicated the same design of houses such that different parts of the town had lost their individual identity. He referred to the new NPPF and, in particular paragraph 94 in relation to adequate provision of school places in line with the amount of new housing development and paragraph 81c in terms of addressing inadequate infrastructure and the Communities and Local Government Select Committee's recommendations on the replacement of the CIL with a hybrid system because CIL wasn't working. He was of the view the Committee would need to revisit CIL and look at other options which may be emerging in order to find the best way to get infrastructure into Colchester. He voiced his frustrations with the planning system which meant that developments were considered on an individual basis and the cumulative impact in terms of schools and doctor's and dentist's surgeries was not being taken into account. In terms of paragraph 72 of the NPPF, he fully supported the reference to working with the support of the communities and in relation to paragraph 68a he referred to Colchester's previous track record of

developing brownfield sites such that there were few such sites left to consider for development and he asked whether it would be possible for the very small sites to now be considered or whether the Council was operating a size threshold.

The Planning and Housing Manager confirmed that work had been done to look again at the smaller brownfield sites in the light of changes to the definition from 20% of total sites to 10% of total numbers, whilst, in terms of the brownfield land register, no threshold had been set for sites to be put forward for inclusion. She also referred to windfall sites not necessarily included in the brownfield land register and she confirmed that farmsteads and residential gardens were no longer included in the brownfield land definition.

Councillor Arnold referred to an exercise undertaken some years ago to identify hard to access sites and questioned what had happened to this and whether the results had been acted upon. He also referred to the Space Syntax report in the late 1990's which had included a multitude of recommendations and whether these might still be of use.

The Planning and Housing Manager considered this exercise may have been the Urban Capacity Study which she estimated had been conducted around 2000.

The Strategic Director confirmed his recollection of the Space Syntax work from which the St Botolph's Masterplan had emerged. He referred to the housing review led by Sir Oliver Letwin MP due for publication in the autumn and a Ministerial Announcement expected at the same time in relation to the shakeup of housing delivery nationally. He expected these would include the types of issues referred to such as bringing sites forward and development having to provide the appropriate infrastructure at a local level which he considered was building to a radical change in the way the market for housing in the country was stimulated.

Councillor Warnes welcomed the protection afforded to veteran trees and he referred to entry level exception sites in terms of people's aspirations to enter the rental housing market. He acknowledged the existence of need and deprivation in rural areas but questioned whether the definition included social housing as well as affordable housing. He also welcomed the reinstatement of Garden City principles and also the reinstatement of social rents but questioned whether there was a ratio for setting the level of social rents.

The Planning and Housing Manager could not confirm how social rents were set and offered to provide a more comprehensive answer separately. She was, however, able to confirm that affordable rent levels were set at up to 80% of marketable rents and she confirmed that entry level homes were defined as homes suitable for first time buyers or equivalent for those looking to rent, together with references in paragraph 71 to the land not being already allocated for housing, comprising one or more types of affordable housing, on land adjacent to existing settlements and restrictions in terms of size.

Councillor Barber referred to the anticipated review by Sir Oliver Letwin MP on the delivery of housing and his understanding that this would include measures to speed up the delivery of developments which had the benefit of approval as well as a social housing fund for the release of housing land in areas which experienced acute housing need.

The Strategic Director explained that the housing review was looking very specifically at large sites including issues about the nature of the housing industry, the monopoly towards large developers which constrained the way large sites were delivered and he anticipated the review would be suggesting mechanisms around diversifying the product of large sites. He confirmed that up to now the Government, in planning terms, only referred to affordable housing, however there were other initiatives such as the potential to increase the Housing Revenue Account headroom for which the Council was about to bid, in order to increase borrowing with the intention to deliver more social housing.

Councillor Warnes referred to villages which no longer had any social housing and the use of exception sites which would enable council housing to be put back into some villages.

Councillor Barber referred to an initiative to use Colchester Borough Homes owned sites to deliver more housing in rural areas.

The Planning and Housing Manager explained that the rural exception site policy was a long established one and this initiative would allow something similar in areas that weren't designated as rural areas.

RESOLVED that the publication of the revised National Planning Policy Framework July 2018 be noted.

141 Statement of Community Involvement – Consultation Summary and Adoption Request

Councillor Luxford-Vaughan (in respect of her membership of Wivenhoe Town Council) declared a non-pecuniary interest in this item pursuant to the provisions of Meetings General Procedure Rule 7(5).

The Committee considered a report by the Assistant Director Policy and Corporate giving details of the completed consultation on the Statement of Community Involvement (SCI), summarising the responses from stakeholders during the six week consultation that was conducted predominantly due to changes within emerging national policy that needed to be reflected at the Borough level.

Sean Tofts, Planning Policy Officer, presented the report and, together with Karen Syrett, Planning and Housing Manager, responded to member's questions. The Planning

Policy Officer explained that new arrangements for the production of SCI, which set out policies for involving communities and other interested parties in the preliminary stages of plan-making, would come into force on 31 July 2018.

The amendments to the document that were included within the consultation draft were:

- A new chapter with specific regard to Neighbourhood Planning;
- A concise explanation of Neighbourhood Planning;
- An explanation of the consultation process in relation to Neighbourhood Plans (including table of time frames);
- Support and guidance that will be provided by the Council in relation to Neighbourhood Plans.

Twelve responses had been received to the consultation which was not unexpected given the nature of the document and the scope of changes being sought. In addition, none of the responses proposed any specific revisions to the SCI document prior to adoption by the Council.

Once adopted the Colchester SCI would be published on the Council's website and become part of the adopted evidence base. The new SCI would provide clarity on the extent of community involvement that would take place. It would also set out clear consultation procedures and standards that the Council would follow when undertaking consultations on draft planning policy documents and when planning applications were received.

Councillor Barber referred to Neighbourhood Plans and whether financial support could be made available to Parish Councils to stimulate this work. He was aware that some communities didn't have the resources or capacity to undertake such work.

The Planning and Housing Manager explained that some financial help was provided and she had recently received a request from West Bergholt Parish Council which she was currently considering as to how it could be taken forward. She was also aware that Wivenhoe Town Council had been successful in attracting the Locality Funding Body for its Neighbourhood Planning work and Tiptree Parish Council had recently appointed a consultant to assist them.

Councillor Luxford Vaughan sought clarification about the public consultation arrangements for the Neighbourhood Plan and whether this was a cost which had to be borne by the Parish / Town Councils.

The Planning and Housing Manager confirmed that the cost of public consultation at submission stage was covered by the Borough Council.

Councillor Warnes referred to the existence of the Parish Precept to cover costs.

Councillor Barber explained that un-parished areas, an example being Braiswick, had the ability to undertake Neighbourhood Planning work.

RESOLVED that the proposed Statement of Community Involvement 2018 as shown in Appendix One to the report by the Assistant Director Policy and Corporate be adopted.

142 Colchester Local List – Review 2018

The Committee considered a report by the Assistant Director Policy and Corporate giving details of the review of the Colchester Local List and explaining its role in safeguarding selected heritage assets that, although not suitable for designation nationally as a Listed Building or Scheduled Monument, are considered historically or architecturally important at a local level, are valued by the local community and make a significant contribution to the character and setting of Colchester and the surrounding villages.

Stuart Davis addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He explained that he was representing a family who had recently bought Runkins Corner Farm in Tiptree with the intention of turning the existing run down eyesore into a well-designed family home. The property was being considered for local listing but he was of the view that it did not meet the criteria nor warranted local listing. He explained that the building originated from the late 17th or early 18th century but there was very little of the original structure left. The rear and east walls had been completely removed and replaced with modern construction, the original front wall had only 50% remaining and required extensive repairs, the roof had been replaced and raised and the building had extensions to all four sides. As such no original form remained which was visible from outside. He referred to the criteria for local listing being earlier than 1840 and in good or restorable condition, to the English Heritage guidance note on local listing and the report by Moreton Partnership which showed the poor state the building was in. He explained that the property was not in the Conservation Area and the closest Listed Building was more than ½ mile away and therefore did not form a group of historic buildings. He explained that his clients were looking forward to working with the planning department to produce a well-designed building in line with the Essex Design Guide and national requirements. He feared that this would be inhibited by the building's addition to the local list.

Jess Tipper, Archaeological Adviser, presented the report and, together with Simon Cairns, Development Manager, responded to member's questions.

The report explained the role of the Local List in safeguarding selected heritage assets which, although not suitable for designation as a Listed Building or Scheduled Monument, were considered historically or architecturally important at a local level, were valued by the local community and made a significant contribution to the character and

setting of Colchester and the surrounding villages.

In line with agreed procedures, the List had been reviewed and a number of proposed amendments to and extension of the adopted Local List were proposed. The revised list would then be integrated into the Colchester Historic Environment Record (HER) and published via the Colchester Heritage Explorer website.

It was also proposed, following a review of the Local List criteria and selection process, that the list be extended beyond Colchester and Wivenhoe to cover the whole Borough as well as a review of, and public consultation for, the use of an Article 4 Direction to support Local Listing which would provide greater scrutiny for assets on the list.

The Local List currently covered urban Colchester (769 heritage assets) and also Wivenhoe and comprised primarily buildings as well as monuments (e.g. memorials) and street furniture (e.g. lamp posts). The Wivenhoe List also contained a small number of landscape features (e.g. Wivenhoe Woods and King George V Playing Fields) and below-ground archaeological sites (Field 2 Lodge Farm).

There had been regular reviews of the Local List by the Local Plan (previously LDF) Committee, resulting in additions, amendments and deletions and in January 2018, a press release had been issued inviting nominations for consideration for either inclusion or removal from the List. The Spatial Policy team had also consulted colleagues in Development Management to gather information about any planning applications that had resulted in the loss of or alteration of buildings or historic/architectural features on the List.

In response to the press release and internal consultation, a total of three additions were being proposed as follows:

- 121 Maldon Road, Colchester
- Gate House, Cherry Chase, Tiptree
- Runkins Corner, Langham Road, Boxted

Whilst a decision on the inclusion of Middlewick Ranges Colchester was recommended to be deferred until the Key Selection to include archaeological sites had been reviewed/revised.

The information about individual heritage assets on the Colchester Local List is currently held on the websites of the Colchester Historic Buildings Forum and the Wivenhoe History Group. However, these websites were not regularly updated which was why it was proposed to integrate the information into the Borough-wide Colchester HER.

The Selection Criteria for Colchester's Local List currently made no provision for heritage assets other than buildings whilst the adopted Local List for Wivenhoe included several archaeological sites. Therefore, in accordance with the broad definition of heritage assets in the NPPF (buildings, monuments, sites, places, areas or landscapes) it was proposed to review of the Selection Criteria for Colchester's Local List to provide for the

expansion of the Key Selection Criteria to include other types of heritage asset.

Assets on the Local List were given consideration in the planning process where there was a planning application that affected them or where an asset was located in a Conservation Area. However, all permitted development rights, including demolition, were still available to building owners and, as such, an owner could demolish a Locally Listed Building with only a prior notification and there would be no way the Council could prevent it. A public consultation was therefore being proposed concerning the application of an Article 4 Direction to any Locally Listed asset located outside of a Conservation Area to require planning permission for demolition. This would provide consideration of the value of the local heritage assets by bringing demolition applications through the planning system.

Councillor Chapman supported some of the recommendations contained in the report but sought clarification regarding the Runkins Corner property and commented that there was very little supporting information to justify the building's inclusion on the local list and, as such he considered there needed to be stronger arguments to warrant its listing. He referred to photographs which had been sent to the Committee members by the applicant from which it was clear that the building was in a poor state.

The Archaeological Adviser explained a Heritage Statement and the Morton Partnership report had been made available on the website, both of which provided more detailed information. These documents confirmed that parts of the building dated back to the late 17th century and, as such, he considered that the building was unquestionably of historic value. He explained that many early timber framed buildings only survived partially and, although this building was not entirely intact, he considered it still met the listing criteria, in that it was pre 1840 and it was restorable.

The Development Manager explained the Committee was being asked to consider whether this building has sufficient intrinsic significance to warrant an addition to the local list. The purpose of the list was to highlight buildings that were potentially of local significance. That would not be a restriction on change and, in itself, not prescriptive in terms of outcome of future planning applications. In his view heritage assets needed to be conserved but that needed to be set against the reality of condition and the merits of any development proposals. In terms of the concerns expressed, he asked the Committee members to simply consider, in isolation, this 17th century timber framed building and the fact that its only partial survival was not uncommon. He acknowledged that alterations had taken place to the building but this was the reason why it was being proposed as an addition to the local list.

Councillor Fox broadly supported all the recommendations in the report. He welcomed the inclusion of Middlewick Ranges to the local list in light of its heritage assets and its value to local residents and he sought clarification on the timetable for reviewing the criteria to enable this to happen.

The Archaeological Adviser confirmed that a review of the criteria for the local list could be commenced without delay.

Councillor Ellis supported the general thrust of the report although he questioned the merits of the inclusion of a building, the original frame of which only partially remained. He also confirmed his understanding that, in planning law, local listing would not prevent redevelopment in any way.

The Development Manager confirmed that within the 2012 National Planning Policy Framework was the first formalisation of undesignated assets being a material consideration in the planning process. The fact that a building was included on the local list simply just flagged up that interest, that the building existed and that it was of significance as an undesignated heritage asset. It did not create a situation where proposals were precluded.

Councillor Arnold sought clarification regarding the inclusion of a building in the local list meant that it could not be demolished without consent.

The Development Manager confirmed that it was only after an Article 4 Direction was served on the local list that consent would be required prior to demolition for buildings included on the list. At present the local list was not subject to an Article 4 Direction but this would form part of the review of the criteria proposed in the report. In response to questions concerning the potential demolition of the Runkins Corner property and whether it could currently be demolished without consent, he further confirmed that if that property were to be demolished, given its location, there would be no structure to replace.

RESOLVED that the following changes to the Colchester Local List be approved:

- (i) The proposed amendments to the adopted Colchester Local List entries;
- (ii) The integration of the Colchester and Wivenhoe Local Lists into the Colchester Historic Environment Record (HER);
- (iii) The publication of the Local List via the Colchester Heritage Explorer website;
- (iv) The extension of the Local List to the rest of the Borough following a review of the Local List criteria and selection process for non-designated Heritage Assets;
- (v) A review of, and public consultation for, the use of an Article 4 Direction to support Local Listing.

17 December 2018

Report of	Assistant Director Policy and Corporate	Author	Bethany Jones
Title	Authority Monitoring Report		☎ 282541
Wards affected	All		

1. Executive Summary

1.1 The Authority Monitoring Report provides an annual summary of key statistics that allow the Council to monitor the effectiveness of its Local Plan.

1.2 Key statistics for the monitoring period 1st April 2017 – 31st March 2018 include:

- 1,674 planning applications received
- 1,048 homes completed
- 132 new build affordable units delivered
- 62% of new or converted dwellings built on previously developed land (brownfield)
- Potential net loss of -14,172 square metres of commercial floorspace, and potential net gain of +13,345 square metres of commercial floorspace; resulting in a net balance of -827sqm
- Completion of Fixing the Link Phase 1 in November 2017 to encourage walking from the Rail Station to the Town Centre.
- Successful bid to the Clean Bus Technology Fund to enable a minimum of 18 buses that will be operating in Colchester town centre area to be retrofitted with SCRT technology.

2. Recommended Decision

2.1 To approve the 2017-18 Authority Monitoring Report (AMR) for publication on the Council's website.

3. Reason for Recommended Decision

3.1 Until the Localism Act came into effect in April 2012, Section 35 of the Planning and Compulsory Purchase Act required that every Local Planning Authority (LPA) should prepare and publicise an Annual Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDDs) and Local Plans are being achieved. The Localism Act removed the requirement for local authorities to submit their AMR to Government, but retains a duty for local authorities to monitor policies. The Council accordingly still needs to demonstrate the effects of its policies in what

is, as of 2015, termed an Authority Monitoring Report instead of an Annual Monitoring Report providing the opportunity for updates as and when data is available.

4. Alternative Options

- 4.1 There are no alternatives as the Council needs to provide a monitoring source of information on the delivery of its planning functions.

5. Background Information

- 5.1 The Authority Monitoring Report (AMR) provides key information that helps the Borough Council and its partners to evaluate planning policies in the context of current trends and delivery levels. The full report covering the period April 2017 to March 2018 is attached as Appendix 1 and will be available to view on the Council's website, and upon request to the Planning Policy team.
- 5.2 As part of the Localism Act, authorities can now choose which targets and indicators to include in their monitoring reports as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the Council's planning service with the local community. The format of this AMR accordingly is designed to clearly demonstrate how the Council is meeting targets and indicators arising from the adopted policies in the Local Plan and provides information that can be used in reviewing the Plan. The AMR also includes information on how the Council is working with partners to meet the duty to co-operate on cross-boundary strategic matters.
- 5.3 The AMR is divided into a number of Key Themes covering progress in meeting Local Plan policy aspirations across a variety of areas.
- 5.4 The Housing section documents historic delivery rates and provides a detailed list of housing units delivered last year. The requirement for the Council to demonstrate how it intends to meet the five year housing land supply requirement has been addressed by the publication of a separate Housing Land Position Statement which was last published in June 2018 and demonstrated that the Council had a five year land supply. However, since this date national policy changes from the revised NPPF and PPG and current consultations have suggested the Councils target in the interim may need to be reviewed. The Position Statement will be updated as required following these consultations.
- 5.5 Other key findings include:
- The total number of applications received between 1 April 2017 and 31 March 2018 of 1,674 show a slight decrease on last year's total of 1,705, and remains below the pre-recession figure of 2,015 in 2007-08.
 - A net of 1,048 dwellings were built between 1 April 2017 and 31 March 2018. This is higher than both last year's total of 912 and the Objectively Assessed Need target of 920 dwellings a year for Colchester.

- During the monitoring year 2017/18, 132 new build affordable housing units were delivered consisting of 70 affordable rent, 43 Intermediate Rent and 19 Shared Ownership. This amounts to 12.5% of all new homes delivered. The comparable figures for the previous two years were 100 (10.96%) in 16/17 and 106 (11.4%) in 15/16. This year's total is a continuation of recent trends where the majority of new build affordable housing is being delivered through Section 106 obligations. It is still difficult for Registered Providers to deliver affordable housing led developments in Colchester. For the year 2017/18, £351,414 was received in commuted sums for affordable housing. This money was provided to meet requirements for affordable housing in lieu of affordable dwellings within some permitted schemes.
- Of the 1,048 dwellings completed in the monitoring period, 62% were on previously developed land (brownfield). This is a decrease on the previous years' figure of 72%. The Council seeks to continue to make brownfield sites a priority for redevelopment within the Borough, however many of the larger, less constrained sites have now been redeveloped.
- The Council worked with other districts in the County to produce an Essex Gypsy and Traveller Accommodation Assessment (GTAA) to help provide an assessment of current provision and future need for pitches in the borough (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. Council monitoring established that in July 2017 there were 68 caravan/mobile units across 12 sites within the Borough. This includes 12 on the Local Authority Site on Severalls Lane.
- The Borough has seen moderate amounts of new employment development over the last few years, mainly relating to industrial and storage and distribution uses (planning use classes B1(c), B2 and B8) uses and driven by a small number of large developments. At the same time, the Borough has been losing significant amounts of B class space as a result of permitted development, to the extent that net development rates have been negative in recent years.
- There has been a potential net loss of - 14,172sqm of commercial floorspace across the Borough from planning permissions issued in this monitoring period. The majority of this net loss is from B1(b)-B8 uses accounting for -10,454sqm, relating to the conversion of a former Warehouse to residential and various change of use applications. There remains a loss in B1(a) floorspace in this monitoring period, however this is not as significant in comparison to the loss of 16,729sqm in 2016/17, as a result of the 2013 national changes to permitted development rights allowing the change of use from offices to residential.
- There has also been a potential net gain of 13,345sqm of commercial floorspace across the Borough. If all applications were implemented, this

would result in an overall net balance of -827sqm as a result of planning applications granted between April 2017 and March 2018.

- While AMR figures show continued losses of retail floorspace within the Town Centre (-1,106sqm in 2017/18), the redevelopment of the Williams and Griffins department store and Lion Walk shops provides a more positive longer term prospect of the Town Centre. Additionally, the commercial property market for existing Town Centre property is buoyant.
- During this monitoring period, there has been a large potential gain in D2 leisure floorspace outside of the town centre, totalling 19,018sqm. Majority of this relates to a large scale proposal as part of the Northern Gateway development to provide a cinema, trampolining, indoor golf and climbing centre (application number 160825).
- The challenging issue of transportation is being tackled through a number of approaches including new transport infrastructure (i.e. Colne Bank Avenue widening and Lexden Road upgrades completed this monitoring period). The Fixing the Link project phase 2 was completed in November 2017 and creates a welcoming and exciting first impression of Colchester, encouraging more people to work the one-mile route from the Station to the Town Centre and encourages visitors to stage longer and return again. A successful bid was made to the Clean Bus Technology Fund which will enable a minimum of 18 buses that will be operating in Colchester town centre area to be retrofitted with SCRT technology to operate at EURO VI standard.
- Behavioural change measures are another approach to managing demand, including requirements such as travel plans which support shifts away from car-based means of transport, with Cygnet Hospital, St Helena Hospice and the Colchester Art Centre joining the Colchester Travel Plan Club as full members this monitoring period, and Purcell and Red Lion Books becoming associate members. 7 Establishments have been accredited through the ECC Travel Plan Accreditation Scheme during 2017/18.
- The AMR shows that there was no loss/damage to Scheduled Monuments, Designated Sites (including SSSI, SAC, SPA, SINC and RAMSAR) or key community facilities.
- The Council did not adopt any additional areas of open spaces during this monitoring period.

6. Equality, Diversity and Human Rights implications

- 6.1 An Equality Impact Assessment has been prepared for the Local Plan, and is available to view by clicking on this link: -
<http://www.colchester.gov.uk/article/12745/Policy-and-Corporate>

7. Strategic Plan References

- 7.1 The Strategic Plan is relevant in particular in contributing towards priorities under the themes Opportunity;

Growth – Ensure residents benefit from Colchester’s economic growth with skills, jobs and improving infrastructure;

Opportunity- Ensure a good supply of land available for new homes through our Local Plan.

8. Consultation

- 8.1 The Authority Monitoring Report considers the effectiveness of Local Plan policies which have been through a comprehensive consultation programme as set out in the Council’s Statement of Community Involvement (SCI).

9. Publicity Considerations

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

10. Financial implications

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

11. Community Safety Implications

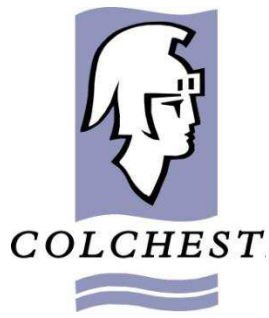
- 11.1 There are no community safety implications for the Council.

12. Health and Safety Implications

- 12.1 There are no health and safety implications for the Council.

13. Risk Management Implications

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



AUTHORITY MONITORING REPORT 2018

December 2018



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

Contents

1	Introduction	1
2	Statistical Profile of Colchester	2
3	Duty to Cooperate.....	5
4	Planning Applications	11
5	2017-18 Progress on Plan Preparation.....	7
6	Key Theme: Housing Indicators.....	12
7	Key Theme: Economic Growth	23
8	Key Theme: Transport	31
9	Key Theme: Environment and Heritage	36
10	Key Theme: Accessible Services and Community Facilities	40
11	Key Theme: Climate Change	42

Appendices

Appendix A – Local Plan Policies	45
Appendix B – Glossary	48
Appendix C – Local Development Scheme 2017-2020	53

List of Tables

Table 1: Statistical Profile of Colchester.....	2
Table 2: Local Development Scheme Progress	7
Table 3: Neighbourhood Plans Progress.....	9
Table 4: Planning Applications Summary 1 April 2017 to 31 March 2018.....	11
Table 5: New Dwelling Completions in Colchester 2001/2 to 2017/18	13
Table 6: Essex Local Authority Housing Delivery	14
Table 7: Housing Completions (site by site basis) 1 April 2017 to 31 March 2018...	16
Table 8: Employment Floorspace Granted 2017/18.....	24
Table 9: Significant Change in Employment Floorspace Applications.....	25
Table 10: Employment Land granted on PDL	26
Table 11a: Town Centre uses within the Town Centre Area	29
Table 11b: Town Centres Uses within the Local Authority Area.....	29
Table 12: Rural and Urban Employee Jobs in Colchester 2003 - 2014.....	30
Table 13 Residential Travel Information Packs	35
Table 14: Local Sites and Local Nature Reserves in Colchester.....	37
Table 15: Colchester Heritage Assets	38
Table 16: Household Waste Activity.....	39
Table 17: Infrastructure Projects Delivery Update	40
Table 18: Section 106 Contributions	41

Table of Figures

Figure 1: New Dwelling Completions in Colchester 2001/02 to 2017/18	14
Figure 2: Percentage of Windfall Site Completions 2013/14 to 2017/18	15
Figure 3: New and Converted Dwellings on Brownfield and Greenfield Land	20
Figure 4: Types of Enterprises in Colchester	23
Figure 5: Total Business Floorspace (000m2) by Major Category 2001-2016	27
Figure 6: Projected Employment Land Use in Colchester 2015 – 2037	28
Figure 7: Colchester Cordon Traffic Count 2008 – 2017	31
Figure 8: Annual Total Recorded Cycle Flows across all Colchester Cycle Monitor Sites	32

Key Headlines from the 2017 – 2018 AMR
The Local Development Scheme was published in November 2017.
The Emerging Local Plan was submitted to the Planning Inspectorate on 9 th October 2017. The examination of Section 1 of the Local Plan has begun, with public hearing sessions held in January 2018 and an additional one day hearing session in May 2018.
A Neighbourhood Plan Area has been designated for Great Tey. A regulation 14 consultation held for Eight Ash Green Neighbourhood Plan and a regulation 16 consultation for Wivenhoe Neighbourhood Plan.
1,048 new dwellings were built in Colchester Borough last year.
132 new build affordable units were built in Colchester Borough this monitoring period.
62% of new or converted dwellings built on previously developed land (brownfield).
Potential net loss of -14,172 square metres of commercial floorspace, and potential net gain of 13,345 square metres of commercial floorspace; resulting in a net balance of -827sqm.
Potential gain of 19,018 square metres of D2 leisure floorspace outside of the town centre, with almost half of this relating to the large scale project as part of the Northern Gateway development.

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 report covers the period from 1 April 2017 to 31 March 2018.
- 1.2 The Localism Act removed the requirement for local planning authorities 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. 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.

Local Plan Progress

- 1.4 Information on the timetable for preparation and adoption of the Development Plan Documents is contained in the Local Development Scheme which is updated on a regular basis, most recently November 2017. While the Council is in the process of examining a new Local Plan, the AMR measures progress on the adopted Local Plan. 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.
- 1.5 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. Section 1 is currently subject to examination, and the examination of Section 2 will follow.

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
HOUSING		
Number of dwellings	79,520 as at 1 st April 2017	Ministry of Housing, Communities and Local Government (MHCLG) live tables
Affordable Homes delivered for the year 2017 - 18	134	Registered Provider returns
Average household size (persons)	2.33	2011 Census
Average household price (£)	£299,920 as at March 2018	Hometrack
Lower quartile house price (£)	£200,000 as at March 2018	Hometrack
Empty properties	There were 1,693 empty properties as at 2 nd May 2018	Colchester Borough Council
Households on the Housing Register	As at 31 st March 2018 there were 4,839 households	Gateway to Homechoice
Homelessness households	For the year 2017-18 CBC accepted a homeless duty for 184 households and prevented homelessness for 869 households	Colchester Borough Council
Households in temporary accommodation	As at 31 st March 2018 there were 204 households in temporary accommodation.	Colchester Borough Council
Further information on housing in Colchester	Colchester Housing Strategy	https://www.colchester.gov.uk/info/cbc-article/?catid=strategies-and-statistics&id=KA-01436

Indicator	Data	Source
EMPLOYMENT		
Economically active population	102,200	Annual population survey, ONS
In employment	96,200	As above
Total employees	82,900	As above
Self-employed	12,900	As above
Unemployed (model-based)	3,900	As above
JSA/Universal Credit claimants	1,375 (July 2018) (1.1% of the resident population aged 16-64)	ONS Jobseeker's Allowance with rates and proportions, Nomis, ONS
Economically inactive population	17,100	Annual Population Survey, ONS
Full-time employees	50,000 (2016)	Business Register and Employment Survey, ONS
Part-time employees	31,000 (2016)	As above
Number of businesses (total)	7,040 Enterprises (March 2018), accounting for 8,315 "Local units"	Inter Departmental Business Register (ONS)
Visitor trips numbers	6,079,000 Day trips; 275,000 Staying visitor trips; 977,000 Staying visitor nights.	Cambridge Model to measure Economic Impact of Tourism on Colchester Borough 2016
Visitor spend/value	£345.3 million	Cambridge Model to measure Economic Impact of Tourism on Colchester Borough 2016
Tourism related employment	6410	Cambridge Model to measure Economic Impact of Tourism on Colchester Borough 2016
Educational achievement	65% of Colchester school students achieved 5 or more GCSEs at A*-C in 2015/16	Colchester Borough Local Profile, ECC (Insight and Analysis).
Further information on Colchester's economy	Colchester Economic Strategy	https://www.colchester.gov.uk/info/cbc-article/?catid=our-council-strategies&id=KA-01485

Indicator	Data	Source
ENVIRONMENT		
Area of Ancient Woodland	568 ha	Ancient Woodland Inventory
Number of houses at risk from surface water flooding within Critical Drainage Areas	3,299 (1 in 100 years event risk level)	Surface Water Management Plan 2013
Number of Neighbourhood Plans	2 adopted (Myland and Braiswick, Boxted) 8 being prepared	Colchester Borough Council
Number of Air Quality Management Areas	4	Colchester Borough Council
Number of Conservation Areas	22	Colchester Borough Council
Number of Listed Buildings	2,056	Essex County Council
Buildings at Risk	36	Essex County Council
Number of Historic Parks & Gardens	4	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 http://www.magic.gov.uk/
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 local planning authority'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 been meeting 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. The [Infrastructure Delivery Plan](#) submitted as part of the Evidence Base for the Local Plan, documents the requirements for infrastructure generated by development proposed in the Local Plan.
- 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 in the lead

up to the examination of Section 1. During this monitoring period the following SoCG have been signed by the NEAs with:

- Natural England;
- Anglian Water Services Limited;
- Environment Agency;
- North East Essex Clinical Commissioning Group and Colchester Hospital University Trust; (Colchester Borough Council and Tendring District Council only)
- Maldon District Council;
- Galliard Homes;
- Andrewsfield New Settlement Consortium;
- R F West Ltd, Livelihoods, D.G. Sherwood and Crest Nicholson Operations Limited;
- Gateway 120, Cirrus Land Limited and L&Q New Homes Limited;
- Mersea Homes;
- University of Essex; and
- Essex County Council, Greater Anglia and Highways England.

3.8 A SoCG has also been signed by the NEAs and Uttlesford District Council during the examination process of the Local Plan in May 2018.

3.9 Joint planning work is continuing with the preparation of Development Plan Documents (DPDs) for each of the two Garden Communities affecting Colchester which provide detail on their location and design. An [Issues and Options consultation](#) on DPDs for the Tendring/Colchester Borders and Colchester/Braintree Borders Garden Communities were held from 13 November 2017 to 2nd February 2018.

3.10 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 NEAs have 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 will continue to work in partnership during this process.

3.11 The Inspector concluded in his letter dated 8 June 2018 that each of the NEAs had met the duty to cooperate in the preparation of the Section 1 Local Plan.

4 2017-18 Progress on Plan Preparation

4.1 The current Local Development Scheme (LDS) sets out the programme for plan preparation from 2017 to 2020. This is available on the [Council's website](#), see Appendix C – Local Development Scheme 2017-2020 for summary chart. During this monitoring period, the LDS was revised in November 2017 to reflect the updated Local Plan timeline. 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 Comments	Target Date/ Key Milestones
New Local Plan	<p>Issues & Options Consultation Feb/March 2015</p> <p>Preferred Options Draft and Consultation July-September 2016</p> <p>Submission Plan Consultation June-August 2017</p> <p>Submission to PINs 9 October 2017</p> <p>Examination Hearing Sessions for Section One from 16 January to 25 January 2018</p> <p>Additional Hearing Session 9 May 2018</p>	<p>Letters from Inspector received 8 June 2018, 27 June 2018 and 2 August 2018</p> <p>NEAs responded to Inspector's letters, 20 July 2018 and 19 October 2018</p> <p>Programmed for Adoption in 2018, however this has been delayed due to examination process</p>
Community Infrastructure Levy (CIL)	<p>Draft Schedule/Delay to align with the New Local Plan</p> <p>Consultation on Draft Schedule Evidence Base February 2016</p>	Schedule to align with Local Plan adoption
Planning Obligations SPD	<p>Draft to align with New CIL</p> <p>Initial scoping work underway</p>	Schedule to align with Local Plan adoption but may be brought forward
Statement of Community Involvement (SCI)	<p>Updated SCI as result of forthcoming national requirements</p> <p>Consultation 28 March to 9 May 2018</p>	Adopted September 2018
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.	Programmed for adoption in 2019, however this has been delayed due to examination process

Development Plan Document	Progress / Current stage Comments	Target Date/ Key Milestones
	Issues and Options Consultation November 2017 to February 2018	

- 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 from the Inspector 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 has been 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 The NEAs will be providing a monthly report to the Inspector to report on progress of this further work.
- 4.8 Due to the need to clarify further details with the Inspector and the consultation period required for the proposed Sustainability Appraisal methodology, and the requirement for the updated evidence base to be approved at Local Plan Committee and the purdah period due to elections, the timetable has been impacted. It is now envisaged that examination hearing sessions will resume in autumn 2019. An update to the Local Development Scheme to outline the revised timetable will be provided in early 2019.
- 4.9 All correspondence mentioned above between the NEAs and the Inspector is available on [Braintree's website](#).

Neighbourhood Plans

4.10 A number of Neighbourhood Plans have progressed during the monitoring period. Table 3 summarises the current position of Neighbourhood Plans (NP) within the Borough.

4.11 During the 2017-18 monitoring period, a Neighbourhood Plan Area has been designated for Great Tey; regulation 14 consultation was held for Eight Ash Green NP and a regulation 16 consultation for Wivenhoe NP with work continuing on a number of other NPs.

4.12 The Referendum of the Wivenhoe NP, Regulation 16 consultations for West Bergholt NP and Eight Ash Green NP and Regulation 14 consultation for Tiptree NP are anticipated in the next monitoring period (2018/19).

Table 3: Neighbourhood Plans Progress

Neighbourhood Plan	Area Designated	Current Stage
Boxted	October 2012	Adopted December 2016
Myland and Braiswick	January 2013	Adopted December 2016
Messing	July 2013	Work abandoned No active NHP group currently
West Bergholt	July 2013	Development of Draft Plan Regulation 16 consultation anticipated early 2019
Wivenhoe	July 2013	Regulation 16 consultation 5 Feb to 19 March 2018 Examination began 23 May 2018, has been ongoing due to HRA considerations in light of High Court Challenge (elsewhere) following submission
Stanway	June 2014	Work abandoned No active NHP group currently
Tiptree	February 2015	Plan preparation advanced Regulation 14 consultation anticipated early 2019
Copford with Easthorpe	May 2015	Work had previously stopped in June 2016, has since resumed

Neighbourhood Plan	Area Designated	Current Stage
		Evidence gathering and scoping with consultation on vision expected in due course
Eight Ash Green	June 2015	Regulation 14 consultation 12 Feb to 26 March 2018 Plan submitted September 2018 HRA/SEA screening in progress Regulation 16 consultation anticipated early 2019
Marks Tey	September 2015	Evidence gathering and scoping Awaiting Local Plan progress to help inform approach
West Mersea	November 2016	Evidence gathering and plan preparation Consultations undertaken during summer 2018
Great Tey	June 2017	Area designated June 2017 Evidence gathering and scoping Awaiting Local Plan progress to help inform approach

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 2017 to 31 March 2018

Planning Applications from 1 April 2017 to 31 March 2018	
The total number of applications received	1,674
The number of applications approved	1,367
The number of applications refused	151
The number of appeals made	30
The number of appeals allowed	12 (2 Partial, 0 Withdrawn & 25 Dismissed)
The number of departures	0 (for determinations within the period)

5.2 The total number of applications received between 1 April 2017 and 31 March 2018 of 1,674 shows a slight decrease on last year's total of 1,705, and remains below the pre-recession figure of 2,015 in 2007/08.

5.3 Decision rates remain high with 93% of minor applications decided within 8 weeks; compared to 94% in the 2016/17 year and 85% in the 2015/16 year. Performance in the major applications category remains at 93%, showing a consistent figure from 2016/17 and a continued increase from 88% in 2015/16. Other applications also exceeded the 80% national target with 96% being achieved, the same figure as achieved in 2016/17. This maintained improvement reflects successes in the Council's implementation of project management measures for applications, including pre-application advice and Planning Performance Agreements which enhance consistency and quality in processing applications.

6 Key Theme: Housing Indicators

Overview

- 6.1 Colchester's adopted Core Strategy outlines that the Borough needs to allocate and build 19,000 homes between 2001 and 2023, an average of 830 homes a year. In line with national policy contained in the NPPF, the Council is required to ensure sufficient housing land is supplied to meet local housing needs. The Council has developed a new 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 July 2018, chapter 5 sets out central government's position in relation to how local planning authorities will need to ensure the delivery of a sufficient supply of homes. The Council has published an updated [Housing Land Position Statement \(June 2018\)](#) for the current 5 year period. This demonstrates that the LPA has a 5.18 year supply of deliverable housing sites. When allocations from the Emerging Local Plan are included, this increases to a 6.51 years' worth of housing deliverable during the period 2018/19 to 2022/2023.
- 6.4 These figures reflect the OAN of 920 dwellings per annum which has been endorsed by the Local Plan Inspector (letter dated 27th June 2018). Accordingly it is considered that the figure remains fit for purpose despite the publication of the revised NPPF and PPG, updated population projections and the current consultation on the standard methodology. However, it is noted that the Councils target in the interim may need to be reviewed. The Housing Land Position Statement will be updated as required following these consultations.
- 6.5 The Core Strategy figure of 830 houses a year was used as the target for the period 2001/2 – 2012/13, while the figure from current OAN work of 920 is used for targets for the Council's fifteen year housing land supply to 2028/29.

Housing Indicator 1	Housing Delivery	Indicator for Core Strategy Policy H1
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6.6 The majority 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 15,546 new homes between 2001/02 and 2017/18 at an average rate of 914 dwellings per year. See Table 5 and Figure 1 below.

Table 5: New Dwelling Completions in Colchester 2001/2 to 2017/18

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	1,037
2009/2010	511
2010/2011	669
2011/2012	1,036
2012/2013	617
2013/2014	712
2014/2015	943
2015/2016	933
2016/2017	912
2017/2018	1,048
Total from 2001/2002 to 2017/2018	15,546

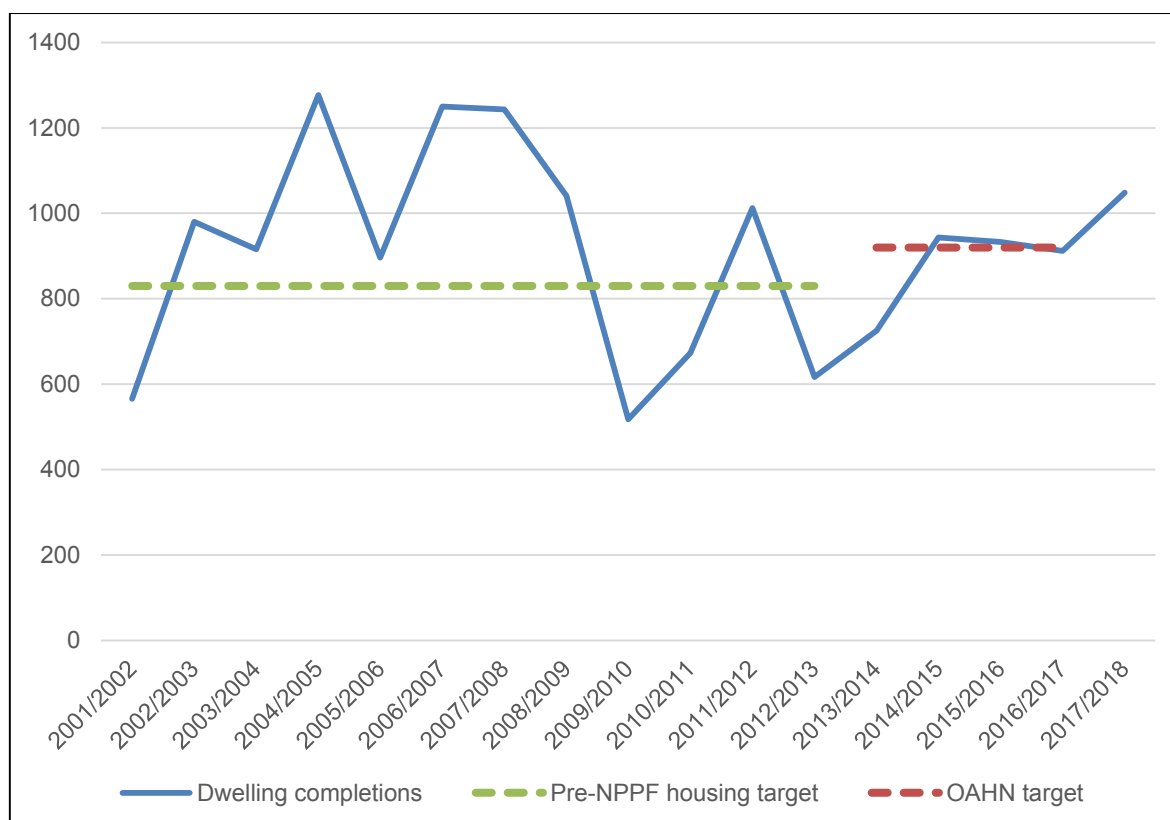


Figure 1: New Dwelling Completions in Colchester 2001/02 to 2017/18

6.7 Since 2001, the Council has exceeded its housing requirement by 852 dwellings, equivalent to almost an additional year's worth of housing growth. In the context of delivery rates across other Essex authorities, Table 6 illustrates that Colchester continues to demonstrate high delivery rates.

Table 6: Essex Local Authority Housing Delivery

Authority	2013/14	2014/15	2015/16	2016/17	2017/18	Total Units
Basildon	119	678	816	412	341	2,366
Braintree	182	409	523	291	491	1,896
Brentwood	105	159	111	150	213	738
Castle Point	45	202	123	114	150	634
Chelmsford	471	826	792	1,002	1,008	4,099
Colchester	712	943	933	912	1,048	4,548
Epping Forest	299	229	267	157	526	1,478
Harlow	74	201	225	340	347	1,187
Maldon	76	68	230	243	166	783
Rochford	243	167	148	117	299	974
Southend-on-Sea	204	322	222	480	521	1,749
Tendring	204	267	245	658	565	1,939
Thurrock	323	309	634	603	855	2,724
Uttlesford	390	463	554	722	966	3,095

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 964 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 1,048 dwellings completed in this monitoring period, 202 units were from windfall sites. This is in line with the average delivery for the last 5 years (204 units). See Figure 2 below.

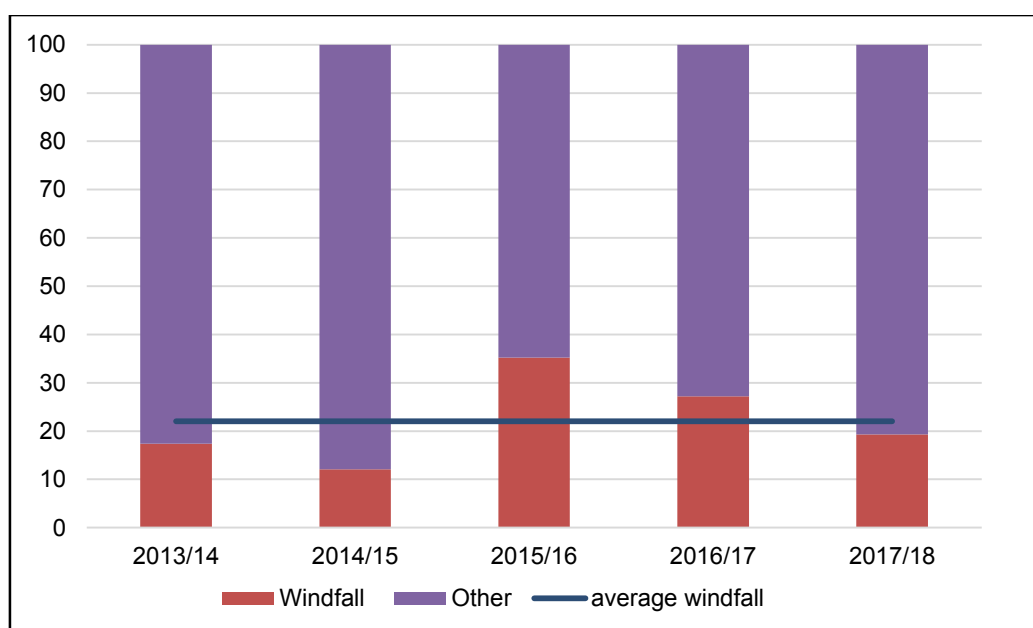


Figure 2: Percentage of Windfall Site Completions 2013/14 to 2017/18

6.10 The housing completions included in this report shows that a net of 1,048 homes were built between 1 April 2017 and 31st March 2018. This is higher than the previous years' total of 912 homes and demonstrates good local market conditions. See Table 7 below.

Table 7: Housing Completions (site by site basis) 1 April 2017 to 31 March 2018

Planning status	Site location	Ward	Site net total	Remaining Dwellings	Completions 2017/18
160696	WYVERN FARM, LONDON ROAD, STANWAY	Marks Tey & Layer	360	148	123
100502	FORMER SEVERALLS HOSPITAL PHASE 1, COLCHESTER	Mile End	248	0	35
161977	FORMER SEVERALLS HOSPITAL PHASE 2, COLCHESTER	Mile End	750	652	98
121272	CHESTERWELL, COLCHESTER	Mile End	1600	1450	150
144693	ROWHEDGE PORT/WHARF, HIGH STREET, ROWHEDGE	Old Heath & The Hythe	170	124	46
152826	DYERS ROAD / WARREN LANE, STANWAY (TW)	Stanway	93	83	10
120848	RAILWAY SIDINGS, HALSTEAD ROAD, STANWAY	Stanway	123	9	60
151286	LAKELANDS PHASE 2 (NR4, SR4 & SR5), STANWAY	Stanway	75	43	36
151101	LAKELANDS PHASE 2 (NR9), STANWAY	Stanway	40	0	18
145132	BETTS FACTORY, IPSWICH ROAD, COLCHESTER	St Anne's & St John's	127	62	51
080712	GARRISON DEVELOPMENT - B1B	New Town & Christchurch	138	132	99
VARIOUS	GARRISON DEVELOPMENT - H (SERGEANTS' MESS)	New Town & Christchurch	59	0	59
160133	GARRISON DEVELOPMENT - J2B (CAV09)	New Town & Christchurch	18	0	18
152120	LAND ADJACENT CHAPEL ROAD, TIPTREE	Tiptree	39	0	39
161073	280 MERSEA ROAD, COLCHESTER	Berechurch	1	0	1
160071	BOURNE COURT, COLCHESTER	Berechurch	27	17	10
VARIOUS	138 GREY TOWN HOUSE HIGH STREET, COLCHESTER	Castle	35	35	35
150455	19 EAST STREET, COLCHESTER	Castle	1	1	1
131203	21 HIGH STREET, COLCHESTER	Castle	3	3	3

Authority Monitoring Report 1 April 2017 to 31 March 2018

Planning status	Site location	Ward	Site net total	Remaining Dwellings	Completions 2017/18
145215	4 ST PETERS STREET, COLCHESTER	Castle	1	0	1
170112	25 ST PETERS STREET, COLCHESTER	Castle	16	16	16
150541	51 WEST STOCKWELL ST, COLCHESTER	Castle	1	1	1
146287	61-65 NORTH STATION ROAD, COLCHESTER	Castle	7	7	7
160104	9 WALTERS YARD, COLCHESTER	Castle	1	1	1
140477	ABBEYGATE ONE, WHITEWELL RD, COLCHESTER	Castle	17	0	17
145356	CLARENDON WAY, COLCHESTER	Castle	18	0	18
121742	34 MANOR ROAD, COLCHESTER	Castle	5	5	5
162400	29 BROMLEY ROAD, COLCHESTER	Greenstead	2	2	2
145980	2 LEAM CLOSE, COLCHESTER	Greenstead	1	1	1
161659	43 COLCHESTER ROAD, WEST BERGHOLT	Lexden & Braiswick	1	1	2
132224	HIGH TREES FARM, LEXDEN ROAD, WEST BERGHOLT	Lexden & Braiswick	1	1	1
150702	HEMLOCK COTTAGE / PLEAN COTTAGE, CHAPEL LN, WEST BERGHOLT	Lexden & Braiswick	3	0	3
161181	LABORNE, CHAPEL LANE, WEST BERGHOLT	Lexden & Braiswick	2	0	2
131538	18 CHITTS HILL, COLCHESTER	Lexden & Braiswick	14	6	10
160012	6 FITZWALTER ROAD, COLCHESTER	Lexden & Braiswick	1	1	1
151495	HIGH TREES, ST CLARE DRIVE, COLCHESTER	Lexden & Braiswick	3	2	1
160405	LAND ADJ 190A OLD LONDON ROAD, MARKS TEY	Marks Tey & Layer	2	2	2
150200	114 LONDON ROAD, COPFORD	Marks Tey & Layer	1	0	1
150292	LAND REAR OF LAUREL COTTAGE LAYER BRETON HILL	Marks Tey & Layer	1	0	1
130681	OLD BARN BARROWS, THE STREET, SALCOTT	Marks Tey & Layer	1	0	1
163146	SALCOTT COTTAGES, THE STREET, SALCOTT	Marks Tey & Layer	1	0	1
132101	30 HIGH STREET, WEST MERSEA	Mersea & Pyefleet	3	0	3

Authority Monitoring Report 1 April 2017 to 31 March 2018

Planning status	Site location	Ward	Site net total	Remaining Dwellings	Completions 2017/18
161174	80 FAIRHAVEN AVENUE, WEST MERSEA	Mersea & Pyefleet	1	0	1
150091	MULBERRY COTTAGE, MERSEA ROAD, LANGENHOE	Mersea & Pyefleet	1	1	1
091260	EDWARD MARKE DRIVE, LANGENHOE	Mersea & Pyefleet	2	0	2
161969	22 FIRS CHASE, WEST MERSEA	Mersea & Pyefleet	1	1	1
145733	THE LAURELS PYEFLEET VIEW, LANGENHOE	Merssea & Pyefleet	1	0	1
144679	CHURCH FARM HOUSE, CHURCH FARM WAY, COLCHESTER	Mile End	1	1	1
150600 / 151227	LAND ADJ 89 NAYLAND ROAD, COLCHESTER	Mile End	2	0	2
130739	16 CREFFIELD ROAD, COLCHESTER	New Town & Christchurch	1	1	1
132049	THE TWIST, 25 MILITARY ROAD, COLCHESTER	New Town & Christchurch	1	1	1
161107	LOTT'S YARD, 51 ARTILLERY STREET, COLCHESTER	New Town & Christchurch	5	0	5
163199	1A CHAPEL STREET & 7 HEAD STREET, ROWHEDGE	Old Heath & The Hythe	1	1	1
171358	LAND REAR OF 21 ABBOTS ROAD COLCHESTER	Old Heath & The Hythe	1	1	1
150496	ORCHARD HOUSE, COLCHESTER ROAD, WAKES COLNE	Rural North	1	1	1
162254	LAND REAR OF STREAMLINES, DYERS RD/WARREN LN, STANWAY	Stanway	3	3	3
151092	25 PEACE ROAD, STANWAY	Stanway	3	0	3
162649	INTERNATIONAL HOUSE, PEARTREE RD, STANWAY	Stanway	14	14	14
171585	LAND REAR OF STREAMLINES, DYERS ROAD	Stanway	1	1	1
130560	78 BROMLEY ROAD, COLCHESTER	St Anne's & St John's	1	1	1
151477	455 IPSWICH ROAD, COLCHESTER	St Annes & St Johns	1	1	1

Authority Monitoring Report 1 April 2017 to 31 March 2018

Planning status	Site location	Ward	Site net total	Remaining Dwellings	Completions 2017/18
145710	LAND REAR OF 489-493 IPSWICH ROAD, COLCHESTER	St Anne's & St John's	6	0	2
163047	LAND ADJ 29 PARSONS HEATH, COLCHESTER	St Anne's & St John's	1	1	1
146578	FMR POLICE STATION, CHAPEL RD, TIPTREE	Tiptree	2	0	2
131317	8 SELDON ROAD, TIPTREE	Tiptree	2	0	2
150213	58 QUEENS ROAD, WIVENHOE	Wivenhoe	1	1	1
161099	23 BELLE VUE ROAD, WIVENHOE	Wivenhoe	1	1	1
145776	BAWLEY HOUSE, WATER RADCLIFFE WAY, WIVENHOE	Wivenhoe	7	7	7

Housing Indicator 2	Percentage of new and converted dwellings on previously developed land (brownfield)	Indicator for Core Strategy Policies SD1, H1 and UR1
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6.11 During 2017/18 there were 1,048 net additional dwellings completed across the Borough, of these 648 units were completed on previously developed land (brownfield), which accounts for 62%, which is lower than the figure for last year (72%).

6.12 Figure 3 below illustrates the historic delivery of new dwellings on brownfield and greenfield land, in comparison to the borough average.

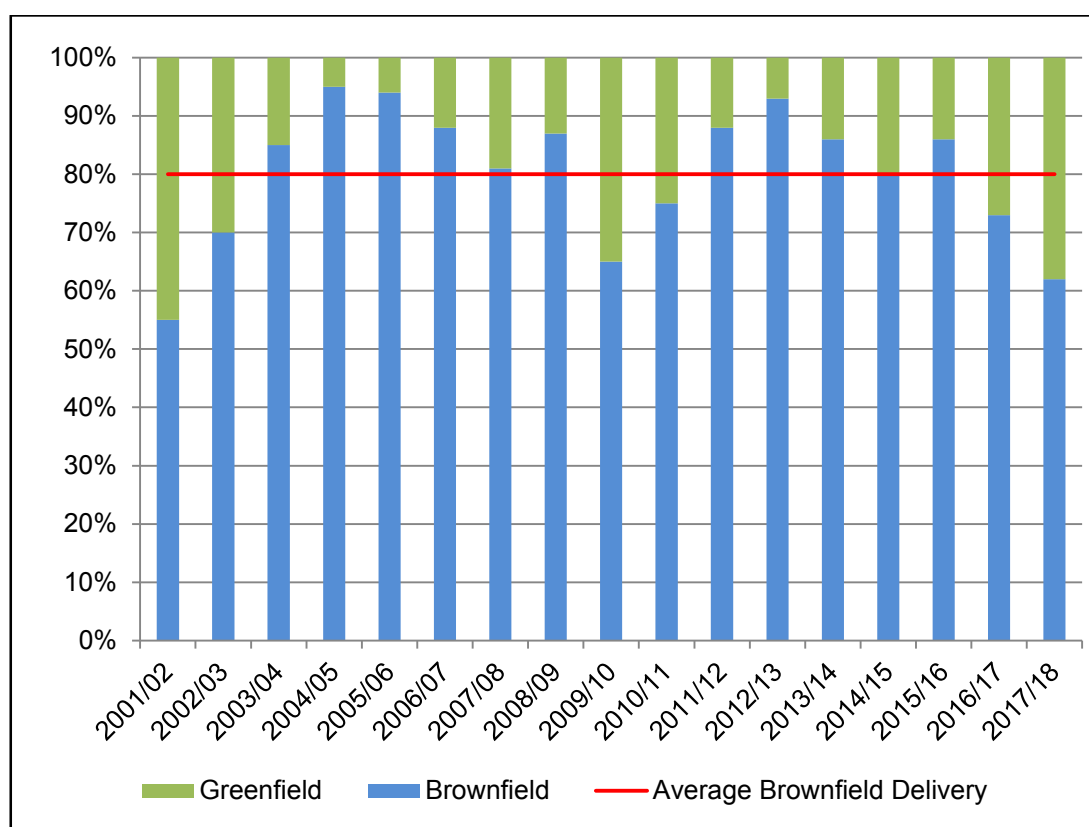


Figure 3: New and Converted Dwellings on Brownfield and Greenfield Land

6.13 Paragraph 117 of the NPPF (2018) encourages local authorities to seek the effective reuse of brownfield land, provided that it is not of high environmental value. Figure 3 above illustrates that brownfield redevelopment has amounted to the majority of completions within the last decade. The Council seeks to continue to make brownfield sites a priority for redevelopment within the Borough, however many of the larger, less constrained sites have now been redeveloped.

6.14 A further 13 applications are in the pipeline for redevelopment from office to residential with the potential to provide a total of 339 units.

6.15 Within the monitoring period, 134 homes were provided in the Borough from office conversions.

Brownfield Register

- 6.16 The Council has a statutory requirement to publish and maintain a Brownfield Land Register. The Council has complied with this requirement and 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.
- 6.17 The Council has not yet granted any permissions in principle for brownfield sites, though several sites have permissions granted or pending decision through the traditional planning application process. The Council has and will continue to accept submissions to the Brownfield Register, however no new sites have been submitted in this monitoring period.
- 6.18 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 open call for sites for the register as advertised on the [Council website](#). Sites may be submitted to the Council at any time for consideration. Updates to the Register will be reported through the Authority Monitoring Report.
- 6.19 One site has been removed from the register in this monitoring period due to completion. Site MKT01, located in Mill Road Marks Tey, has been redeveloped as part of a wider scheme of development and accordingly has been removed from the register. Several other sites have permission or are currently pending permission and will be removed from the register as and when sites are completed.

Housing Indicator 3	Affordable housing completions	Indicator for Core Strategy Policies H4
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- 6.20 During this monitoring year 132 new build affordable housing units were delivered, 70 were affordable rent, 43 were for Intermediate Rent and 19 were for Shared Ownership. This amounts to 12.5% of all new homes delivered. The comparable figures for the previous two years were 100 (10.96%) in 16/17, and 106 (11.4%) in 15/16. This year's total is a continuation of recent trends where the majority of new build affordable housing is being delivered through Section 106 obligations. It is still difficult for Registered Providers to deliver affordable housing led developments in Colchester. For the year 2017/18, £351,414 was received in commuted sums for affordable housing. This money was provided to meet requirements for affordable housing in lieu of affordable dwellings within some permitted schemes.

Housing Indicator 4	Percentage of affordable housing in rural areas	Indicator for Core Strategy Policies H4 and ENV2
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- 6.21 No affordable homes were delivered in rural areas during this monitoring period.

Housing Indicator 5	Gypsy and Travellers Provision	Indicator for Core Strategy Policy H5
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- 6.22 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.
- 6.23 Council monitoring established that in July 2017 there were 68 caravan/mobile units across 12 sites within the Borough. This includes 12 on the Local Authority Site at Severalls Lane. These figures represent the total permitted number of pitches/caravans in the Borough. 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.
- 6.24 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. 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 15 further pitches to meet demand to 2033, including both pitches for nomadic travellers, as well as the need to accommodation for those identifying as gypsies and travellers.

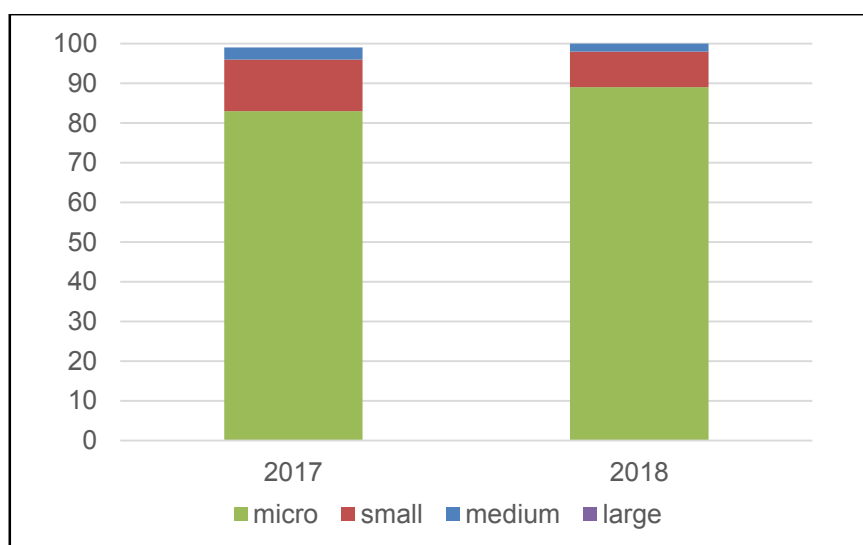
7 Key Theme: Economic Growth

Overview

- 7.1 Colchester has a vibrant economy ranked 51 of 433 local authorities in the UK for economic performance and growth. Complementary to this growth is a steadily growing population, estimated to be at 191,900 in 2018 for the East of England.
- 7.2 Colchester also has a large variety of economic sectors, with high levels of enterprises concentrated within the professional, scientific and technical sector, the business administration and support sector and construction. With the Colchester economy exporting £3.7 billion and importing £5.6 billion in 2014, this highlights Colchester's vibrant economy.
- 7.3 Future economic growth through job and business creation is outlined in the [Colchester Economic Growth Strategy \(2015-2021\)](#). This is expected to derive from Colchester's focus on 'priority sectors' which includes the creative and digital sectors; healthcare and assisted living sectors; tourism/visitor economy; and energy/environmental sectors.
- 7.4 Other affluent sectors that will offer significant growth opportunities for the Borough include the financial and business services, retail, and construction and advanced manufacturing sectors.

Business and Enterprises Growth

- 7.5 As of March 2018, Colchester had 7040 enterprises consisting of 8315 local units, representing 11% of the total enterprises in Essex. 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 4 below shows the type of enterprises in Colchester.



Source: ONS

Figure 4: Types of Enterprises in Colchester

Micro enterprises are the most dominant across Colchester, making up 83% of total enterprises in 2017, and increasing further to 89% in 2018. 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

7.6 In 2017, 46,600 people aged 16-64 had achieved an NVQ Level 4+ qualification (degree or higher-level) representing 40% of the working age population in Colchester. This is higher than both the average for all Essex authorities of 31%, and regional average of 35% for the East of England.

7.7 The latest figures available from the ONS demonstrate that 96,200 people in Colchester are in employment. The number of people seeking job seekers allowance has decreased from 2,785 in 2013 to 1,375 in 2018, outlining more people are in employment with less people seeking unemployment allowances. Evidently, unemployment levels decreased from 6,500 people in 2013 to 3,900 people, representing a 40% decrease. It is projected that this employment trend will continue with Colchester's Total employment expected to increase to 110,700 in 2033.

Economic Growth Indicator 1	Amount of floorspace developed for employment by type (sqm)	Indicator for Core Strategy Policies CE1, CE2 and CE3
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7.8 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. At the same time, the Borough has been losing significant amounts of B class space as a result of permitted development, to the extent that permitted overall net floorspace has been negative in recent years.

7.9 This indicator shows the amount and type of employment floorspace (potential gains and losses and net balance) granted permission during the 2017-18 monitoring year.

Table 8: Employment Floorspace Granted 2017/18

	B1(a) m ²	B1(b)-B8 m ²	Total
Gains	4,233	9,112	13,345
Losses	-3,718	-10,454	-14,172
Net balance	815	-1,842	-827

7.10 Table 8 outlines there has been a potential net loss of commercial floorspace across the Borough from planning permissions issued this monitoring period. Most of this potential loss is from B1(b) – B8 uses, with the majority of this potential loss accounted for by 4 applications as shown in Table 9 below. There remains a potential loss in B1(a) floorspace in this monitoring period, however this is not as significant in

comparison to the potential loss of 16,729sqm in 2016/17, as a result of the 2013 national changes to permitted development rights allowing the change of use from offices to residential.

7.11 There has also been a potential net gain of 13,345sqm of commercial floorspace across the Borough, see table 9 below for key applications.

7.12 If all applications were implemented, this would result in an overall potential net balance of -827sqm as a result of planning applications granted between April 2017 and March 2018.

Table 9: Significant Change in Employment Floorspace Applications

App. Ref	Description	Address	Ward	B1(b)-B8
Potential Losses				
163197	Conversion of Former Warehouses and Public House (The Rising Sun) to 27 no. Flats, 3 no. Commercial Units for A1, A2, A3, B1 or D1 Use	The Rising Sun & Maponite Buildings, 3 Hythe Station Road	Greenstead	-2,557
180042	Erection of four detached single storey dwellings and demolition of existing redundant farm buildings	Chestnut Farm, Abberton Road, Layer De La Haye	Marks Tey & Layer	-2,455
171605	Change of use from B1 to gymnasium (Class D2)	17 Grange Way, Colchester	Old Heath & The Hythe	-2,235
171416	Change of use from Class B2/B8 use (with ancillary offices and and showroom of products) to flexible Class B1/B2/B8/D2 use (with ancillary trade counter and offices)	6 Crown Gate, Colchester	Highwoods	-1,016

App. Ref	Description	Address	Ward	B1(b)-B8
Potential Gains				
172417	Change of use of Agricultural Chemical store buildings from B8 use (storage and distribution) to B1 use (offices), part one and two storey extension	Lodge Lane, Langham	Rural North	2,465
146267	New warehouses and offices	Fieldgate Building, Haven Road, Colchester	New Town	2,211

Economic Growth Indicator 2	Amount of floorspace developed for employment by type, which is on previously developed land (PDL) (sqm).	Indicator for Core Strategy Policies SD1, CE1, CE2, CE3, UR1
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7.13 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 2017/18 monitoring period.

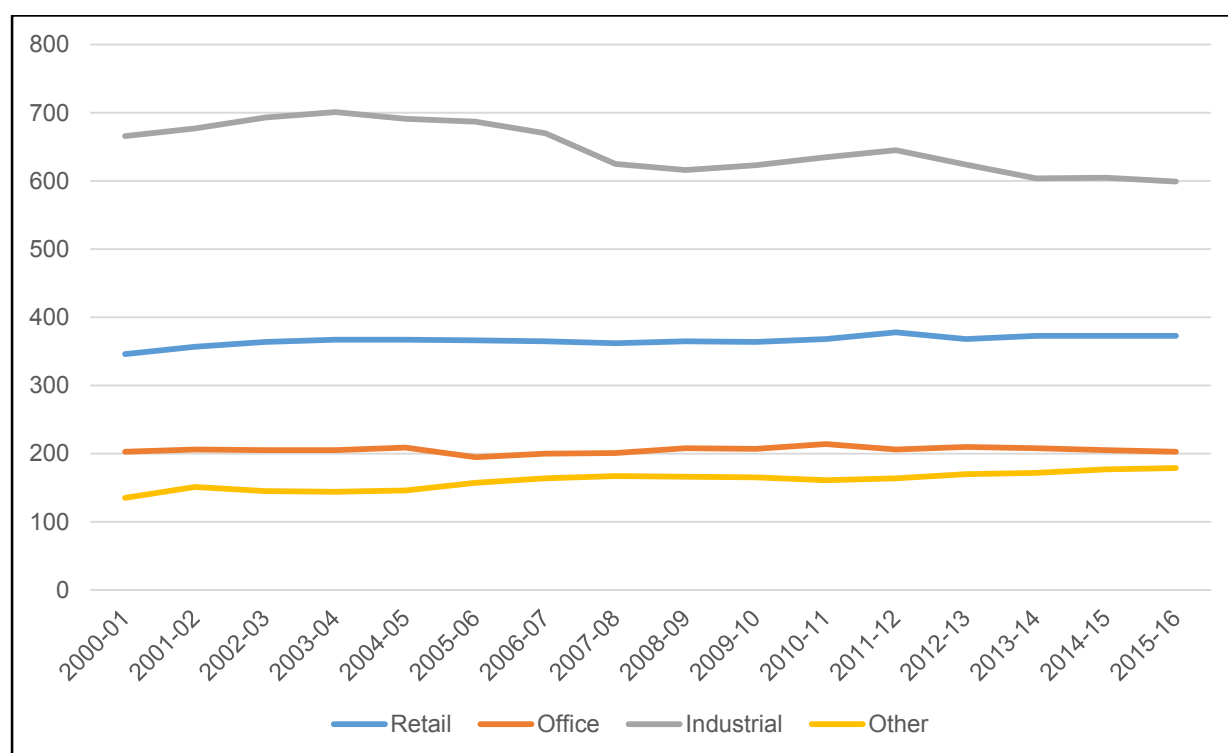
Table 10: Employment Land granted on PDL

	B1(a)	B1(b)-B8	Total
Gross on PDL	4,233	8,968	13,201
Gross on Greenfield	0	144	144
% on PDL	100%	98%	99%

7.14 For the monitoring period it is apparent that most of the applications received were for PDL sites and very few of the applications submitted were for new construction on green field sites. This is partially due to the majority of the applications that amounted to a change in employment land being for a change in use class order in existing buildings as oppose to actual change in square metres of employment land.

Economic Growth Indicator 3	Employment land available	Indicator for Core Strategy Policies CE1, CE2 and CE3
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7.15 The latest floorspace data from the Valuation Office Agency provides the areas occupied by major categories of rateable commercial premises over 2001-2016 and changes in the stock of space. This data release by the Valuation Office Agency supersedes the previous run of data from 2001-2012. Revised allocations of floorspace to sector codes means that the entire series from 2001-2016 is now consistent. The evolution of the allocation of business floorspace can be seen in figure 5 below.



Source: VOA Statistics, 2016

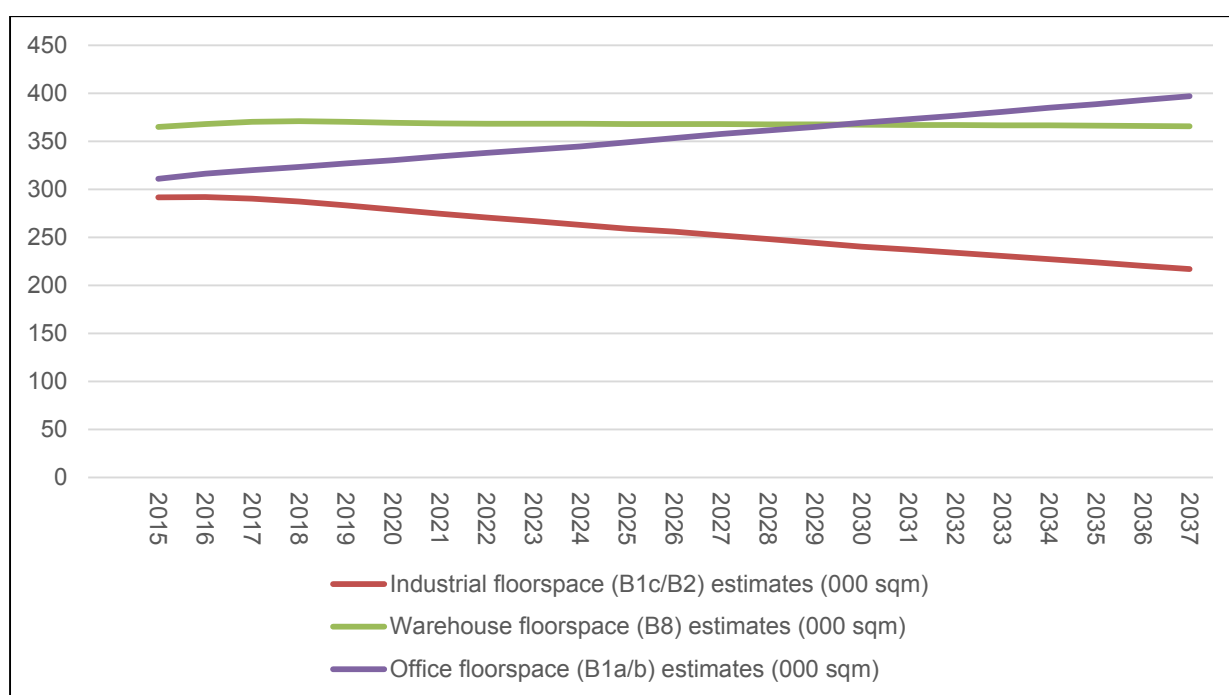
Figure 5: Total Business Floorspace (000m2) by Major Category 2001-2016

7.16 For Colchester the total business floorspace across the Borough has increased from 1,349,000m² to 1,354,000m² between 2000/2001 and 2015/2016: a rise of only 0.37%. Within this extremely marginal overall increase over the period, the rates of change by each sector are as follows:

- Industrial floorspace has declined by 10.1%
- Retail floorspace has increased by 7.8%
- Office floorspace has remained static
- Other floorspace has increased by 32.6%

7.17 While the amount of office floorspace in Colchester is affected in this dataset by office to residential use permissions, the longer term position is a “standstill” position which reflects changes to the office market with increasing intensity in the use of space to accommodate more staff, new methods of working such as home-working, flexi-working and the introduction of mobile communications. Retail floorspace has shown increases over the previous period, but will be affected in future by changing patterns of supply and demand. Industrial floorspace has declined, other floorspace such as warehouses, including retail warehouse, restaurants, etc. has increased, reflecting both new development and reuse of existing premises.

7.18 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

Economic Growth Indicator 4	Total amount of floorspace for ‘town centre uses’ (sqm)	Indicator for Core Strategy Policy CE2a
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7.19 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. (NB in

previous years, the indicator related to completed floorspace, but difficulties in obtaining reliable data means that the data below only relates to planning permissions granted).

Table 11a: Town Centre uses within the Town Centre Area

(i) Town Centre area				
	A1-A2 Retail	B1(a) Offices	D2 Leisure	Total
Gains	36	246	1,639	1,921
Losses	-1,106	-2,925	0	-4,031
Net balance	-1,070	-2,679	1639	-2,110

Table 11b: Town Centres Uses within the Local Authority Area

(ii) Local authority area				
	A1-A2 Retail	B1(a) Offices	D2 Leisure	Total
Gains	6,650	4,233	19,018	29,901
Losses	-8808	-3718	-3314	-15,840
Net balance	-2,158	515	15,704	14,061

7.20 While Table 11a show potential losses of retail floorspace within the Town Centre, the redevelopment of the Williams and Griffins (Fenwick) department store and Lion Walk shops provides a more positive longer term prospect of the Town Centre. Additionally, the commercial property market for existing Town Centre property is buoyant.

7.21 Additionally Table 11b demonstrates a potential large gain in D2 leisure floorspace in the local authority area, this relates to the large scale proposal (10,279sqm) as part of the Northern Gateway development including a cinema, trampolining, indoor golf and climbing centres (application reference 160825).

Economic Growth Indicator 5	Number of jobs in rural areas	Indicator for Core Strategy Policy ENV2
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7.22 Rural employment has increased in absolute terms as much as urban employment over the period 2003-14, figures for later years are not currently available.

7.23 Consequently, rural jobs are increasingly significant for the rural population share which is one-third of the Borough's population. Moving from 20% of jobs in the rural area in 2003, rural employment has increased to just over 23% of all jobs in 2011, with the same percentage (23%) achieved in 2014.

Table 12: Rural and Urban Employee Jobs in Colchester 2003 - 2014

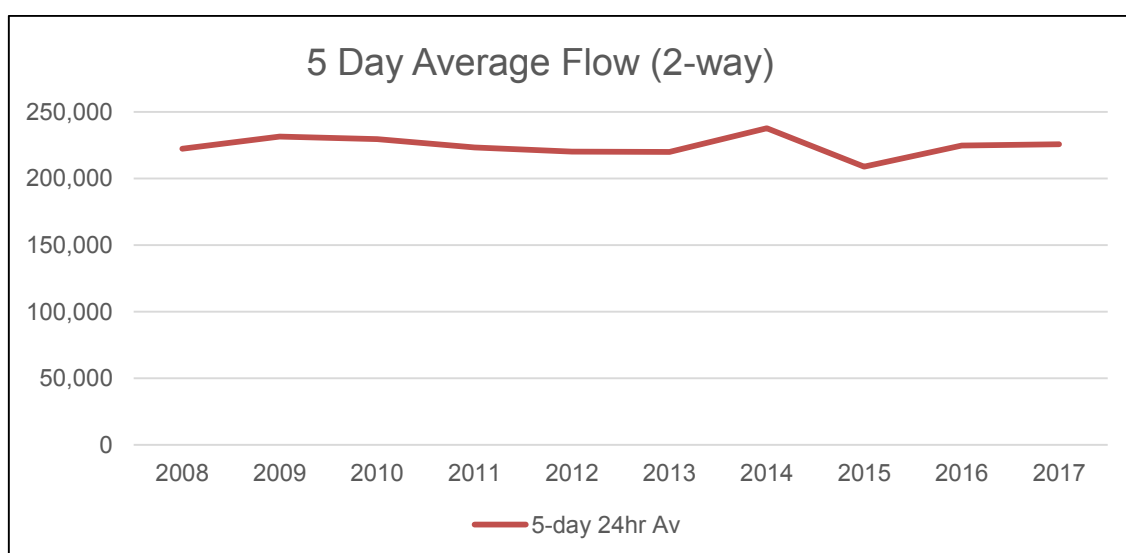
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Rural	14193	14117	14257	14720	16065	15961	15924	15755	17304	17561	17560	18163
Urban	56401	56902	55991	54858	54951	55636	57154	59361	56708	57354	57977	60273
Total	70592	71018	70244	69578	71016	71939	73078	75116	74012	74915	75537	78436

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

8 Key Theme: Transport

Overview

- 8.1 Continuing 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 Colchester Cordon traffic count is based on data from 17 count sites in the urban area, to give a 24 hour traffic flow. Traffic increased slightly in this monitoring period, from 224,739 vehicles crossing the Colchester urban count cordon in 2016 to 225,833 vehicles in 2017 (based on 5-day average flows).
- 8.3 The 24 hour (5-day) average traffic flows from the year 2008 to 2017 can be seen in figure 7 below. Further research is required but the higher flows recorded in 2014 are abnormally high. However, over a ten year period, traffic counted across the cordon has remained fairly static. This is against a background of continued population, employment and housing growth.



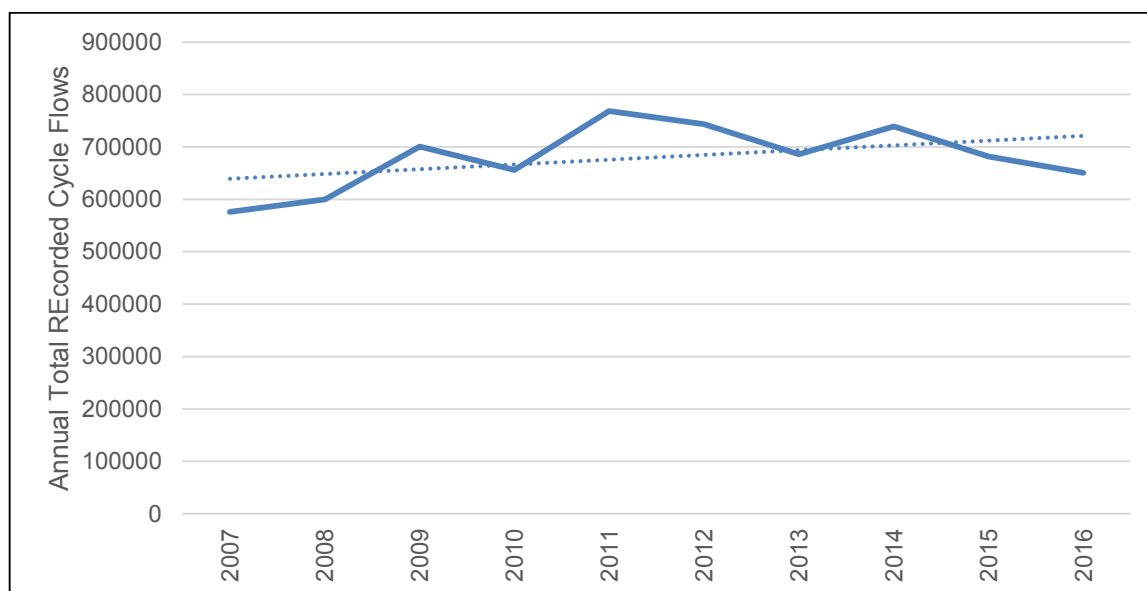
Source: Essex County Council

Figure 7: Colchester Cordon Traffic Count 2008 – 2017

Walking and Cycling in Colchester

- 8.4 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.
- 8.5 Also a number of training and promotional campaigns have been delivered to encourage residents to take up cycling. Bikeability courses have been on offer during school holidays to adults and children to develop cycle skills. Cycling was promoted at events across Colchester via an information stall, childrens' activities and pulp friction, a pedal powered smoothie maker. A monthly e-newsletter updating on local cycling matters is also sent out.

8.6 Cycle movements are counted at 12 locations in urban Colchester. Figure 8 below shows the annual recorded flows over these 12 sites. Over the period 2007 to 2016, cycle movements have increased by 13%. The highest recorded flows were in 2011 and 2014. Flows have decreased in 2016 compared to 2015. However, the linear trend over the period for recorded levels of cycling is upwards. Data is not currently available for 2017.



Source: Essex County Council

Figure 8: Annual Total Recorded Cycle Flows across all Colchester Cycle Monitor Sites

Transport Infrastructure

8.7 A number of transport infrastructure projects have been undertaken in 2017/18. These include:

- Colne Bank Avenue Widening completed June 2017. Completion of surfacing works on the southern footway of Colne Bank Avenue, and removal of the site compound on Friday 9 June 2017, has enabled all four lanes to fully open to traffic, relieving pressure on one of Colchester's pinch-points and easing congestion on the A133.
- Lexden Road. Works to upgrade Lexden Road, a key route into Colchester have been completed. Engineers carried out improvements to numerous locations along the route, designed to support traffic flow in the area, reduce journey times and build in resilience for future growth. Public realm improvements were also made as part of the scheme.
- Fixing the Link phase 1 completed November 2017. This creates a welcoming and exciting first impression of Colchester, encouraging more people to walk the one-mile route and visitors to stay longer and return again. Colchester Borough Council teamed up with Greater Anglia and Essex County Council to complete phase 1 with the installation of 'Base Camp' new planting, seating and public realm with bronze roman city map at Middleborough.

Air Quality

8.8 In 2017/18 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. In addition, a Low Emission Strategy (LES) for the Borough was developed. This was funded by a £50,000 DEFRA grant and is just the sixth strategy of its type in the UK. The aim of the LES is to provide the Council with an overriding strategy to tackle road transport emissions and contains actions which the Council will adopt to reduce its own contribution to air pollution, for example with fleet management.

Buses

8.9 Colchester Borough Councils Air Quality Action Plan identified that bus emissions within Colchester Town Centre are a significant source of pollution within AQMA 1 – central corridors. Following on from the successful application for the 2015 Clean Vehicle Technology Fund which enabled 10 buses to be retrofitted with technology to limit emissions, in 2017 CBC collaborated with Essex County Council, Southend Borough Council and Rochford District Council to submit an application for the Clean Bus Technology Fund. The bid for £1,072,500 was successful, and the grant funding will enable a minimum of 18 buses that will be operating in Colchester town centre area to be retrofitted with SCRT technology to operate at Euro VI standard.

8.10 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.

Taxis

8.11 CBC has undertaken a consultation on a new Hackney Carriage and Private Hire Vehicle Licensing Policy. The policy proposes measures to set emission standards for taxis and requires drivers of licensed vehicles to turn off their engines when waiting in an Air Quality Management area.

Travel Change Behaviour

8.12 The Colchester Travel Plan Club (CTPC) has continued to work closely with CTPC members and Essex County Council to retain or improve members' accreditation to Essex County Council's (ECC) Business Travel Plan Accreditation and to further develop their travel plans.

8.13 As well as working closely with Colchester Hospital, Colchester Institute, the Maltings and the University of Essex, a number of further businesses have joined the Travel Plan Club including Cygnet Hospital, St Helena Hospice and the Colchester Art Centre as full members and Purcell and Red Lion Books as associate members.

8.14 The Best Foot Forward (BFF) project was due for completion in April 2017, but was further extended to the end of October 2017 to include:

- A final survey to get feedback on the project (June 2017)

- **Myland Fete 2017 – Monday 28 August 2017**

As the 2016 event had been so successful, and because there was money left in the budget, a stall was booked at the Myland Fete in 2017, offering similar activities to 2016 but on a slightly smaller scale. The focus was more on promoting cycling, than Best Foot Forward as the project was essentially over. Although the Fete was not as busy as the previous year, the unconventional bikes were if anything even more popular than in 2016. Fifteen local residents received a free Dr Bike service, 47 children made a flag, 146 tried a bike with Outspoken and overall 72 adults were engaged in a conversation about active travel and BFF.

- **Project Wild Thing screening – Wednesday 30 August 2017**

To celebrate the end of the project, a public screening of Project Wild Thing was held at Firstsite, to highlight the importance of playing in green spaces. The film is a record of film producer David Bond's attempt to reconnect his own children – and indeed all of Britain's children – with nature and provided a perfect reflection on the success of the Play Walks and Play Days, and the need for change.

8.15 The loveurcarcolchester car share scheme continues to grow in popularity. Offering preferential clearly marked spaces in the key car parks in the town centre for car-sharers holding a LUC car share permit, 1,973 people had applied for a space by March 2018 (scheme started in November 2014).

8.16 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.

Transport and Accessibility Indicators

8.17 The indicator below are linked to data collected for the Essex Local Transport Plan (LTP) or the Local Area Agreement. Previously, the Council had access to journey to school and bus passenger levels, public transport accessibility data, and car parking demand and use in the town centre; but as this data is no longer available and/or at a Borough level, these indicators are no longer included in the AMR.

Transport Indicator 1	To obtain an agreed Travel Plan for all major commercial/community developments	Core Strategy Indicator for Policy TA1
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8.18 In total 7 establishments were accredited through the ECC Travel Plan Accreditation Scheme during 2017/18. Travel Plans are accredited against a list of travel plan measures, employee engagement and a set of specific targets. The accreditations were:

Business Travel Plan Accreditations – 2017/2018

- Colchester Borough Council – Gold
- Colchester Sixth Form College – Silver
- Colchester Institute – Silver
- University of Essex – Platinum

- The Oaks Hospital – Bronze
- Fenwick – Bronze
- Colchester Hospital – Bronze

8.19 A total of 215 Residential Travel Information Packs have been provided to new residents of developments in Colchester in 2017/18 as detailed below:

Table 13 Residential Travel Information Packs

Residential Travel Information Packs Issued – 2017/2018		
Development	Borough	Number of packs provided
Kiln Road Development	Colchester	20
Brian Cadman Gardens	Colchester	16
Kingswood Heath (former Severalls hospital)	Colchester	100
Warren Lane (Stanway)	Colchester	10
Kingswood Heath (former Severalls hospital)	Colchester	39
King George's Park, Rowhedge Wharf	Colchester	30

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 will continue 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
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- 9.4 Between April 2017 and March 2018 one application was approved contrary to the advice of the Environment Agency (application reference: 170997). Although the comments to this application were in regard to foul water disposal as opposed to flood defence or water quality. Discussions were held with the Water Authority to resolve the concerns surrounding the foul water recycling plant, and enable the application to be approved.
- 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
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- 9.6 No new Local Nature Reserves were designated during the monitoring period.
- 9.7 As part of the evidence base for the emerging Local Plan, a [review of the Local Wildlife Sites \(LoWS\)](#) was commissioned in June 2015 and published in February 2016. Six sites totalling 41 hectares have been added, two sites totalling 1.5 hectares have been deleted, 19 sites have been extended by a total of 151.3 hectares and 19 sites have been reduced by a total of 55.5 hectares, leaving 127 sites unchanged.
- 9.8 There are now 170 LoWS in Colchester totalling 2049.6 hectares.

Table 14: Local Sites and Local Nature Reserves in Colchester

Sites	2017/2018
Local Sites (LoWS)	170 sites covering 2049.6 hectares
Local Nature Reserves (LNR)	7 LNRs covering 175.39ha (Spring Lane, Bull Lane, Lexden Park, Salary Brook, Welsh Wood, Colne and Hilly Fields).

Environment Indicator 3	Amount of development in designated areas (SSSI, AONB)	Core Strategy Indicator for Policy ENV1
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9.9 Policy ENV1 of the Core Strategy seeks to protect the Borough's biodiversity within designated sites. Of the 55 applications approved in the Dedham Vale Area of Outstanding Natural Beauty and 67 applications within other designated sites (SSSIs, SAC, SPA, SINC and RAMSAR sites), none resulted in direct harm or loss of the designations.

Environment Indicator 4	Increase in areas of public open space	Core Strategy Indicator for Policy PR1
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9.10 Colchester Borough covers an area of 33,400 hectares, 2,028 hectares of which is accessible natural greenspace. The Borough is above the County average in terms of the provision of green space for all of Natural England's Accessible Natural Green Space Standards (ANGSt) categories.

9.11 The Council did not adopt any additional areas of open space during the monitoring year 2017/18.

Environment Indicator 5	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	Core Strategy Indicator for Policy UR2
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9.12 In the 2017/18 monitoring period, no Listed Buildings (Grade I & II) were lost due to demolition, development or dereliction. No Scheduled Ancient Monuments were lost as part of development proposals. 7 new assets were added to Colchester's Local List during this period.

9.13 Due to resourcing issues at Essex County Council, the Buildings at Risk register has not been updated since 2013/14.

Table 15: Colchester Heritage Assets

Heritage Asset	2017/18	Comment
Grade I & II Listed Buildings	2057	No change
Scheduled Ancient Monuments	45	No change
Number of buildings on Buildings At Risk register	37	Not monitored since 2013
Number of assets on Colchester's Local List	769	3 further assets were added to the list in September 2018. A decision on one further asset was deferred pending the receipt of further information.
Number of Conservation Areas	22	2 new Conservation Area and 1 extension of a Conservation Area proposed but not yet progressed Consultations were held between 30 April to 10 June 2018 for proposed Conservation Areas at Mill Field Estate and North Station; and extension of Birch Conservation Area.

Environment Indicator 6	Percentage of household waste recycled and composted	Core Strategy Indicator for Policy ER1
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9.14 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.

9.15 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 composed. Table 16 below summaries the household waste activity for this monitoring period.

Table 16: Household Waste Activity

Activity	2017/18	
	Target	Achieved
Residual waste produced per household	395kg/household	374.5kg/household
Household waste reused, recycled and composted	49%	50.62%
Overall waste collected for recycling	<p>Overall, in 2017/18 there has been a reduction of 47.5kg per household of residual waste when compared to 2016/17, and it remains below target. This is a result of the changes to collection and limits on the amount of residual waste that can be collected.</p> <p>Tonnages of waste for recycling have increased by 5.72% compared with the outturn for 16/17 as a result of changes to the waste service. This has resulted in an increase in the percentage of the waste stream being recycled.</p> <p>Changes to collection methods were in place from June 2017, with previously unlimited weekly collections for residual waste now being a fortnightly three bag limit collection.</p>	

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

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
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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
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Infrastructure Project Delivery

10.4 Table 6d in Section 6 of the revised 2014 Core Strategy identifies a number of key infrastructure projects which have been subdivided into the categories 'necessary' and 'local and wider benefit'. The following progress is noted for projects delivered during the monitoring period or scheduled for delivery in 2017/18:

Table 17: Infrastructure Projects Delivery Update

Infrastructure Projects	Completion Date
Necessary:	
Colne Bank Avenue Widening	June 2017
Fixing the Link Phase 2	November 2017
Lexden Road Upgrades	June 2018
Local & Wider benefit:	
Stanway Village Hall improvements	September 2017
Garrison Gym Project	During 17/18 monitoring period

Contributions secured towards Open Space Sport & 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 The contributions secured towards the provision of open space, sport, recreation and community facilities over this monitoring period are set out in the table below.

Table 18: Section 106 Contributions

Facilities	Amount secured during the 2017-18 monitoring period
Open Space, Sport & Recreation	£402,453.00 (including offsite provision contributions)
Community Facilities	£244,113.94

11 Key Theme: Climate Change

Overview

- 11.1 Colchester Borough Council is a leading carbon cutting Council in the UK and is committed to promoting efficient use of energy and resources; developing renewable energy generation and waste minimisation and recycling.
- 11.2 The Council signed up to the Nottingham Declaration in 2008, and took the next step in its on-going public commitment by signing up to the LGA Climate Local Action Plan in 2015 and is published on the Council's website (<http://www.colchester.gov.uk/energyreports>). This offers a framework that can reflect local priorities and opportunities for action. It supports Councils' efforts both to reduce carbon emissions and to improve their resilience to the anticipated changes in the climate. The Council's Local Authority Carbon Management (LACM) Plan was completed by bringing all viable projects forward, with predicted savings of 400tCO₂ per annum.
- 11.3 The Council published and adopted an Environmental Sustainability Strategy in January 2015 (<http://www.colchester.gov.uk/article/15782/Environmental-Sustainability-Strategy>). A Progress report for 2016/17 has been published, along with an updated delivery plan and evidence base. A progress report for 2017/18 is currently unavailable, and some of the information contained below remains unchanged from the 2016/17 AMR. A progress report for 2017/18 and any other updated documents will be available on the Councils website in due course.

Climate Change Indicator 1	Carbon emissions and Climate Change	Supporting Indicator for Policy SD1
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- 11.4 During 2016/17 Colchester Borough Council saw a decrease in tCO₂e emissions to 5,631 compared to 6,175 in 2015/16 and 6,533 tonnes in 2014/15.
- 11.5 The Council achieved a 55% reduction in its carbon emissions from the baseline year of 2008, exceeding the 40% target three years ahead of schedule. A report showing progress is published on the Council's website (<http://www.colchester.gov.uk/greenhousegasreport>).
- 11.6 Staff travel has increased to 47tCO₂ from 41tCO₂ in 2015/16. Staff travel does fluctuate and it is difficult to identify reasons for this. The Council implement a travel plan which encourages sustainable modes of travel, more car sharing and more efficient travel planning by staff.
- 11.7 Now that all viable projects in the Local Authority Carbon Management Plan have been completed the challenge for Colchester is to have a wider influencing role so that carbon reduction work takes place across the Borough and not just on Council buildings, services and operations.

Climate Change Indicator 2	Climate Change Adaptation	Supporting Indicator for Policies SD1, ENV1 and ER1
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11.8 During 2016/17 the Council reviewed its progress in implementation of the Environmental Sustainability Strategy. The strategy focuses on developing existing initiatives within the Council and supporting/empowering communities to take action to reduce carbon emissions. A new environment group has been formed to include 30 organisations from various sectors (including voluntary, commercial, education and health) working across Colchester to engage residents in environmental sustainability. The group is looking at ways to develop collaborative projects and partnership opportunities that link to improving health and education through volunteering opportunities.

11.9 The Council successfully applied for Government funding from the Heat Network Investment Project (HNIP) pilot to deliver a District Heating scheme in the Northern Gateway. This is one of only 9 schemes that have been awarded funding as part of the pilot. The scope to deliver District Heating within East Colchester is also being investigated.

Climate Change Indicator 3	Renewable energy installed by type	Core Strategy Indicator for Policy ER1
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11.10 During the monitoring period, no renewable energy applications were approved.

11.11 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.

11.12 The number of renewable energy applications has continued to decrease from 4 solar applications approved in 2016/17 and 9 solar applications and 1 Biomass application approved in 15/16. This decrease may be due to government reductions in the tariff payments for energy produced from renewable sources.

11.13 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 policy DM25.

11.14 The Home Quality Mark is optional and the Council is not aware of any new dwellings or approvals being registered under the scheme in 2017/18.

Appendix A – Local Plan Policies

Core Strategy Policies

Sustainable Development Policies	
SD1	Sustainable Development Locations
SD2	Delivering Facilities & Infrastructure
SD3	Community Facilities
Centres and Employment Policies	
CE1	Centres and Employment Classification and Hierarchy
CE2	Mixed Use Centres
CE2a	Town Centre
CE2b	District Centres
CE2c	Local Centres
CE3	Employment Centres
Housing Policies	
H1	Housing Delivery
H2	Housing Density
H3	Housing Diversity
H4	Affordable Housing
H5	Gypsies, Travellers and Travelling Showpeople
H6	Rural Workers Dwellings
Urban Renaissance Policies	
U1	Regeneration Areas
U2	Built Design and Character
Public Realm Policies	
PR1	Open Space and Recreational Facilities
PR2	People Friendly Streets
Transport and Accessibility Policies	
TA1	Accessibility and Changing Travel Behaviour
TA2	Walking and Cycling
TA3	Public Transport
TA4	Roads and Traffic
TA5	Parking
Environment and Rural Communities Policies	
ENV1	Environment
ENV2	Rural Communities
Energy, Resources, Waste, Water & Recycling Policy	
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
Centres and Employment	
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
Housing	
DP11	Flat Conversions
DP12	Dwelling Standards
DP13	Dwelling Alterations, Extensions and Replacement Dwellings
Urban Renaissance	
DP14	DP14 Historic Environment Assets
Public Realm	
DP15	Retention of Open Space and Indoor Sports
DP16	Private Amenity Space and Open Space Provision for New Residential Development
Transport and Accessibility	
DP17	Accessibility and Access
DP18	Transport Infrastructure Proposals
DP19	Parking Standards
Environment and Rural Communities	
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
Energy, Resources, Waste, Water and Recycling	
DP25	Renewable Energy

Site Allocations Policies

SA CE1	Mixed Use Sites
Housing	
SA H1	Housing Allocations
SA H2	Gypsy and Traveller Accommodation
Urban Renaissance	
Town Centre and North Station	Town Centre and North Station
SA TC1	Appropriate Uses within the Town Centre and North Station Regeneration Area
East Colchester	
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
Garrison	
SA GAR1	Development in the Garrison Area
North Growth Area	
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
Stanway Growth Area	
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
Tiptree	
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 three new Garden Communities, 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.

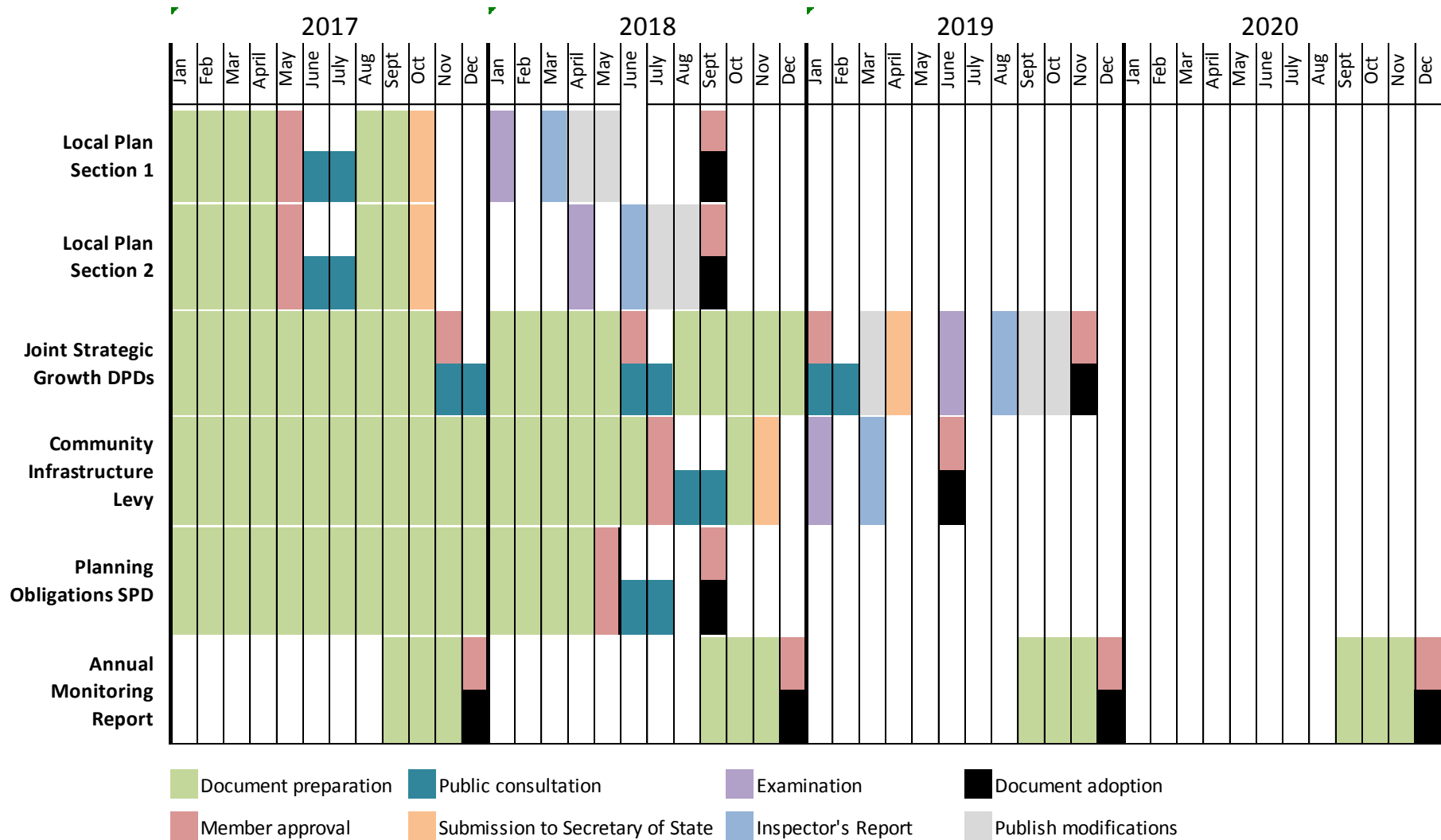
Sustainable Drainage Systems (SuDS) – A range of techniques for managing the runoff of water from a site. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through storm water systems.

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 2017-2020

Local Development Scheme 2017 - 2020



Report of	Assistant Director Policy and Corporate	Author	Jess Tipper ☎ 508920
Title	Town Wall Management Plan 2019-2024		
Wards affected	Castle		

1. Executive Summary

- 1.1 Colchester's Town Wall is one of Colchester's defining characteristics, a significant visual reminder of town's historic importance and a major symbol of community pride. The Town Wall is also a nationally important heritage asset that is statutorily protected as a Scheduled Monument.
- 1.2 The Town Wall Management Plan 2019-2024 provides the vision and overarching strategy for the management of Colchester's Town Wall. The Management Plan 2019-2024 sets out a framework for the maintenance, enhancement, interpretation, presentation and celebration of the Town Wall and its setting, as well as outlining the risks and threats, for the next five years. The Management Plan 2019-2024 also defines the roles and responsibilities of the Council and stakeholders involved in this work. This will allow present and future generations to explore and enjoy the monument and its setting and to realise social and economic benefits for the community.
- 1.3 The Management Plan 2019-2024 has been produced after extensive discussion with key stakeholders. It will replace the existing Management Plan (Colchester Roman Wall: An Integrated Management Plan), which was adopted by the Council in 2011.
- 1.4 The Management Plan 2019-2024 will be reviewed and, where necessary revised, at five year intervals.

2. Decision(s) Required

- 2.1 The Local Plan Committee is asked to adopt the Town Wall Management Plan 2019-2024.

3. Reason for Recommended Decision

- 3.1 Adopting the Town Wall Management Plan 2019-2024 will ensure that the Town Wall is properly managed, maintained and presented, that stipulated and necessary tasks are delivered, that roles and responsibilities are clearly identified, that resources are used

appropriately and that opportunities for external funding are be identified.

4. Alternative Options

- 4.1 The Committee could decide not to adopt the Management Plan, relying instead on the 2011 Plan. However, the existing 2011 plan is already out of date and inaccurate. The lack of an up-to-date Management Plan reduces the Council's ability to make informed decisions relating to the Wall and it reduces (or negatively affects) the Council's ability to secure external funding (for example from Historic England grant aid).

5. Background Information

- 5.1 Colchester's Town Wall is the earliest and one of the most complete town wall circuits surviving from Roman Britain. The distinctive Roman character of the Wall is still very evident and, unlike many other town walls, subsequent alterations have not altered the essential character of the circuit. The Town Wall continues to define the historic centre of the town, creating a distinctive sense of place.
- 5.2 The majority of the Town Wall is a designated heritage asset of national importance, recorded on the National Heritage List for England (NHLE) and statutorily protected as a Scheduled Monument under the Ancient Monuments and Archaeological Areas Act 1979. The upstanding Wall is also a Grade I Listed Building and protected under the Planning Act (Listed Buildings and Conservation Areas) 1990.
- 5.3 As one of the most important archaeological monuments and (remains of) one of the most important civic structures within the Borough, the Council (and earlier iterations of the Council) has taken responsibility for, and managed, the Town Wall for many centuries, and this is historically documented for the last 600 years.
- 5.4 The Management Plan 2019-2024 provides the strategy for the management of the Town Wall (including the town gates) for the next five years and defines the roles and responsibilities of the Council and stakeholders. The Plan sets out a framework for the maintenance, enhancement, interpretation, presentation and celebration of the Town Wall and its setting. The Plan also informs stakeholders involved with the management of the Town Wall about how and why decisions are taken and describes their part in service delivery.
- 5.5 This Management Plan 2019-2024 replaces the previous Management Plan (2011) and a number of outstanding actions have been brought forward. The Plan is a dynamic document and the actions may be adapted in response to changes in management context over the life of the Plan. This Management Plan will be reviewed and revised in 2024 as necessary.

- 5.6 The Management Plan 2019-2024 builds on the Heritage Partnership Agreement (HPA) for Colchester Town Wall and the Balcerne Gate, agreed between Historic England and Colchester Borough Council in May 2015. The HPA allows for minor works (running repairs) relating to continued and ongoing maintenance, as specified in the terms of the agreement, for a five-year period; it reduces repetitive Scheduled Monument Applications that would be otherwise required for each new piece of work relating to the Wall, thereby increasing management efficiency for both parties. All other works to the Wall require Scheduled Monument Consent, administered by Historic England on behalf of the Secretary of State. Listed Building Consent will be required for sections of the Wall that are not scheduled, but these sections will be treated in accordance with the requirements of HPA.
- 5.7 The following key stakeholders have been consulted on this Management Plan and their comments have been integrated into the current document: Historic England, Colchester Borough Homes, Colchester and Ipswich Museums Service, Colchester Borough Council Parks and Recreation, Colchester Archaeological Trust, Colchester Natural History Society.
- 5.8 The Colchester Town Wall Management Plan 2019-2024 is attached as Appendix 1.

6. Equality, Diversity and Human Rights implications

- 6.1 An Equality Impact Assessment has been prepared for the Local Plan, and is available to view by clicking on this link:-
<http://www.colchester.gov.uk/article/12745/Policy-and-Corporate>

7. Strategic Plan References

- 7.1 The Town Wall Management Plan contributes to a number of key themes and objectives in the Council's Strategic Plan 2018-21 including;
- *Growth* – Ensuring all residents benefit from the growth of the borough.
 - Help make sure Colchester is a welcoming place for all residents and visitors.
 - Work with partners to create a shared vision for a vibrant town centre.
 - *Responsibility* – Encouraging everyone to do their bit to making our borough even better.
 - Create new routes for walking or cycling and work with partners to make the borough more pedestrian-friendly.
 - *Opportunity* – Promoting and improving Colchester and its environment.
 - Promote and enhance Colchester borough's heritage and visitor attractions to increase visitor numbers and to support job creation.
 - *Wellbeing* – Making Colchester an even better place to live and

supporting those who need help.

- Encourage belonging, involvement and responsibility in all the borough's communities.
- Help residents adopt healthier lifestyles by enabling the provision of excellent leisure facilities and beautiful green spaces, countryside and beaches.

8. Consultation

8.1 No Public Consultation is required for this initiative.

9. Publicity Considerations

9.1 There may be positive publicity as a result of the adoption of this Management Plan, which demonstrates the Council's ongoing commitment to positive management and promotion of the Town Wall. Assuming the objectives are delivered, the Management Plan will ensure that complaints relating to management of the Town Wall are minimised.

10. Financial implications

10.1 There are already significant financial implications for the Council relating to the Wall. The adoption of the Management Plan 2019-2024 will ensure that resources relating to the Town Wall are spent most effectively and efficiently. Good management of the Town Wall, in accordance with best practice as outlined in the Management Plan, will ensure that the Council is well-placed to secure external funding (grants and/or developer contributions).

11. Community Safety Implications

11.1 There are no community safety implications for the Council.

12. Health and Safety Implications

12.1 The Management Plan will ensure that due consideration is given to issues of public safety on the Town Wall.

13. Risk Management Implications

13.1 The Town Wall Management Plan will directly assist in the effective delivery of maintenance and repairs, enhancement of the Wall and its setting and also in promotion and interpretation, in accordance with best practice. It will help ensure that planning decisions with an impact on the Wall are based on the most current historic environment data and guidance available for the Wall.

Appendices

Appendix 1 Colchester Town Wall Management Plan 2019-2024

Colchester Town Wall: Management Plan 2019-2024



Colchester Borough Council

Rowan House, 33 Sheepen Road, Colchester, CO3 3WG

Written by Jess Tipper, Archaeological Advisor

Table of Contents

1.0	Executive Summary	4
2.0	Town Wall Management Plan Vision	4
3.0	Facts and figures	4
4.0	Purpose of the Management Plan	4
5.0	Heritage Partnership Agreement	5
6.0	Plan Objectives	5
7.0	The Strategic Context of the Management Plan	6
8.0	Statement of Significance	7
9.0	History and archaeology	9
9.1	The location, description and setting of the Town Wall	9
9.2	Roman Construction	9
9.3	Roman Interval Towers	11
9.4	Roman Culverts	12
9.5	Roman Gates	12
9.6	Roman Exterior Defensive Ditch	13
9.7	Roman Interior Rampart	13
9.8	The Anglo-Saxon Period	14
9.9	The Medieval Town Wall	14
9.10	Medieval Gates	15
9.11	Medieval Bastions	15
9.12	The Civil War Siege and Later	16
10.0	Heritage Values	17
11.0	Accessibility, Land use and Ownership	17
12.0	Management	18
13.0	The Town Wall and Planning	19
13.1	Heritage-related Consent Regimes	19
13.2	National Planning Policy Framework	19
13.3	Local Plan Policy	20
14.0	Management Achievements 2011-2018	21
14.1	Condition Survey 2013	21
14.2	Repair work 2013-2018	21
14.3	Specific objectives achieved 2011-2018 to improve the setting of the Roman Wall, improve public access and enhance public understanding and enjoyment of the wall	22
14.3.1	New interpretation panels around the circuit	23
14.3.2	Marking the sites of the Roman and medieval town gates	23
14.3.3	Improve lighting to better reveal the significance of the Wall	23
14.3.4	Improvements to the presentation of Duncan's Gate	23
14.3.5	Enhancement of the setting of the Wall at Priory Street Car Park	23
14.3.6	Integration of the preservation and enhancement of the Roman Wall into the local planning framework	23
14.4	Objectives and strategies from the previous Management Plan (Appendix 6) not yet achieved:	24
14.4.1	Consideration of the establishment of a special fund	24

14.4.2	Creation of a wall walk	24
14.4.3	Opening of access to Duncan's Gate and drain	24
14.4.4	Remove/Reduce car parking at Vineyard Street Car Park	24
15.0	Management objectives and actions 2019-2024	24
16.0	Biodiversity of the Town Wall	27
16.2	Requirements for the treatment of fauna and flora on the wall	28
17.0	Potential threats to the Wall	29
18.0	Health and Safety overview and risk assessments	31
19.0	Management Responsibilities	31
20.0	Monitoring and Review of the Plan	32
	List of Abbreviations	32
	Further Information	33
	Bibliography	35

Figures

- Figure 1: Location of the Town Wall
- Figure 2: Scheduled Town Wall in relation to all Scheduled Monuments in the town centre
- Figure 3: Location of Listed Buildings adjacent to the Town Wall
- Figure 4: Management sections of the Town Wall
- Figure 5: Location of the Roman gates
- Figure 6: Location of the (projected) Roman roads in relation to the Town Wall
- Figure 7: John Speed's 1610 Map of the Town showing the location of the Town Wall
- Figure 8: Location of the Medieval Bastions

Photographs

- Photograph 1: Repairs in progress to Bastion 1 in 2017
- Photograph 2: Repairs in progress at the NW corner of the Town Wall
- Photograph 3: Town Wall along the southern part of Balcerne Hill (following repairs in 2016)
- Photograph 4: Town Wall along the northern part of Balcerne Hill following repairs in 2017
- Photograph 5: Duncan's Gate before repairs, looking south through the gate
- Photograph 6: Duncan's Gate after repairs in 2017, looking north (September 2017)
- Photograph 7: Vineyard Street Car Park showing cars parked in front of the Wall
- Photograph 8: Priory Street car park and Bastion 5, following car park improvements in 2017
- Photograph 9: Priory Street Car Park. Leaves and other material (including rubbish) has accumulated along the base of the Wall
- Photograph 10: Wall flowers, which cause no damage to the historic fabric, growing on the Balcerne Gate
- Photograph 11: Sycamore Tree growing on the surviving Wall at St Peter's Street Car Park, prior to removal in 2017
- Photograph 12: Town Wall in St Peter's Street Car Park following removal of sycamore tree and repairs in 2018
- Photograph 13: Vegetation, including a sycamore tree, growing at the base of the Wall.
- Photograph 14: Town Wall along the northern part of Balcerne Hill showing mature horse chestnut trees on the inside of, and overhanging, the Wall
- Photograph 15: Graffiti to the Town Wall in the section through Castle Park in 2017

Appendices

1. Heritage Partnership Agreement 2015, with 2017 amendments
2. The Town Wall Scheduled Monument List Entry (NHLE no. 1003772)
3. The Roman Town Wall Grade I List Entry (NHLE no. 1123664)
4. Local Plan Policies. Adopted Local Plan 2001-2021 and Emerging Local Plan 2017-2033
5. Objectives and strategies of the 2011 Management Plan
6. List of plants and invertebrates recorded on the Town Wall by Colchester Natural History Society

1.0 Executive Summary

- 1.1 This Management Plan provides the vision and overarching strategy for the management of Colchester's Town Wall – a nationally important heritage asset and a major symbol of community pride - and defines the roles and responsibilities of the Council and stakeholders involved in this work. The Plan sets out a framework for the maintenance, enhancement, interpretation, presentation and celebration of the Town Wall and its setting, as well as outlining the threats, for the next five years.

2.0 Town Wall Management Plan Vision

- 2.1 Colchester is one England's major historic centres with a rich heritage that shapes the character of the modern town and its hinterland. The Town Wall is Colchester's defining characteristic, a significant visual reminder of town's historic importance and a major symbol of community pride. Colchester Borough Council will care for and safeguard this important heritage asset for this and future generations. The Council is committed to the maintenance and repair of the Town Wall, protecting it from the pressures of natural erosion, damage and commercial interest. Working with our partners, the Council is also committed to the enhancement, presentation and celebration of the Wall and its setting. This will allow present and future generations to explore and enjoy the monument and its setting and to realise social and economic benefits for the community.

3.0 Facts and figures

- Originally the Wall formed a circuit 2.8km long and 2.4m thick, and enclosed a rectangular area of 48ha.
- The Wall was constructed in stone imported from an outcrop near Harwich, supplemented by courses of brick.
- The construction of the Wall is dated to c.AD 65-80.
- The highest surviving part is 2.6m above modern ground level. The original height was probably over 6m.
- Approximately 65% of the Wall is visible above ground, with the remainder surviving below-ground as archaeological remains.
- Six gates were built in the Wall and internal rectangular towers were constructed on the inside of the Wall.
- The Wall was built in short sections by a number of gangs.
- A large defensive ditch, over 5m wide and 3m deep, was dug around the outer foot of the Wall, around the same time as the construction of the Wall. This ditch was subsequently recut and enlarged in c.AD 275.
- An interior rampart was added to the Wall in the mid-2nd century AD.
- The Wall was repaired and refurbished in AD 917.
- A substantial ditch was cut along the south side of the Wall in the late 10th or 11th century.
- An extensive programme of repairs was carried out in the 14th century and eight bastions were added along the south-east circuit.
- The Civil War was the last military action seen by the Town Wall.

4.0 Purpose of the Management Plan

- 4.1 The Management Plan provides the vision and overarching strategy for the management of the Town Wall (including the town gates) and defines the roles and responsibilities of the Council and stakeholders. The Plan sets out a

framework for the maintenance, enhancement, interpretation, presentation and celebration of the Town Wall and its setting for the next five years. The Plan will also inform stakeholders involved with the management of the Town Wall about how and why decisions are taken and describe their part in service delivery.

- 4.2 This Management Plan replaces the previous Management Plan (2011) and a number of outstanding actions have been brought forward. The Plan is a dynamic document and the actions may be adapted in response to changes in management context over the life of the Plan. Each year an action plan will be developed that outlines the actions to be delivered over the coming year by the relevant partners. This Management Plan will be reviewed and revised in 2024 as necessary.

5.0 Heritage Partnership Agreement

- 5.1 The Management Plan builds on the [Heritage Partnership Agreement](#) (HPA) for Colchester Town Wall and the Balcerne Gate, agreed between Historic England and Colchester Borough Council in May 2015 (Appendix 1). The HPA allows for minor works (running repairs) relating to continued and ongoing maintenance, as specified in the terms of the agreement, for a five-year period; it reduces repetitive Scheduled Monument Applications that would be otherwise required for each new piece of work relating to the Wall, thereby increasing management efficiency for both parties.
- 5.2 The HPA is subject to annual review between Historic England and the Council and was last reviewed in May 2018. All other works to the Wall require Scheduled Monument Consent, administered by Historic England on behalf of the Secretary of State. Listed Building Consent will be required for sections of the Wall that are not scheduled, but these sections will be treated in accordance with the requirements of HPA.

6.0 Plan Objectives

- 6.1 The objectives for the management of Town Wall for the five-year period 2019-2024 are:
- To maintain an up-to-date condition survey and maintenance / repair programme for the entire Wall, where there are upstanding remains and including publicly inaccessible parts, with adequate funding provided to ensure the delivery of the maintenance programme (i.e. to ensure the repairs are carried out appropriately). The condition survey will be supplemented by annual inspection of the Wall's condition.
 - To ensure all those involved in the management and maintenance of the Wall use the Management Plan effectively as a working document, and to ensure all parties are clear about their roles and responsibilities.
 - To respond promptly to the requirement for any unforeseen emergency repairs that pose a risk to health and safety and/or to the integrity of the Wall, e.g. due to rapid deterioration, and/or acts of vandalism, e.g. graffiti or removal of wall fabric.
 - To ensure that all works relating to the Wall are carried out in conformity with legal requirements of Scheduled Monument Consent or other relevant consent and/or in accordance with the Heritage Partnership Agreement.

- To ensure the particular significance and character of any part of the Wall to be repaired is established in advance and informed by an appropriate archaeological assessment and, where required, by full recording and analysis. The results of each assessment will be used to inform the method statement for repairs. Each assessment will be made publicly accessible in, and used to enhance, the Historic Environment Record¹.
- To ensure the significance of the biodiversity (both flora and fauna) of any part of the Wall to be maintained/repared is established in advance and informed by appropriate up-to-date biodiversity assessments, to protect important species and to minimise and mitigate the disturbance to species that make a positive contribution to the Wall. Shrubs and trees posing a threat to the structure of the Wall will be expediently removed. An archive of this work will be maintained by the Council.
- To ensure that all repairs are carried out in accordance with an approved method statement (written scheme) and risk assessment, using appropriate materials and undertaken by appropriately qualified and experienced specialist conservation contractors. All works carried out will be monitored and recorded to ensure they meet agreed requirements. An archive of repairs will be maintained by the Council.
- To promote positive initiatives and seek partnerships and external funding opportunities, that enhance the local character and distinctiveness and which better reveal the significance of, and create better access to, the Wall (including the biodiversity of the Wall).
- To ensure that any new development that impacts upon the setting of the Wall is respectful to the sense of place, responds to the historic character of the surroundings and enhances the significance of the Wall, best sustains its heritage values and better reveals the significance of heritage asset.
- To enhance the public's understanding, appreciation and enjoyment of the Wall and its history.
- To ensure that due consideration is given to issues of public safety on the Wall.

7.0 The Strategic Context of the Management Plan

7.1 The Town Wall Management Plan can contribute towards the Council's key priorities, as set in [Our Colchester. The Strategic Plan 2018-21](#). The four themes of the Strategy in which the Management Plan contributes are:

- **GROWTH** – Ensuring all residents benefit from the growth of the borough.
- Help make sure Colchester is a welcoming place for all residents and visitors.
- Work with partners to create a shared vision for a vibrant town centre.
- **RESPONSIBILITY** – Encouraging everyone to do their bit to making our borough even better.
- Create new routes for walking or cycling and work with partners to make the borough more pedestrian-friendly.

¹ The Council maintains the evidence base for the historic environment in the Historic Environment Record (HER, incorporating the Urban Archaeological Database). This is a detailed database of heritage assets recorded in the Borough. The HER is publicly accessible online at <https://colchesterheritage.co.uk/>

- **OPPORTUNITY** – Promoting and improving Colchester and its environment.
- Promote and enhance Colchester borough's heritage and visitor attractions to increase visitor numbers and to support job creation
- **WELLBEING** – Making Colchester an even better place to live and supporting those who need help.
- Encourage belonging, involvement and responsibility in all the borough's communities.
- Help residents adopt healthier lifestyles by enabling the provision of excellent leisure facilities and beautiful green spaces, countryside and beaches.

8.0 Statement of Significance

- 8.1 Colchester is one of the most important settlements in Roman Britain and is regarded as the first capital of Roman Britain. Colchester's Town Wall is the earliest and one of the most complete town wall circuits surviving from Roman Britain (Figure 1). Nearly two thirds of the wall circuit still exists with the remainder surviving as buried archaeological remains.
- 8.2 The distinctive Roman character of the Wall is still very evident, defining the historic town centre and creating a distinctive sense of place. Unlike many other town walls, subsequent alterations have not altered the essential character of the circuit and it continues to define the historic centre of the town. It is one of the most important historic features and visual reminders of the Roman town, as most of the Roman evidence is buried deep underground.
- 8.3 The continued importance of the Wall for the town during the Medieval and Civil War periods is also evident, particularly along the south and east sections of the circuit, where eight semi-circular defensive bastions were added in the 14th century.
- 8.4 The majority of the Town Wall is a designated heritage asset of national importance, recorded on the National Heritage List for England (NHLE) and statutorily protected as a Scheduled Monument under the [Ancient Monuments and Archaeological Areas Act 1979](#) (NHLE no. 1003772, 'Town Wall')(Figure 2; Appendix 2).
- 8.5 The upstanding Wall is also a Grade I Listed Building (NHLE no. 1123664, 'The Roman Town Wall'; Appendix 3) and protected under the [Planning Act \(Listed Buildings and Conservation Areas\) 1990](#). Consequently, upstanding sections of the Wall that are not currently Scheduled are Grade I Listed.²
- 8.6 In addition, the Balcerne Gate, which was the main (west) gate into the walled Roman town, is separately designated as a Scheduled Monument (NHLE 1002187) and Grade I Listed Building (NHLE 1123668).
- 8.7 There are several sections of the wall line, where there are no upstanding remains, that are currently neither Scheduled nor Listed: along the north side, the majority of the section between North Hill and Maidenburgh Street, along the east side, to the rear of Roman Road and along the south side, the section from Head Street to the SW corner. It is assumed that the Wall survives as below-ground archaeological remains in these areas but, to date, there have been no investigations in these locations.

² The extent of the Grade I Listing is unclear from the Listing description and it is assumed that the entirety of the upstanding remains are Listed.

- 8.8 A section of the Town Ditch and counter scarp, c.460m long, outside the north-east corner of the walled town, is separately designated as a Scheduled Monument (NHLE 1002178).
- 8.9 Two other Scheduled Monuments border onto the Town Wall within the area of the walled town:
- Colchester Castle (NHLE 1002217), which incorporates the upper part of Castle Park. c.250m long section along the north (-east) part of the Wall.
 - SE Corner of Roman Town in East Hill House gardens (NHLE 1002153). c.200m-long section, which incorporates the south-east corner of the walled town.
- 8.10 In addition, there are a number of Listed Buildings that incorporate the Wall within their structure and/or the Wall forms part of the property boundary or curtilage (Figure 3):
- | | |
|--|----------|
| • The Hole in the Wall Public House (NHLE 1337683) | Grade II |
| • Church of St James and St Paul (NHLE 1307051) | II* |
| • Churchyard Wall of St James (NHLE 1123647) | II |
| • 89, East Hill (NHLE 1337718) | II |
| • 1, Eld Lane (NHLE 1123636) | II |
| • 1, Middleborough (NHLE 1169127) | II |
| • Drinking Fountain (NHLE 1306665) | II |
| • Colchester Castle (NHLE 1123674) | I |
| • 1 and 2, Scheregate (NHLE 1169422) | II |
| • 3, Scheregate (NHLE 1123514) | II |
| • 3A, Scheregate (NHLE 1337770) | II |
| • 11, Sir Isaac's Walk (NHLE 1123516) | II |
- 8.11 A 290m-long section of the northern part of the Town Wall lies within or on the boundary of Colchester Castle Park, which is Grade II Listed within the Register of Historic Parks and Gardens for its special historic interest and protected under the Historic Buildings and Ancient Monuments Act 1953 (NHLE 1000208).
- 8.12 The whole circuit falls within the Town Centre Conservation Area, designated for the area's special architectural and historic interest.
- 8.13 The Wall also forms the property boundary to a large number of Locally Listed buildings within the town.³
- 8.14 The Town Wall is recorded as a Monument in the Colchester Historic Environment Record (HER), incorporating the Urban Archaeological Database (UAD):

³ Locally Listed heritage assets are not suitable for designation nationally as either Listed Buildings or Scheduled Monuments but they are nevertheless considered historically or architecturally important at a local level, are valued by the local community and make a significant contribution to the character and setting of Colchester and the surrounding villages. Colchester Local List is currently held on the websites of the Colchester Historic Buildings Forum:
<http://www.colchesterhistoricbuildingsforum.org.uk/drupal/>

- HER no. MCC859 (UAD no. MON570).⁴

8.15 The Wall has been divided into 28 discrete sections for management purposes; these relate only to publicly accessible parts of the Wall and not to the entire circuit (Figure 4).⁵

9.0 History and archaeology

9.1 The location, description and setting of the Town Wall

9.1.1 The walled town of Colchester is situated on a prominent ridge of land on the south side of, and overlooking, the River Colne. It occupies an area of c.48 ha. within the dyke system that defined the late Iron Age tribal capital, or *oppidum*, of Camulodunum, which was the main target of the Roman Invasion.⁶

9.1.2 Following the Roman Conquest, the Twentieth Legion of the Roman army constructed a legionary fortress in AD 43⁷. After only six years, in AD 49, the Legion moved on and a town, or *colonia*, was founded at Colchester for retired veterans. The conversion of the fortress into the *colonia*, involved the partial demolition and reuse of military buildings, the slighting of the military defences (on all sides), the addition of a realigned street grid as well as the construction of public buildings, including the Temple of Claudius.⁸

9.1.3 In the early 2nd century AD, the Roman historian Tacitus refers to the Boudican revolt in AD 60/61. He writes that it did not seem 'a difficult task to destroy a colony that was unprotected by any fortifications, something to which our commanders, putting comfort before necessity, had paid too little attention' (*Annals* XIV, 31). This event – the destruction of the town during the Boudican Revolt - appears to have led to the rebuilding of the town and the construction of the Roman Wall, making it the first of its kind in Britain. The Roman Wall has been dated to c.AD 65-80, possibly earlier in the post Boudican sequence (Crummy 1992, 62-64; 2003, 50-52).

9.1.4 The area of Roman occupation in Colchester was, however, significantly larger than the walled area. Suburbs soon developed outside the walled area during the Roman period, in particular, extending along the main roads out of the town. The Romans also buried their dead outside of the town to separate them from the living. The Roman Circus was located over 400m to the south of the walled town.

9.2 Roman Construction

9.2.1 The Wall formed a circuit c.2.8km long and c.2.6-2.7m thick, and enclosed a rectangular area 960m E to W and 530m N to S. The original height of the Wall

⁴ Particular attributes of the Wall (and associated features) have been assigned individual HER monument numbers.

⁵ Colchester Archaeological Trust assigned the section numbers c.30 years ago, prior to recording and conservation.

⁶ Iron Age Colchester was protected on its western edge by a series of defensive earthworks known as the Dykes. A dyke is a bank formed from the earth dug out of a defensive ditch.

⁷ Although the site of the fortress and walled town is topographically favourable for early occupation, current evidence indicates it was not previously occupied prior to the foundation of the legionary fortress.

⁸ The site of the legionary fortress is located under the western half of the walled town and covered an area of c.20ha., with a large annexe on its eastern side. The exact position and extent of the annexe remains unknown.

is not known; the highest surviving accessible part is south of the Balkerne Gate where the Wall reaches a height of 2.6m above modern ground level. It has been suggested that the top of the parapet would have been c.6.7m above ground level, based on the investigations at the NW corner of the Wall (Brooks et al 2009, Gascoyne and Radford 2013, 107)⁹.

- 9.2.2 A calcareous mudstone, septaria, was imported from an outcrop near Harwich and used as the main building material, because of the absence of local building stone. The septaria was supplemented by courses of brick. Describing the construction of the Wall in 1768, Morant states, '*They are built of Stone, such as is found on our Eastern Coast; with a mixture of Roman Bricks. The Cement is excellent, and incredibly strong; it suffers much in winter, especially in great rains, attended with sudden frosts and thaws*' (1768, Book I, p.5).
- 9.2.3 The Wall was constructed on a large foundation, c.3.0m wide and 1.2m deep, comprising alternate layers of lime mortar and septaria (Gascoyne and Radford 2013, 107). In response to the localised water-logged ground conditions at the base of North Hill, in the NW corner of the circuit (Sheepen Corner, TL9926825482), a substantial trench at least 6.0-7.0m wide and possibly as much as 2.0m deep was excavated for the foundation and vertical timber piles, each possibly up to c.2.0m long, were sunk into the ground¹⁰ (only the upper parts of three piles were exposed during investigations in 2005-6; Brooks et al. 2009). These piles, in regular rows c.0.50m apart, were covered with a layer of sand and gravel which was divided by two layers of horizontal timber planks and branches. Into this layer, a mortar (*opus cementicum*) with hard quartz, flint, stone cobbles and boulders was poured, forming the Wall's foundation, c.1.10m thick. Above this foundation, the base of the Wall consisted of septaria blocks bonded with *opus signinum* mortar¹¹. Several clay layers were then laid down adjacent to this part of the Wall, effectively sealing the sand, gravel and the ground water beneath.
- 9.2.4 The Wall itself was of ashlar construction, meaning the inner and outer faces were constructed with dressed (septaria) stone. The faces were raised, a few courses at a time, and then the space between the two faces (i.e. the wall core) was filled with layers of septaria and lime mortar laid alternately just as in the foundation. A small (c.30-40mm wide) offset was formed at the base of the Wall by making the lowest courses slightly wider than the rest. Both faces were made of neat horizontal courses or bands of pointed septaria and brick. These were laid in a repeating pattern of four courses, i.e. four courses of septaria (c.0.50-0.60m thick in total) capped by four courses of brick (c.0.15m thick in total).¹² The joints between blocks and bricks were picked out with the tip of a trowel to make incised lines. Hull states, 'The joints are thick owing to the poor stone, and were plastered level with the stones and then marked off with the point of the trowel. This marking remains wherever the surface has been protected from frost' (1958, 21). Traces of what appears to be a white coating on the internal face has been shown to be of natural origin; there is no evidence

⁹ No putlog holes have been identified, which indicates the scaffolding was free-standing; putlog holes are small holes made in the walls of structures to receive the ends of poles or beams, called putlogs, to support a scaffolding.

¹⁰ CAT Report 347, 54-68.

¹¹ *Opus signinum* is a pink mortar containing crushed and powdered brick and tile mixed in which has special water-resistant properties.

¹² The Romans often interspersed the stonework at set intervals with thin courses of bricks, sometimes known as bonding tiles. This practice gave added stability, strengthening the cohesion of the structure by bonding the stone façade with the mortar core. It also had a secondary aesthetic and decorative effect of creating a polychromatic appearance.

to suggest the wall was lime-washed or rendered.

- 9.2.5 Approximately 65% (c.1.8km) of the Wall is visible above ground (Crummy 2003, 44). The most complete, and impressive, upstanding stretch of Wall with exposed faces showing the characteristic septaria and brick courses, is along the southern part of Balcerne Hill (to the south of the Balcerne Gate), where the external face survives up to 2.6m above modern ground level. For large parts of the circuit, all that can be seen of the Wall today is the (consolidated) core, and the outer face has been extensively robbed during the medieval and later periods. Much is obscured by post-medieval and modern repairs and patches.¹³
- 9.2.6 Sections of the lowest part of the Wall (particularly on the internal side) are well-preserved below-ground where there has been an accumulation of later deposits inside the walled town. For example, little of the outer, accessible side of the Wall survived at Culver Street, because of extensive robbing, but the buried inner face was well-preserved (TL9948725006; Crummy 1992, 63-64). Trial excavations in 1990 against the Wall in Queen Street Bus Depot revealed the wall's north face in an excellent state of preservation, over 1.0m below the current ground surface; there is at least c.2.60m of well-preserved Wall below the Bus Depot floor (TM 0001125048) (Colchester Archaeological Trust 1990). A small excavation against the inner face of the Wall in the grounds of the Sixth Form College, North Hill (TL9926825482) in 2005-6 exposed 6.84m of standing Roman masonry (Brooks *et al.* 2009).
- 9.2.7 This difference in preservation between inner and outer faces is because the present ground surface is much higher inside the wall than out, beginning with the construction of the rampart in the mid 2nd century (Section 9.7, see below) and, more generally, by the steady rise in ground level from the accumulation of living material (up to 3.0m deep) that was not removed from the town. In contrast, on the outer side of the Wall, in places the base of the foundation is well above the ground level, where erosion has caused the ground level to be reduced.
- 9.2.8 The Wall was not raised as one unit all round its circuit, because there are discontinuities in the coursing and differences in the fabric of the wall (Crummy 2003, 48-50). Instead, the wall was built in short sections by a number of gangs, concurrently, each presumably working at their own speed and, to a limited degree, building them in their own way; the average length of each section seems to be c.40-60m. Detailed analysis of the Balcerne Gate and the wall to either side of it has identified five different sections of Wall, constructed by five different gangs – one for the gate and four for the stretches of Wall. Gang 3, who built the gate, favoured *opus signinum* while Gang 2, who built the section to the north of the Balcerne Gate, favoured the use of waste from the dressed facing stones as aggregate in their mortar mix.

9.3 Roman Interval Towers

- 9.3.1 Solid, internal rectangular towers were built on the inside of the Wall, with the same facing and core as the Wall and therefore integral to the original construction, at the ends of streets and in the angles of the circuit; eight have been identified but it has been estimated there could be another fifteen (Crummy 2001; 2003, 45-46; Gascoyne and Radford 2013, 110). Tower 1, along Balcerne Hill (HER Monument no. MCC8397, TL 9924025297) was

¹³ During the 1950s and 1960s a skin of septaria and cement mortar was added to various stretches of the Wall because it was believed, at the time, this would protect the Roman core.

investigated in 1938 (Hull 1958, 22 & Plate XLI no. 164). It measured c.1.85m wide (from the wall face) x 5.20m long x 2.15m high (from presumed ground level).

9.4 Roman Culverts

- 9.4.1 There were culverts – brick-turned arched passages - through the foundation of the Wall, at the end of streets and associated with the interval towers. These culverts were below the contemporary ground level, although the tiles forming their brick arches were not (Crummy 2003, 46-47; Gascoyne and Radford 2013, 110).

9.5 Roman Gates

- 9.5.1 Six gates were built into the Wall, although indirect evidence of a seventh (at 21 St Peter's Street) was discovered in 2008 (Figure 5). Today, there are upstanding remains of only two gates, the Balcerne Gate and Duncan's Gate.
- 9.5.2 Balcerne Gate (TL99235 25193)
 - 9.5.2.1 The town's main entrance from the west, the Balcerne Gate (MCC555) incorporated a free-standing monumental arch (with two archways) built to celebrate the Claudian conquest of Britain, probably in the AD 50s, and faced with tufa stone brought from the Hampshire coast (MCCC718).
 - 9.5.2.2 The free-standing arch was incorporated into the Town Wall, creating a double-arched gateway with flanking walkway arches and external guardrooms, c.30m wide in total N to S. The archways formed the main carriageways with the addition of a footway and a bastion on both sides to form the Balcerne Gate (MCC555).
 - 9.5.2.3 In the late 3rd century, the Balcerne Gate was closed and the external defensive ditch (Section 9.6, see below) was extended to close off the road (i.e. the ditch was dug across the carriageways). The monumental arch and part of the rest of the gate was demolished and the rubble used to block the gap; the south pedestrian walkway, however, seems to have been left open.
 - 9.5.2.4 The surviving (southern) pedestrian archway, still in use today, and southern bastion (and also part of the northern bastion) is only a small part of what was once an impressive entrance into Colchester, in keeping with the importance of the town. The base of the blocked carriageways are on display below the parapet of the Hole in the Wall public house.
- 9.5.3 There was a gate, East Gate, on the opposite side of town (and at the opposite end of the main E to W street, the *decumanus maximus*) East Gate (Figure 6). There were two gates on the north, North Gate and Duncan's Gate (MCC1831) and south sides, Head Gate and South (-East) Gate (MCC2332).
- 9.5.4 Duncan's Gate (MCC1831, TM 00015 25569)
 - 9.5.4.1 The North-East or Duncan's Gate (named after Dr. P.M. Duncan, who first discovered and excavated the gate in the mid 19th century) was small and of simple plan. The Gate had a single carriageway c.3.25m wide, with piers formed by returning the Wall inwards at right angles to each other. The structure consisted of a tower gateway supported on the piers; a large lump of masonry (MCC10068) to the south of the gate is the fallen remnants of the southern side of the tower.
 - 9.5.4.2 Duncan's Gate was also effectively closed in the late 3rd century, because the town ditch passed unbroken across the front of the gate.

- 9.5.6 North Gate (TL 99391 25499)
 9.5.6.1 The North Gate, at the bottom of North Hill, was located at the north end of the main N to S street, the *cardo maximus*. The Gate was demolished in 1823. Part of this gate was uncovered (MCC2276) in 1944 and said to be excellently preserved, standing up to the level of the pavement.
- 9.5.7 Head Gate (TL 99410 25000)
 9.5.7.1 The south-west gate, or Head Gate (MCC1760), located at the opposite end of the *cardo maximus*, increased in importance once the Balcerne Gate was blocked in the late 3rd century. The location of the gateway has been confirmed by various small scale investigations; a watching brief in 2006 uncovered part of the central pier of the gate, which would have provided support for a double archway over two carriageways, close to the modern ground surface. The excavation enabled the width of the eastern carriageway (3.4m) to be ascertained.
- 9.5.8 East Gate (TM 00186 25260)
 9.5.8.1 Part of a Roman guardhouse is supposed to have survived on the south side of (the site of) East Gate until 1813. In 1925 a piece of walling likely to be part of East Gate was recorded under the pavement on the south side of East Hill.
- 9.5.9 South Gate (TL 99896 25024)
 9.5.9.1 South Gate, at the bottom of Queen Street, is the least certain of the Roman gates. A medieval gate was demolished in 1814 and William Wire recorded foundations he thought similar in construction to the town wall at the bottom of Queen Street in 1848. However, there has not been any more recent investigations of this gate and the exact location is uncertain.
- 9.5.10 St Peter's Gate (TL 99595 25534)
 9.5.10.1 The presence of a seventh gate has been suggested at 21 St Peter's Street although no direct evidence was found (Wightman 2010). The various exposures of wall point to a single or double arch structure without provision for pedestrians.
- 9.6 Roman Exterior Defensive Ditch**
- 9.6.1 A large defensive ditch was dug following the Boudican destruction, c.AD60/1 to 80 (Period 3), c.5.5m wide x 3.3m deep. This ditch was backfilled in the area of Balcerne Gate at the start of Period 4 (c.AD 80), to allow for development along the main road (Crummy 1984, 110-111). However, it is assumed that the ditch survived elsewhere around the circuit (Philip Crummy pers. comm.). In the late 3rd century, the ditch was widened to convert its profile from a deep V-shape to a very wide truncated U-shape around the entire circuit, with the spoil piled up on the outside to create an outer bank or counter scarp. At Lion Walk (Site M) the ditch was c.20m wide x 3.0-6.0m deep (Crummy 1984, 70-73). At Balcerne Lane (Site D) the ditch was 15m wide x 3.75m deep (Crummy 1984, 154 & Sx65).
- 9.7 Roman Interior Rampart**
- 9.7.1 An interior rampart was added to the Wall in the Antonine Period, in the mid 2nd century AD, with evidence for later dumping of material onto the rampart continuing in to the 3rd century. The rampart survives most clearly to the west of Duncan's Gate and to the south of the Balcerne Gate (west of the Mercury Theatre) and north of St Marys Steps (MCC1170). Where it has been investigated, the rampart mainly contained daub debris from the demolition of wattle-and-daub buildings, with evidence to show distinct phases within the body of it.

9.8 The Anglo-Saxon Period

- 9.8.1 Little is known about the history of the Wall during the 5th-9th centuries AD. Considering the extensive survival of the Roman Wall into later periods, it is likely that the defences were sufficiently high to require little more than repairs during refurbishment of the defences in AD 917, and establishment of a *burh*, after the Danes were defeated by Edward the Elder.¹⁴ The *Anglo-Saxon Chronicle* records, 'King Edward went with the army of the West Saxons to Colchester, and improved the stronghold and restored it where it was broken down earlier' (Gascoyne and Radford 2013, 189). No new defences appear to have been provided until the 11th century when a large ditch (MCC722), c.7.5m wide x 3.0m deep (defined during the Lion Walk excavations on Vineyard Street), was added to the base of the town wall along the south side of the circuit (Crummy 1981, 52-53 & Crummy 1984, 84 & LWC Site N Sx55; Gascoyne and Radford 2013, 193). The full extent of this ditch is not known but it has not been detected along the other sides of the Wall, where investigations have taken place.

9.9 The Medieval Town Wall

- 9.9.1 Knowledge of the town defences is limited in the Medieval period, and comes mainly from historic records. Major repairs are recorded in 1173-1174 at the time of the rebellion of Henry the Younger. The Court Rolls of the early 14th century record charges made on the whole community for repairs to the walls and gates.¹⁵ They show that the bailiffs kept a close eye on the walls, summoning those who damaged the structure, built against it or dug pits too near the foundations (Gascoyne and Radford 2013, 220-221). Morant states, 'Such persons as beat off, or meddled with, any of the stones belonging thereto, or dug any holes under or near it, were constantly indicted' (1768, Book I, 6).
- 9.9.2 During the Medieval period, the authorities taxed the community for the maintenance of the Wall. The Court Rolls for 1312 record that a burgess was in arrears in his payment of a tallage (i.e. land tax) assessed 'throughout the whole community' for the repair of the walls and gates of the town (Britnell 1986, 28).
- 9.9.3 Britnell (1986, 121) records that the biggest civic building programme of the late 14th century was the restoration of the Town Walls (in response to threats from the French), 'an operation in which pride mingled with a concern for public security'. The scale of this task is shown by the fact that, in 1382, the burgesses of Colchester were exempted for five years from sending members to parliament in view of their expenses in enclosing the town. This exemption was extended in 1388 and in 1394, although only for a further three years.
- 9.9.4 Repair work on the Walls began in c.1382, when it was observed that 'of late the bailiffs and community have been continuously having the stone walls of the town repaired, as is sorely needed'; this might also indicate that repairs had lapsed up to this point. Britnell records that because John Hampstone and his wife had a house up against the walls by East Gate they were required to move it, and were given a building plot for the purpose. Provision was also made for the wall's future maintenance. In 1394 a plot next to the wall near North Bridge,

¹⁴ *Burh* was an Old English term for a fortification or fortified settlement.

¹⁵ Court rolls are the records of the court which provided justice at the local level and they contain a wealth of information about, for example, property rights, occupation and enforcement of law and order.

at the end of St Peter's Street, was leased out by bailiffs and community 'with conditions respecting repair of the stone wall there' (Britnell suggests this is probably simply to ensure proper access). In a lease of a plot inside the Wall by North Gate in 1398 it was stipulated that the bailiffs and community should in perpetuity have access 'to inspect and repair the town wall whenever and as often as they please' (Britnell 1986, 121).

- 9.9.5 The 'Oath Book' or 'Red Parchment Book' of Colchester, relating to the local government of the town over a period of 400 years, records one of the Oaths administered in the mid-15th century relating to the maintenance of the Town Wall:

'Also of all tho that bere away any stones longyng to the town walle, or lokk, keys, or chenys (chains), longyng to the gats (gates) of Colchester' (Benham 1907, 3)

- 9.9.6 That there was a specific oath relating to the maintenance of the Town Wall indicates the importance attached by the then town authorities to this defensive structure. It also indicates that Wall stones were liable to be taken from the Town Wall by townsfolk for new building work.

9.10 Medieval Gates

- 9.10.1 There were four main gates in the Medieval period, on or close to their Roman predecessors, but little is known about their form (Gascoyne and Radford 2013, 221). No medieval gates survive above ground and no trace of medieval work has been found during examination of the Roman remains.
- 9.10.2 The principal gate was Head Gate (MCC1760), first recorded as 'Havedgate' in 1207, near the south-west corner of the Wall. South Gate was recorded in 1197. East Gate (MCC2113) was recorded as 'Estgate' in 1311 and North Gate (MCC2176), was first recorded during the 13th century.
- 9.10.3 Speed's map of 1610 shows that North Gate, Head Gate and South Gate each comprised a single large arched or square-headed gateway (Figure 7). Documentary records indicate that at least some of the gates were ornamented by statues paid for by wealthy burgesses.
- 9.10.4 There were also two or three pedestrian gates providing access to the suburbs. The gate at St Mary's Steps (TL 9924225083) in the west wall was probably of late medieval origin and had been formed from a Roman culvert, enlarged so that people could pass through it (MCC1839; Crummy 1992, 324-328). In 1768, Philip Morant records that 'part of the Wall was taken down in order to enlarge the passage, and stone steps made' (Morant 1768, Book 1, 7). Scheregate (MCC2335; TL 9962025009), along the south side, led to the southern suburbs and St John's Abbey and it also might have been a gap in the Wall made by enlarging a Roman culvert. Ryegate (MCC2336; TL 9971025537) is believed to have given access through the north wall to the river bank and Middle Mill. Morant records, '*Rye-gate, as it is vulgarly called; or rather Rhee or Rea-Gate, that is the River-Gate, as leading to the River. It was anciently named the North, or King's Scherde. 'Twas taken down in the year 1659'* (Book I, 7).

9.11 Medieval Bastions

- 9.11.1 Colchester was refortified in the 14th century. A programme of repairs was carried out during the reign of Richard II (1379-1399) and the Wall was extensively refaced (Gascoyne and Radford 2013, 264-266). The most significant alteration was the addition of eight bastions (MCC2705 - MCC2711

and MCC2716) along the south-east circuit (Figure 8). Each bastion was semi-circular in shape, measuring over 6.0m wide and extending c.3m out from the outer face of the Wall. Speed's map of 1610 depicts the bastions - three between Scheregate and South Gate, and five between South Gate and East Gate.

- 9.11.2 Of these, four survive above ground level, three in Priory Street (nos. 1 : MCC2705, 2 : MCC2706 and 5 : MCC2709) and one in Vineyard Street (no. 6 : MCC2710). Investigations have been carried out on the site of Bastions 3, 4, 5 and 8; the investigation of Bastion 8 (Lion Walk, TL9969325009) demonstrated that the bastion was contemporary with the refacing of the wall (Crummy 1984, 84). The bastion was presumably demolished in 1648 or later. One section of Wall, west of Bastion 7, was completely rebuilt at this time. The Wall either side of North Gate may also have been rebuilt at this time.

9.12 The Civil War Siege and Later

- 9.12.1 The defences suffered significant damage during the Civil War Siege of 1648, when the town was occupied by Royalist supporters for 73 days (Gascoyne and Radford 2013, 287). A number of the bastions were destroyed in the Siege and part of the south-west angle was demolished to allow for the mounting of a Royalist gun battery. After the Siege, the Wall was further damaged by the Parliamentary army, commanded by Sir Thomas Fairfax, to prevent it being defended in the future. Morant records, '*And, not satisfied with the Breaches his Batteries had made in our Walls, he [General Fairfax] ordered some parts of them to be further demolished, that the place might not hereafter be able to make any manner of defence*' (1768, Book I, 73).
- 9.12.2 The Civil War was the last military action seen by the Town Wall and, as it ceased to be looked on as a defensive asset, less care was taken of it (Gascoyne and Radford 2013, 287). Houses were allowed to be built up against the Wall on both sides, passages cut through, and extensive robbing occurred along exposed sections. Daniel Defoe records of his visit to Colchester in 1722 during his tour of Great Britain, '*the batter'd walls, the breaches in the turrets, and the ruin'd churches still remain*'.¹⁶
- 9.12.3 Morant records that part of the East Gate fell down in 1651, presumably having taken a battering in the Siege (Morant 1768, Book 1, 7). However, he suggests that it must have been rebuilt as there was an order to pull down in 1675. A 'Roman guardhouse' on the south side of this gate survived in 1813 (Gascoyne and Radford 2013, 287). Morant records that Ryegate was taken down in 1659. He also records that the main medieval gate, Head Gate, was 'now taken down' (1768, Book 1, 7). The South Gate was demolished by the improvement commissioners in 1814 (Gascoyne and Radford 2013, 287).
- 9.12.4 Hull records how the Wall has been undercut along the northern part of the Balkerne Hill, 'so that the remains of the wall now stand on the top of a bank of soft sand with the foundations fully exposed' (Hull 1958, 21). He notes how the private doorway through the Wall passes beneath the foundation altogether (without cutting the Wall) '*for the foundations are so high above the street outside*' (Hull 1958, 22). Indeed, he records how a section of this Wall collapsed outwards into the road in 1795, quoting a manuscript note by H. Laver in the early 19th century. Laver records that engineers from the garrison used gunpowder to break up the collapsed wall (Hull 1958, 22). Wire also records the collapse of a second section lower down the hill in the mid 19th century. It seems likely that the surviving section of collapsed wall towards the SW corner

¹⁶ http://www.visionofbritain.org.uk/text/chap_page.jsp?t_id=Defoe&c_id=2&p_id=893#pn_2 [cited 29 October 2018]

of the circuit on Balcerne Hill, which has also clearly fallen outwards, is the result of a similar process – and not the result of Civil War damage. The base of the foundation in this area is pedestalled c.1.0m above the current street level.

- 9.12.5 In addition to several small breaches creating pedestrian access through the upstanding Wall (to the north of the Balcerne Gate, at the north end of Balcerne Hill and at the north end of Castle Road), two wider breaches were made in the late 20th century along the sought side of the Wall, to access for loading the retail premises within the Lion Walk and Culver Square precincts – at Vineyard Gate during the 1971-74 excavations (for the service basement for Lion Walk) and off St John's Street (for the service basement for Culver Square) during the 1981-85 excavations (Crummy 1984, 70-73 & Sx 54; 1992, 62-65). The investigations at Lion Walk showed that the outer face of the Wall had been re-faced in c.1400; the re-facing also extended c.0.80m below the base of the foundation, demonstrating by how much the ground surface had been truncated outside the Wall (i.e. by 0.80m) since construction (Crummy 1984, Sx 54). In comparison, c.200m to the west at Culver Square, the south face and most of the core and foundation of the Wall had been destroyed in post Roman times and the outer face was sealed by a 19th or 20th century revetment wall.¹⁷ The base of the foundation was level with the modern ground level on the outside of the Wall, as a result of the build up of deposits on the inner side, the Wall was tipping outwards at an angle of 15 degrees from vertical (Crummy 1984, Fig. 3.31).

10.0 Heritage Values

- 10.1 In terms of Historic England's [Conservation Principles](#) for the sustainable management of the historic environment (2008), Colchester's Town Wall can be seen to possess the full range of heritage values:
- Evidential value: the potential of a place to yield evidence about past human activity.
 - Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
 - Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
 - Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

11.0 Accessibility, Land use and Ownership

- 11.1 Ownership of the Town Wall is complex and the Wall is generally not recorded in the title deeds of individual properties. More often than not, private properties butt up to the base of the Wall and it is not included in the property deeds (and not within the ownership of that property), even where the only access to the Wall may be across the property.
- 11.2 The Wall falls within, or forms the boundary to, many different properties, both on the internal and external sides. Large sections of the surviving Town Wall are publicly accessible:
- The western outer side of the Wall, including the Balcerne Gate, is one of

¹⁷ A similar situation was observed along the north-eastern section of the Wall in 2006, where up to c.2.4m of the Wall has been lost from the outer side. The majority of what is standing has been refaced in brick or stone or completely rebuilt in brick in the 19th and 20th century (Orr *et al.* 2006).

the longest publicly accessible and impressive stretches of Wall, fronting onto the dual carriageway at Balcerne Way (the western section of the inner relief road, constructed in 1977). The inner side of this section is accessible at the Mercury Theatre and St Mary's Churchyard.

- Other upstanding and accessible sections of the Wall are located in Castle Park, including Duncan's Gate, where the Wall divides the upper and lower Park. The outer side of the north-east corner of the circuit is also accessible in the area of Land Lane public open space and, internally, along the northern part of Roman Road.
- The south-east outer part of the Wall, including Bastions 2 and 5, faces outwardly onto Priory Street car park (while Bastion 1 is adjacent to and visible from the car park).
- The southern section of the Wall fronts, outwardly, onto Vineyard Street car park.
- A short section of (the base of) the Wall is visible along the north side of Northgate Street, to the rear of Claudius Court.

11.3 Upstanding stretches are also visible in a private car park off St Peter's Street (rear of 1 North Hill), the Former Bus Depot east of Queen Street that is the subject of ongoing re-development proposals and in the grounds of Firstsite Art Gallery and the Mulberry Centre. These sections are not currently publicly accessible. Elsewhere, where the Wall survives as an upstanding monument, it is not readily accessible.

12.0 Management

12.1 As one of the most important archaeological monuments within the Borough, the Council (and earlier iterations of the Council) has taken responsibility for, and managed, the Town Wall for many centuries, and this is historically documented for the last 600 years.

12. The Council adopted the following policy in 1973:

'That this Council recognise the historic value of the walls of Colchester and assume the responsibility of their ownership and maintenance in all cases where they adjoin Council property except where the walls support existing premises, in which case work will, as necessary, be carried out in consultation with and with the help of the owners' (Cultural Activities Committee, Minute 30, 5 December 1973).

This policy has not been formally reviewed or revised since then.

12.3 The maintenance and repair of the Wall is delegated to Colchester Borough Homes (formerly the Building Maintenance Service of the Council)¹⁸ on behalf of Colchester Borough Council and under a general Service Level Agreement.; there is no specific SLA for the Town Wall and this Management Plan provides this purpose.

¹⁸ Colchester Borough Homes is an Arm's Length Management Organisation, set up in 2003, that looks after properties (including the Town Wall) for Colchester Borough Council.

13.0 The Town Wall and Planning

13.1 Heritage-related Consent Regimes

- 13.1.1 The majority of the Town Wall is a designated heritage asset of national importance, recorded on the National Heritage List for England (NHLE) and statutorily protected as a Scheduled Monument under the [Ancient Monuments and Archaeological Areas Act 1979](#) (NHLE no. 1003772).
- 13.1.2 All works to a Scheduled Monument require Scheduled Monument Consent, administered by Historic England on behalf of the Secretary of State. Unauthorised work to a Scheduled Monument is a criminal offence under the 1979 Act. Alterations to the visual character of a monument are also a material consideration in the planning process.
- 13.1.3 The Heritage Partnership Agreement between the Council and Historic England allows for minor works related to maintenance. Major works will require separate Scheduled Monument Consent; if there is any doubt, when repairs are required, Historic England will be consulted as to the need for a separate application for Scheduled Monument Consent.
- 13.1.4 In terms of the heritage-related consent regimes, where the Wall has dual designation (i.e. it is both Scheduled and Listed), only Scheduled Monument Consent is required in advance of works to the Wall, in accordance with Section 41 of the Town and Country Planning Act 1968.
- 13.1.5 For those parts of the Wall that are Listed but not Scheduled - principally short sections along the north side of Vineyard Street car park and a section to the rear of properties fronting the east side of Roman Road - Listed Building Consent will be required from the Local Planning Authority for works that affect the character or appearance of the Wall, which is a structure of special architectural or historic interest. Unauthorised works to a listed building is a criminal offence and individuals can be prosecuted.
- 13.1.6 For sections that are currently neither Scheduled nor Listed, any surviving archaeological remains of the wall are considered to be of equivalent significance to the Scheduled Monument and these areas will be considered as subject to the policies for designated heritage assets, in accordance with the NPPF (2018, footnote 63).
- 13.1.7 Within the Town Centre Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

13.2 National Planning Policy Framework

- 13.2.1 The conservation of heritage assets is one of the core planning principles of the [National Planning Policy Framework](#) (NPPF 2018). Conservation is defined as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances significance.
- 13.2.2 Policies concerning the historic environment are outlined in Section 16 of the NPPF (Paragraphs 184 to 202). The NPPF states in paragraph 193 that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's

conservation (and the more important the asset, the greater the weight should be). Paragraph 194 states, 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

13.2.3 Setting is defined in the Glossary of the NPPF (p.71) as "the surroundings in which a heritage asset is experienced... elements of a setting may make a positive or negative contribution to the significance of an asset'. Further guidance in the [*Planning Practice Guidance Conserving and Enhancing the Historic Environment*](#) (2018) states that local planning authorities may need to consider the implications of cumulative change when assessing any application for development that may affect the setting of a heritage asset.

13.2.4 The NPPF also outlines the importance of good design in development proposals (Section 7). Paragraph 58 of the NPPF states:

*'Planning policies and decisions should ensure that developments:
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).'*

13.2.5 The Government's [*Planning Practice Guidance Conserving and Enhancing the Historic Environment*](#) (2018) expands upon the core policy principles of the NPPF and this is itself underpinned by Historic England's *Good Practice Advice on planning and the historic environment*:

- The Historic Environment in Local Plans Historic Environment Good Practice Advice in Planning: 1 (2015).
- Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2 (2015).
- The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017).
- Listed Buildings and Curtilage Historic England Advice Note 10 (2018).

13.2.6 Historic England has a range of other relevant advice and guidance:

- Conservation Principles, Policies and Guidance. For the sustainable management of the historic environment (2008).
- Managing Local Authority Heritage Assets Advice for Local Government (2017).
- Streets for All Advice for Highway and Public Realm Works in Historic Places (2018).
- Streets for All East of England (2018).
- Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 (2016).
- Scheduled Monuments A Guide for Owners and Occupiers (2013).

13.3 Local Plan Policy

13.3.1 The NPPF states (para 185), '*Local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.*'

- 13.3.2 The [Adopted Local Plan 2001-2021](#) for Colchester sets out the strategic policies to deliver conservation and enjoyment of the historic environment. Policies are designed to ensure that change is managed in the interests of today's residents and those of future generations.
- 13.3.3 The Local Plan takes into account:
- The desirability of putting heritage assets to viable use, sustaining and enhancing their significance;
 - The contribution that the historic environment makes to wider sustainability aims;
 - The desirability of new development to contribute to local character;
 - The opportunities to draw on the contribution that the historic environment makes on the character of place.
- 13.3.4 Core Strategy UR2 relates to Built Design and Character.
- 13.3.5 Core strategy UR1 Regeneration Areas is also relevant to the management of the Town Wall, specifically the St Botolphs Regeneration Area.
- 13.3.6 Historic Environment Development Policy DP14 relates specifically to heritage assets in the planning process at a local strategic level (Appendix 4).
- 13.3.7 A number of other development control policies are also relevant to the historic environment, heritage assets and sustainable development:
- Policy DP1 Design and Amenity;
 - Policy DP5: Appropriate Employment Uses and Protection of Employment Land and Existing Businesses;
 - Policy DP6: Colchester Town Centre Uses;
 - Policy DP9: Employment Uses in the Countryside;
 - Policy DP10: Tourism, Leisure and Culture;
 - Policy DP13: Dwelling Alterations, Extensions and Replacement Dwelling.
- 13.3.8 The following documents are also relevant:
- Colchester Better Town Centre Plan SPD (2012)
 - Town Centre Public Realm Strategy SPD (2011)
 - Colchester Lighting Strategy (2011)
 - Managing Archaeology in Development (2015)
- 13.3.9 It is anticipated that the [Emerging Local Plan 2017-2033](#) will replace the current Local Plan. Policy DM16 in the Emerging Plan relates to the Historic Environment (Appendix 5).

14.0 Management Achievements 2011-2018

14.1 Condition Survey 2013

- 14.1.1 A Condition Survey was carried out by NPS Group in 2013 along publicly accessible parts of the Wall and not to the entire circuit, i.e. it excluded areas in private ownership or where access is through or on private property.

14.2 Repair work 2013-2018

- 14.2.1 In response to the objectives identified in the previous Management Plan see also Strategy 5.3, 5.8.1 and 5.9.1) and also the recommendations of the 2013

Condition Survey, an extensive programme of repairs and maintenance has been completed (and funding provided by the Council in accordance with Objective 5.3 of the previous Management Plan)(Photographs 1, 2, 3, 4, 5, 6, 8, 9, 11 and 12). All major repairs identified have been satisfactorily completed (in accordance with the Heritage Partnership Agreement), along the publicly accessible parts of the Wall:

- 14.2.2 2013 – 2014 (Universal Stone)
 - Balcerne Gate (Section 1)
 - Balcerne Hill (Sections 25, 26 & 28)
 - Priory Street (Sections 10 – 9P & 10 – 10P)
 - St. James Rise (Section 12)
 - Roman Road (Section 13)
- 14.2.3 2016 – 2017 (Stone Technical Services Group Ltd)
 - Balcerne Hill (Sections 2, 25 & 27)
 - Vineyard Street (Sections 7A, 7B & 8)
 - Priory Street (Section 9)
 - Priory Lodge (Section 11)
 - Land Lane/Roman Road (Section 14)
 - Roman Road (Sections 15 & 16)
 - Duncan's Gate (Section 17)
 - Castle Park (Sections 17A, 18 & 19)
 - Claudius Court (Section 20)
 - Middleborough (Sections 23 & 24)
- 14.2.4 2018 (UK Restoration Services)
 - Rear of 1 North Hill/St. Peter's Street (Sections 21 & 22)
- 14.3 **Specific objectives achieved 2011-2018 to improve the setting of the Roman Wall, improve public access and enhance public understanding and enjoyment of the wall**
- 14.3.1 **New interpretation panels around the circuit**
(Strategy 5.5.1 of the previous Management Plan)
- 14.3.1.1 Ten interpretation panels have been installed at the following locations around the circuit, by the Friends of Colchester Roman Wall in partnership with the Colchester and Ipswich Museums Service:
 - Balcerne Gate
 - North-West Corner (Sheepen Corner)
 - North Gate
 - Duncan's Gate
 - North-East Corner
 - East Gate
 - Priory Street (Bastion 2)
 - Scheregate
 - Head Gate
 - South-West Corner
- 14.3.1.2 Three remaining three panels will be installed early in 2019:
 - Castle Park
 - Vineyard Street
 - St John's Wynd
- 14.3.1.3 A further panel, for Bastion 5 in Priory Street car park, is in preparation.

- 14.3.1.4 In addition to the installation of interpretation panels, Colchester and Ipswich Museums Service has launched a heritage app, 'Ancient Colchester', for mobile digital devices (smartphones and tablets). This provides an interactive walking tour with information about Balcerne Gate, Duncan's Gate, Scheregate and the bastions on the Town Wall: <https://cimuseums.org.uk/visit/venues/ancient-colchester-app/>
- 14.3.2 Marking the sites of the Roman and medieval town gates**
(Strategy 5.4.5 of the previous Management Plan)
- 14.3.2.1 The sites of the Roman and medieval town gates, with the exception of Balcerne Gate, Duncan's Gate and Scheregate, have been marked out on the pavements and roads. An accompanying leaflet, *Colchester: A Walking Tour of the Roman and Medieval Gates*, has been produced.
- 14.3.3 Improve lighting to better reveal the significance of the Wall**
(Strategy 5.4 of the previous Management Plan; lighting was not identified as a specific objective in the previous Plan)
- 14.3.3.1 Uplighters were installed at Balcerne Gate (Section 1) and along the outer side of the Wall in Priory Street Car Park (Sections 9 & 10) in 2017.
- 14.3.4 Improvements to the presentation of Duncan's Gate**
(Strategy 5.4.2 of the previous Management Plan)
- 14.3.4.1 The remains of Duncan's Gate (and associated archaeological remains) were repaired in 2017 (Section 17), following a survey of the Wall and trial-excavation (both by Colchester Archaeological Trust). Following a survey of the flora and the identification of a rare species (Lesser Calamint) by Colchester Natural History Society, in advance of the repairs of maintenance, these plants were successfully relocated to a safe place close to (but not on) the Wall.
- 14.3.5 Enhancement of the setting of the Wall at Priory Street Car Park**
(Strategy 5.4.3 of the previous Management Plan)
- 14.3.5.1 The refurbishment of Priory Street car park in 2016 included the creation of a narrow strip between the Wall (and bastions) and the parking bays, with the installation of a low wooden post and rail arrangement to provide a protective buffer from vehicles. The ground surface has been differentiated by the use of different materials and uplighters have been installed to illuminate the Wall. This enables the Wall to be better revealed and appreciated. An interpretation panel about Bastion 2 has been installed in the car park; a panel relating to Bastion 5 is currently in preparation. The locations of the missing medieval bastions within the area of the car park (Bastions 3 & 4) have been marked out on the ground in different materials and taken out of parking (Strategy 5.4.6 of the previous Management Plan). A temporary brick wall at the base of Bastion 5, to protect the Wall from vehicle damage, has been removed, thereby enhancing the setting of the bastion.
- 14.3.6 Integration of the preservation and enhancement of the Roman Wall into the local planning framework**
(Strategy 5.6.1 of the previous Management Plan)
- 14.3.6.1 The preservation and enhancement of the Town Wall, and other heritage assets, is integral to the Council's aspirations and plans for Colchester's Town Centre, outlined in the Supplementary Planning Document *Better Town Centre Plan* (2012, see Sections 7.12 and 7.13).

14.4 Objectives and strategies from the previous Management Plan (Appendix 6) not yet achieved:

14.4.1 Consideration of the establishment of a special fund
(Strategy 5.3.1 of the previous Management Plan)

14.4.1.1 A community heritage trust fund has not been created by the Council. However, adequate funding has been provided by the Council each year for repairs.

14.4.2 Creation of a wall walk
(Strategy 5.4.1 of the previous Management Plan)

14.4.2.1 The opening of Firstsite in 2011 did not, unfortunately, provide the opportunity to create a wall walk in the south-east part of the circuit (Berryfields). The redevelopment of the Queen Street bus depot and bus station will, however, provide (subject to planning permission) the opportunity to better reveal and open to the public, as a wall walk, that part of the Wall within the redevelopment site, c.55m long (as well as removing the bus depot structure altogether, which is currently attached to the Wall).

14.4.2.2 If the proposals for the redevelopment of the bus depot and station are approved by the Local Planning Authority, and granted Scheduled Monument Consent, this will provide the first part of the wall walk in this area. The overall objective will be to open a wall walk, including interpretation, all the way round this section of the Wall to St James' Church, a 260m-long stretch of the Wall that currently has no public access (and lies in private ownership / leasehold).

14.4.2.2 A second section of the Wall identified for the creation of a wall walk lies between the NE corner and East Hill (via Land Lane), and it is the objective to create of a footpath to create better access to the Wall in this area, towards a wall walk around the entire circuit.

14.4.3 Opening of access to Duncan's Gate and drain
(Strategy 5.4.2 of the previous Management Plan)

14.4.3.1 This objective has not been achieved, although Duncan's Gate has been repaired in 2017 and a new interpretation panel installed. This objective will be investigated as an action in the Castle Park Management Plan 2018-2022. The Castle Park Plan commits the Council to the preparation and submission of a HLF-bid to create public access through Duncan's Gate.

14.4.4 Remove/Reduce car parking at Vineyard Street Car Park
(Strategy 5.4.3 of the previous Management Plan; Photograph 7)

14.4.4.1 Vineyard Street Car Park is the subject of ongoing discussion for removal and redevelopment and it is expected that a planning application will be developed during the period of this Management Plan, resulting in the removal of the car park and an opportunity for the enhancement of the setting, and promotion, of the Town Wall in this area.

15.0 Management objectives and actions 2019-2024

The following ongoing and specific objectives and actions relating to the Wall have been identified, including objectives carried forward from the previous Management Plan:

- 15.1 Ensure that all works carried out conform to the Heritage Partnership Agreement and/or Scheduled Monument Consent. Records of works
- 15.1.1 The Heritage Partnership Agreement between the Council and Historic England will be subject to annual review. The next review is scheduled for May 2019.
- 15.2 Initiate a review of the designation by Historic England to ensure that entirety of the Town Wall is Scheduled.
- 15.3 Ensure there is an up-to-date condition survey for the entire Wall, carried out every five years, and priorities and costings for the repairs and maintenance identified, based on the results of the survey.
- 15.3.1 A condition survey, which encompasses both accessible and inaccessible (i.e. where the permission of private landowners is required) parts of the Wall, will be carried out every five years and priorities and (estimated) costs for the forthcoming five-year period will be identified. The next condition survey is scheduled for 2019.
- 15.3.2 An annual review, based on a walkover survey of the circuit, will be carried out, and priorities and costs outlined in the five-year condition survey will be reviewed and, where necessary, revised.
- 15.4 Ensure that appropriate and proportionate assessments relating to archaeology, historic fabric, flora and fauna are carried out by appropriate specialists, where required, in advance of any proposed repairs, and to ensure that the reports (and the recommendations) inform the programme of repairs.¹⁹
- 15.4.1 A copy of each assessment report will be deposited with, and used to enhance, the Historic Environment Record. The archives (material culture and documentary records) resulting from any recording projects will be deposited with Colchester and Ipswich Museums Service, and they will be available for public consultation. Digital archives will be deposited with the Archaeology Data Service²⁰, or similar open access digital archive repository.
- 15.4.2 Ensure that all previous recording projects are properly archived and that the results of these projects are assessed, analysed and reported, and that these are publically accessible. The projects should be used for the benefit of future management and to further promote the significance of the Wall.
- 15.5 Ensure that all repair works identified by the condition survey, and including emergency works (subsequent to the condition survey) are monitored during and on completion by the Council, to ensure that the works are satisfactory and in accordance with the agreed scheme before sign-off.
- 15.5.1 Repair works to be carried out during the five-year period of this Management Plan will be identified from the new condition survey and the annual reviews, and in response to the need for emergency repairs.
- 15.5.2 Ensure that an adequate method statement is prepared for each stage of work, and that a specialist conservation contractor with appropriate expertise and experience is commissioned to undertake the work in accordance with the agreed methods statement.

¹⁹ Many sections of the Wall have been already recorded prior to previous repairs.

²⁰ The Archaeology Data Service (<http://ads.ahds.ac.uk>) is the only accredited digital repository in the UK for heritage data and for digital resources that are created as a product of archaeological research.

- 15.5.3 An archive of all repairs will be maintained by the Council. Records of all works are also copied to Historic England under the Heritage Partnership Agreement and Scheduled Monument Consent.
- 15.6 Ensure adequate resources are provided for routine/ongoing maintenance and also for unanticipated and emergency repairs, in addition to routine maintenance identified by the condition survey.
- 15.7 Ensure that all below-ground works, for example, by utility companies, within the areas of the (former) gateways, which survive only as below-ground archaeological remains, are the subject of adequate archaeological assessment and investigation before and/or during groundworks, to ensure preservation *in situ* of important remains and/or adequate archaeological recording, reporting and archiving.
- 15.8 Improve the setting of, and public access to, the Wall and enhance public enjoyment and appreciation of the Wall, including for example the installation of uplighters around the Wall in publicly accessible areas and the creation of a public walkway around the Wall.
- 15.8.1 Lighting of the Town Wall (and other heritage assets) is a Strategic Plan spending priority for 2018/20 (under the strategic theme 'Clean up and promote the Town Centre') and funding for this work was agreed by Cabinet on 11 July 2018.
- 15.8.2 Establish a programme of maintenance of the Town Wall display panels, including regular cleaning and replacement as necessary due to fading or other deterioration in condition.
- 15.9 Ensure any new development that impacts upon the setting of the Wall is respectful to the sense of place, responds to the historic character of their surroundings and enhances the significance of the Wall (and adjacent heritage assets).
- 15.9.1 The minimum acceptable distance for new development adjacent to the Wall is 8.5m, having regard to local context and precedence, scale and massing, layout and design.
- 15.9.2 Development proposals must be informed and supported by appropriate assessments to adequately assess the significance of the Wall (and adjacent heritage assets) and also to accurately identify the impact of proposals on the setting of the Wall. A detailed analysis of the Wall and surroundings must be undertaken where it might be affected by new development.
- 15.9.3 The use of space, scale, layout and design of new buildings must consider how the Wall influences and informs the buildings and space.
- 15.9.4 Early pre-application discussions with planning officers and their specialist advisors are strongly encouraged by the Council.
- 15.9.5 Section 106 developer contributions will be secured to mitigate and offset harm from new development schemes that have an impact on the Wall and its setting. The Council will require developers to underwrite the costs of any repairs and maintenance to the Wall for new development schemes that have an impact on the Wall and also to provide funding for future interpretation.
- 15.9.6 Major forthcoming and/or proposed development projects are located at the Mercury Theatre, St Botolphs (former Queen Street bus depot) and Vineyard

Gate (Vineyard Street car park).

- 15.10 Investigate new ways of recording and presenting the Wall, including digital laser scanning and digital photogrammetry, in accordance with Historic England good practice technical guidance.²¹
- 15.11 With the exception of 5.3.1, the outstanding objectives of the previous Management Plan (strategies 5.4.1, 5.4.2 and 5.4.3) will be all carried forward in the new Management Plan (see Section 14.4).
 - 15.11.1 Creation of a wall walk.
 - 15.11.2 Opening of access to Duncan's Gate and drain.
 - 15.11.3 Removal of car parking at Vineyard Street Car Park.

16.0 Biodiversity of the Town Wall

- 16.1.1 The Town Wall is designated as a Local Wildlife site and is recorded on the Local Wildlife Site register (LoWS no. Co109). A wide variety of plants and invertebrates have been recorded and, in general, the Wall provides a relatively stable and undisturbed environment for both to colonise (Photographs 5 and 10). A list has been prepared by Colchester Natural History Society (CNHS) in 2018 (Appendix 7).
- 16.1.2 There is one particularly important plant species, Lesser Calamint (*Clinopodium calamintha*) that has been identified on the Wall. It is listed as Vulnerable in the Vascular Plant Red Data List for Great Britain.²² Three plants were recorded on (or in close proximity to) Duncan's Gate in 2017 by CNHS in advance of repairs. In agreement with CNHS, these plants were successfully relocated to a location at the base of (and on the same section of) the Wall, close to where other plants of the species are growing. This collaborative approach will be extended to other sections of the Wall to ensure that important plant species on the Wall are protected; it is anticipated that Lesser Calamint will be encountered on sections 15, 17 and 18 of the Wall (in Castle Park, Duncan's Gate and along to the north-east corner of the circuit).
- 16.1.3 A number of shrubs and trees have established themselves on the Wall, including varieties such as Buddleia (*Buddleja davidii*), Bramble (*Rubus fruticosus* aggregate), Forsythia (*Forsythia x intermedia*) and Sycamore (*Acer pseudoplatanus*). These risk damage to the structure and will be carefully removed from the Wall (Photographs 11, 12, 13 and 14).
- 16.1.4 A number of plants are relatively common, but they make a significant contribution to the aesthetic appeal of the wall, adding to the overall biodiversity and to its ecological value. In particular, they provide shelter and food resources for a wide range of pollinating insects. These include Cow Parsley (*Anthriscus sylvestris*), Dandelion (*Taraxacum* aggregate) and Red Valerian (*Centranthus ruber*). These plants will not be removed unless they represent a direct threat to the fabric of the Wall.
- 16.1.5 There is one significant bryophyte recorded on the Wall. The liverwort *Porella platyphylla* has been recorded in Sections 15, 17 and 18. As a community, a

²¹ 3D Laser Scanning for Heritage (2018); Photogrammetric applications for Cultural Heritage (2017)

²² <http://jncc.defra.gov.uk/page-3354>

number of bryophytes, in particular *Porella platyphylla* and the moss *Homalothecium sericeum*, in combination perform an important function in Sections 15, 17 and 18 by creating a substrate on the Wall that supports numerous higher plants. These would otherwise struggle to maintain a significant presence. Such beneficiary plants include Rue-Leaved Saxifrage (*Saxifraga tridactylites*) and Common Whitlowgrass (*Erophila verna*). The layer of mosses and liverworts provides a substrate for these tiny, quick-growing annual plants, which complete their life-cycle in the course of just a few weeks in the spring, and also hosts their seed-bank.

- 16.1.6 Three important ferns have been recorded on the Wall. Black Spleenwort (*Asplenium adiantum-nigrum*) is a scarce species in the County. The plant occurs in small numbers on Section 19 (the inner side of the Wall in Castle Park). Unfortunately, it has probably been lost from Section 18 as a result of recent repair works. The specimens present on the Wall are all small but appear to be individuals of a significant age. This would indicate that if they are lost, they are unlikely to recolonise with any speed. Hart's-Tongue Fern *Asplenium scolopendrium*, is not particularly common on the Wall and it is probably the most widespread of the ferns in the region. The third *Asplenium* fern, Maidenhair Spleenwort (*Asplenium trichomanes*), has been lost entirely from Section 16 (the internal side of the Wall facing onto Roman Road/Castle Road in the north-east corner of the circuit), almost certainly as a result of recent repairs to this section. The only other place that Maidenhair Spleenwort occurs on the Wall is on an isolated damp patch in Section 7, in Vineyard Street car park along the southern section of the circuit.

16.2 Requirements for the treatment of fauna and flora on the wall

- 16.2.1 The Council recognises the ecological value of the Town Wall and will work in partnership with CNHS and other specialists to establish the significance in advance of planned repairs, to protect important species and to minimise and mitigate the disturbance to species that make a positive contribution to the Wall.
- 16.2.2 Every reasonable effort will be made to eliminate or minimise adverse impacts on the flora and fauna of the Wall, unless causing specific damage to the Wall.
- 16.2.3 Every effort will be made to retain unusual species and the conditions which they require, unless causing substantial damage to the Wall. Special provision or mitigation will be required for species that are protected in law and restricted distribution status of Nationally Scarce.
- 16.2.4 The trunks and/or stems of shrubs and trees will be carefully cut flush with the Wall surface; their stumps will be spot treated with a herbicide (Photographs 11, 12 and 13). The use of herbicides will be avoided, however, except for the spot treatment of cut stumps of woody plants which cannot be removed, and only approved herbicides of low mammalian toxicity will be used for the control or prevention of insect or fungal attack.
- 16.2.5 Regular checks will be carried out (at least once a year) for plants that may damage the Wall (and smother the lichen flora). In the case of ivy, the stem will be cut at the base and growth will only be removed from the Wall once the plant has died back, so it can be easily removed without damaging the structure; physical removal before it has died back may damage mortar and stone.

- 16.2.6 Branches of trees in striking distance of the Wall will be also individually and carefully removed to avoid contact with the Wall (Photograph 14). CNHS will be consulted where there is any doubt.
- 16.2.7 The Wall will be closely monitored for signs of movement caused by root disturbance from trees on the inner side of and in close proximity to the Wall, for example along Balcerne Hill where the foundation of the Wall has been exposed. CNHS will be consulted where there is any doubt.
- 16.2.8 In the case of plants without deep and/or damaging roots, these will be left in place wherever possible to minimise disturbance to the flora and fauna on the Wall.
- 16.2.9 Bryophytes will be protected except where they represent a direct threat to the fabric of the Wall.
- 16.2.10 Entrances and voids used by animal life will be retained, wherever possible, unless causing harm to the fabric of the Wall.
- 16.2.11 Clear guidelines and training will be provided for contractors undertaking repairs on the Wall, in partnership with CNHS and other specialists, so that the biodiversity of the Wall is protected and disturbance is minimised.

17.0 Potential threats to the Wall

The potential threats (excluding lack of routine maintenance and repairs) can be summarised as follows:

- 17.1 Poor adhesion of cement mortar mix in places.
 - 17.1.1 During the 1950s and 1960s a skin of septaria and cement mortar was added to various stretches of the Wall in order to protect the exposed Roman core. Modern cement (which is inappropriate to the Wall) will be left *in situ* where it is still forming a strong bond, to avoid unnecessary or further damage to the structure. Modern cement will be only removed and replaced - with an appropriate lime mortar mix in keeping with the section of the Wall (and where necessary informed by mortar analysis) - wherever the bond has failed, and the cement is loose (Photograph 2).
- 17.2 Damage from inappropriate repairs, e.g. inappropriate mortar mix, use of too much mortar and too little septaria (due to the difficulty of obtaining fresh supplies of septaria).
 - 17.2.1 All repairs will be monitored to ensure they are in accordance with the agreed Methods Statement.
 - 17.2.2 Every effort will be made to locate reliable sources of new septaria supplies for repairs to the Wall.
- 17.3 Damage from flora both on and adjacent to the Wall: Root damage (e.g. sycamore, buddleia, forsythia and ivy) from plants growing on the Wall and damage from branches of trees in striking distance of the Wall (Photographs 11, 13 and 14). In addition, damage to the Wall can be caused by roots of adjacent vegetation, especially where the foundations are pedestalled above modern ground level due to truncation around the outside of the Wall; this is exacerbated by the build up of deposits on the inner side of the Wall exerting outward pressure on it (Photograph 14).

- 17.3.1 The roots of large vegetation growing on the Wall can cause significant damage to the Wall if they are not removed. Vegetation clearance will be undertaken in accordance with Section 16.2 of this Management Plan and Section 4.6 of the Heritage Partnership Agreement.
- 17.3.2 The Wall will be closely monitored for any evidence of disturbance caused by the roots of adjacent vegetation and/or evidence of movement and advice from Historic England will be sought.
- 17.4 Damage to important flora and fauna by contractors.
- 17.4.1 Contractors will be given appropriate information and training before carrying out any repairs to the Walls.
- 17.5 Water run-off from poorly maintained guttering.
- 17.5.1 Minor problems have been encountered where adjacent rainwater gutters and drains have not been maintained and water has been allowed to run onto the wall. This issue requires regular monitoring.
- 17.6 Discrete acts of damage, particularly by private vehicles in car parks and also acts of graffiti (and other acts of vandalism).
- 17.6.1 Where the Wall is accessible to vehicles, particularly in car parks (Vineyard Street and St Peter's Street Car Parks), there is a risk of vehicle damage (Strategy 5.4.3 of the previous Management Plan)(Photograph 7). A low and unobtrusive timber railing was installed in front of the Wall in Priory Street when the car park was refurbished in 2017.
- 17.6.2 If and when the redesign of other spaces takes place, careful consideration should be given to the creation of protective buffers in front of the Wall to prevent damage from vehicles and which allow the Wall to be better revealed by creating an open space in front (by prevented parking against the Wall) and that are respectful of the sense of place (Photograph 8).
- 17.6.3 Graffiti will be expediently and carefully removed from the Wall in liaison with Historic England, and using a method statement agreed by Historic England (Photograph 15). Similarly, harm caused by other acts of vandalism will be promptly assessed and repairs instigated in agreement with Historic England.
- 17.7 Harm to the setting of the Town Wall caused by inappropriate new development.
- 17.7.1 Assessment will be required in accordance with National and Local policies to ensure that new development enhances the significance of the Wall and based on advice from Historic England and the Council's planning and historic environment specialists.
- 17.8 Budgetary challenges.
- 17.8.1 Major repairs to the Town Wall are generally very costly, because of the specialist requirements. In particular, there is a financial risk relating to repairs that might be required to sections of the Wall not surveyed in 2013, and whose condition is currently unknown (and therefore the cost of repairs is currently unquantified).
- 17.8.2 The condition survey will establish the level of repairs required along each part of the Wall, and this will enable a schedule of repairs to be agreed and the cost

of repairs to be established and into incorporated into the corporate budget plan.

- 17.8.3 The Council will require developers to underwrite the costs of any repairs and maintenance to the Wall for new development schemes that have an impact on the Wall (i.e. where the Wall lies within or forms the boundary to the development scheme).

18.0 Health and Safety overview and risk assessments

- 18.1 The major health and safety issue to the general public relates to falling masonry and possible significant collapse of the Town Wall, which could potentially cause significant damage to life and limb. This can be minimised with routine maintenance and vegetation clearance, combined with regular monitoring for any (unforeseen) changes to, and deterioration of, the Wall. There is also a possibility that individuals might climb on, and fall from, the Wall – particularly where there is a considerable difference in ground level between the inner and outer sides of the Wall, i.e. where the Wall is low on the inside and high on the outside. This could also cause damage to the Wall, resulting in falling masonry.
- 18.2 Contractors, as well as Council staff, specialists and volunteers working on (or adjacent to) the Wall will be required to undertake individual risk assessments and demonstrate adequate safety precautions.

19.0 Management Responsibilities

- 19.1 The Portfolio Holder for Business and Culture has the overall delegated responsibility for the Town Wall.
- 19.2 The Wall lies wholly within the Castle Ward of the Borough.
- 19.3 Colchester Borough Homes, under the general Service Level Agreement with the Council, are responsible for undertaking (and, where required, negotiating access for) the condition survey, annual review, maintenance and repairs on the Wall, including responsibility for preparing methods statements for repairs and maintenance, procurement and commissioning of specialist contractors, to undertake both assessments as well as repairs, as well as for ensuring adequate risk assessments have been undertaken, and health and safety procedures approved, for all investigations on the Walls.
- 19.4 Colchester Borough Homes, under the general SLA with the Council, will ensure the significance of the biodiversity (both flora and fauna) of any part of the Wall to be repaired is established in advance and informed by an appropriate biodiversity assessment.
- 19.5 For the Council, the Archaeological Advisor working in consultation with Colchester and Ipswich Museums Service (CIMS) Heritage Manager, has responsibility for overseeing the work of Colchester Borough Homes, in consultation with Historic England and other relevant stakeholders. The archaeological advisor will prepare each brief relating to specialist assessments and recording and will monitor the work to ensure it meets the requirement of the brief. The Archaeological Advisor has responsibility for maintaining the archive in the Historic Environment Record.

- 19.6 The senior responsible officer for the Council is the Assistant Director (Communities), and also the Development Manager for new development / planning applications affecting the Wall.
- 19.7 The CIMS Heritage Manager, in consultation with the Archaeological Advisor, is responsible for the interpretation and presentation of the Wall.
- 19.8 The Council's arboricultural officer will provide advice and expertise about tree management within close proximity to the Town Wall.
- 19.9 The Council's Zone 2 - the Town Centre (Castle Ward) Manager is responsible for improving and maintaining areas adjacent to the Wall, including grass-cutting, weeding, removal of leaf matter (which collects against the base of the Wall) and rubbish collection along the base of the Wall in public areas. In addition, the Parks Manager is responsible for vegetation management up to the Wall (and including Duncan's Gate) within Castle Park.
- 19.20 Colchester Amphora Trading Ltd²³, on behalf of the Council, is responsible for management Councils' corporate property and issues relating to legal ownership.

20.0 Monitoring and Review of the Plan

- 20.1 This Plan will be reviewed on a regular basis and amended over time to take account of future developments and opportunities. A key role for the Council's responsible officer will be to implement, review and update the plan to ensure that it remains a valid document throughout its lifespan for the effective management of the Town Wall.

List of Abbreviations

CAT	Colchester Archaeological Trust
CAR	Colchester Archaeological Report
CBC	Colchester Borough Council
CBH	Colchester Borough Homes
CIMS	Colchester and Ipswich Museums Service
CMR	Colchester Museum Report
CNHS	Colchester Natural History Society
COLEM	Colchester Museum (unique identifier for museum collections)
ECC	Essex County Council
EH	English Heritage
ERO	Essex Record Office
HE	Historic England
HER	Historic Environment Record
TEAS	Transactions of the Essex Archaeological Society

²³ Colchester Amphora Trading is an Arm's Length Management Organisation, set up in 2017.

Further Information

Further information about the Council's approach to Archaeological Heritage Assets is available in the adopted planning guidance, [*Managing Archaeology in Development Colchester Local Development Framework Supplementary Planning Document*](#) (Adopted 2015).

Further information can be found in [*Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment*](#) (English Heritage 2008).

The National Heritage List for England (NHLE) is the official and up-to-date database of all nationally designated heritage assets and contains a map and description of all designated assets. The List can be viewed at: <https://www.historicengland.org.uk/listing/thelist/> Information on Scheduled Monuments, and the different consents required for carrying out works, can be obtained from Historic England at: <https://www.historicengland.org.uk/advice/hpg/>

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Information about managing change within the setting of heritage assets can be found in [*Historic Environment Good Practice Advice in Planning Note 3. The Setting of Heritage Assets*](#) (2nd Edition), 2017.

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Friends of Colchester Roman Wall
There is an active community group with the purpose of preserving and celebrating the Town Wall: <http://www.romanwall.org/>

Colchester Natural History Society
Sources of information about the ecology of the Wall can be obtained from the Colchester Natural History Society: <http://www.cnhs.uk/> Further information on lichens can be obtained from the British Lichen Society: <http://www.britishlichensociety.org.uk>

Archaeology Data Service
Department of Archaeology, University of York, The King's Manor, Exhibition Square, York, YO1 7EP: <http://archaeologydataservice.ac.uk/>

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Figure 1: Location of the Town Wall

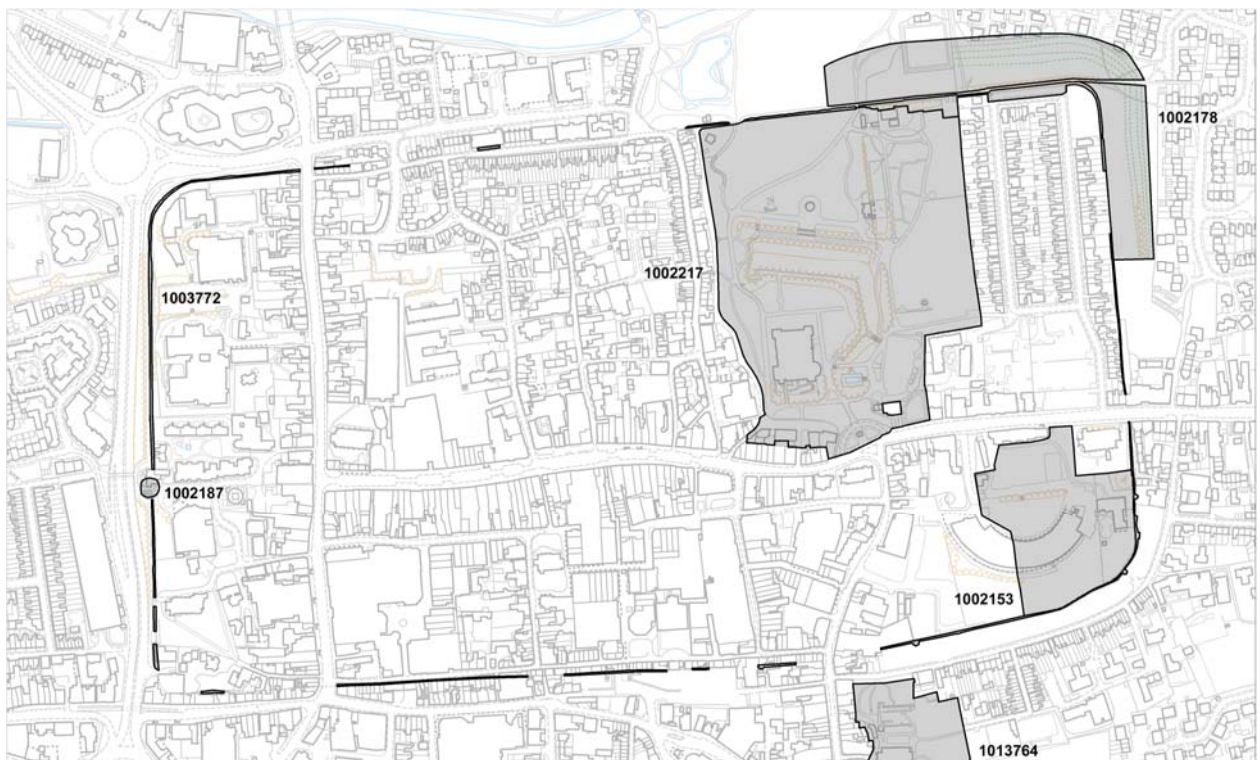


Figure 2: Location of Scheduled Town Wall in relation to all Scheduled Monuments in the town centre (National Heritage List Entry Numbers: 1003772 - Town Wall; 1002187 – Balkerne Gate; 1002217 – Colchester Castle and the Temple of Claudius; 1002178 – Town Ditch; 1002153 – SE corner of Roman Town in East Hill House; 1013764 – St Botolph's Augustinian Priory)

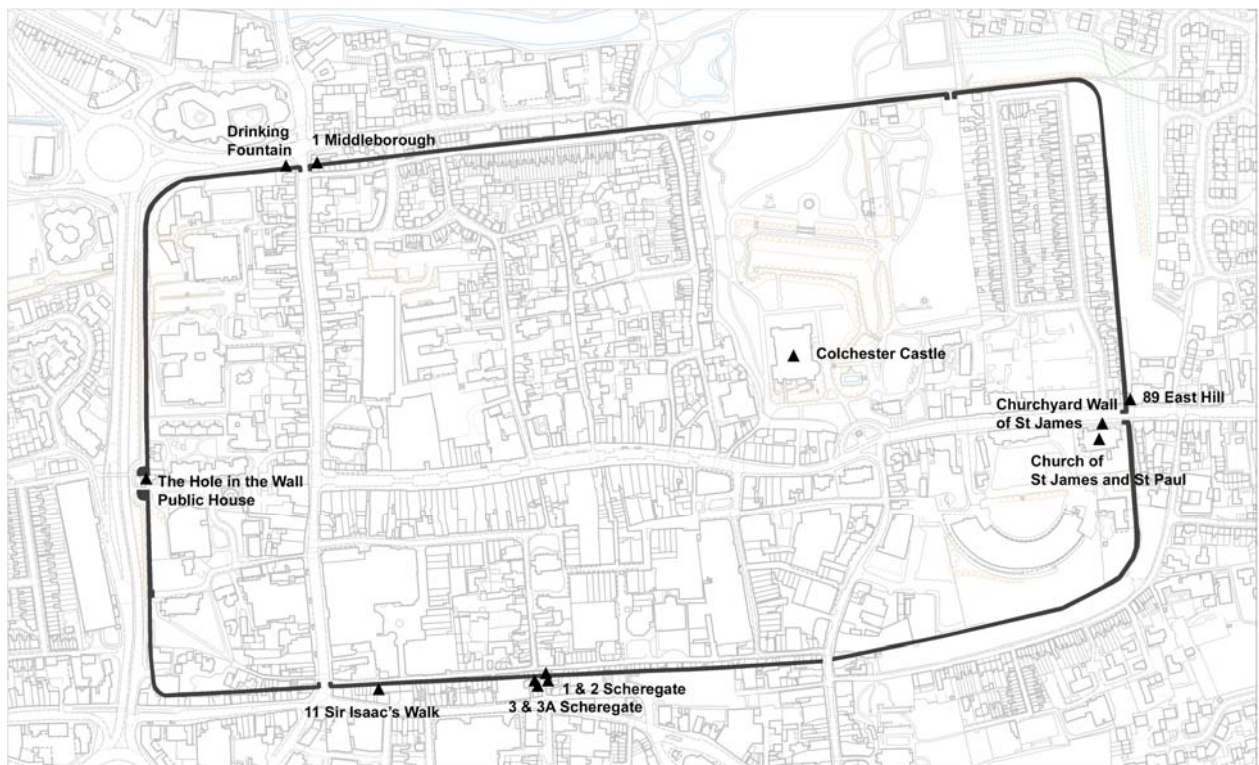


Figure 3. Location of Listed Buildings adjacent to the Town Wall

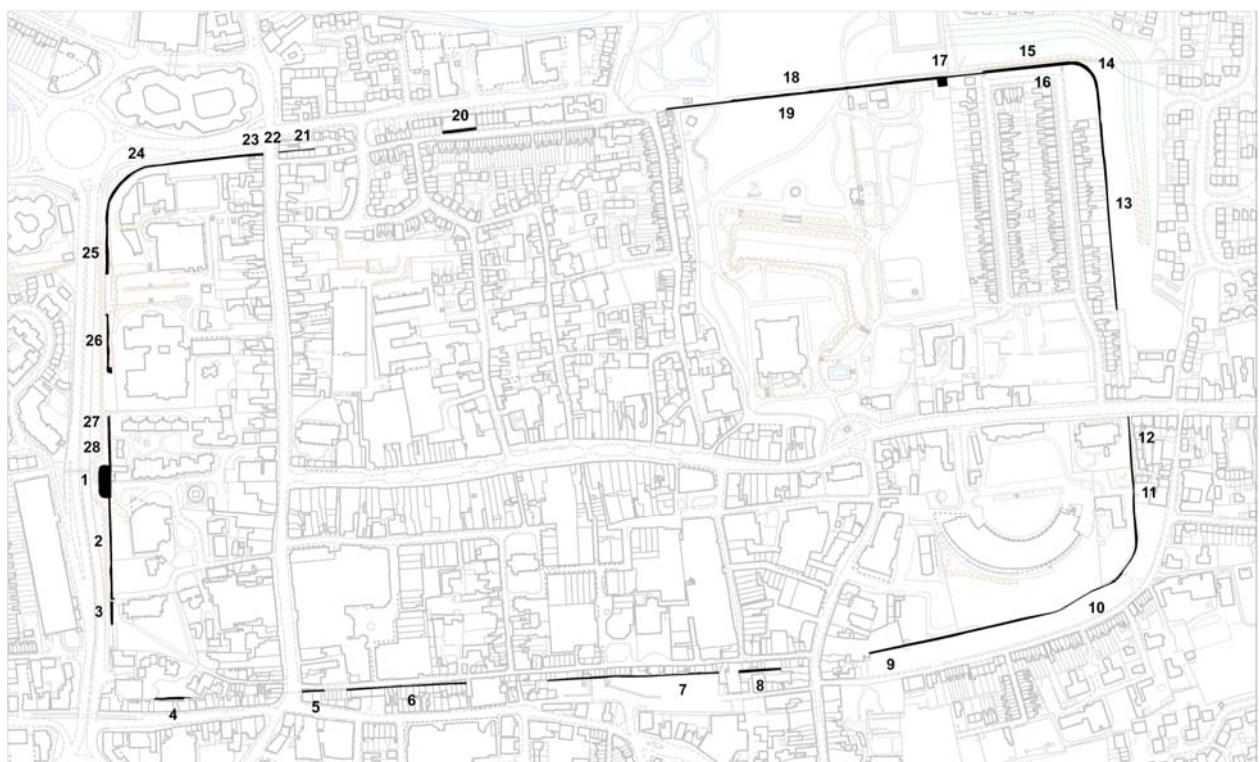


Figure 4: Management Sections of the Town Wall

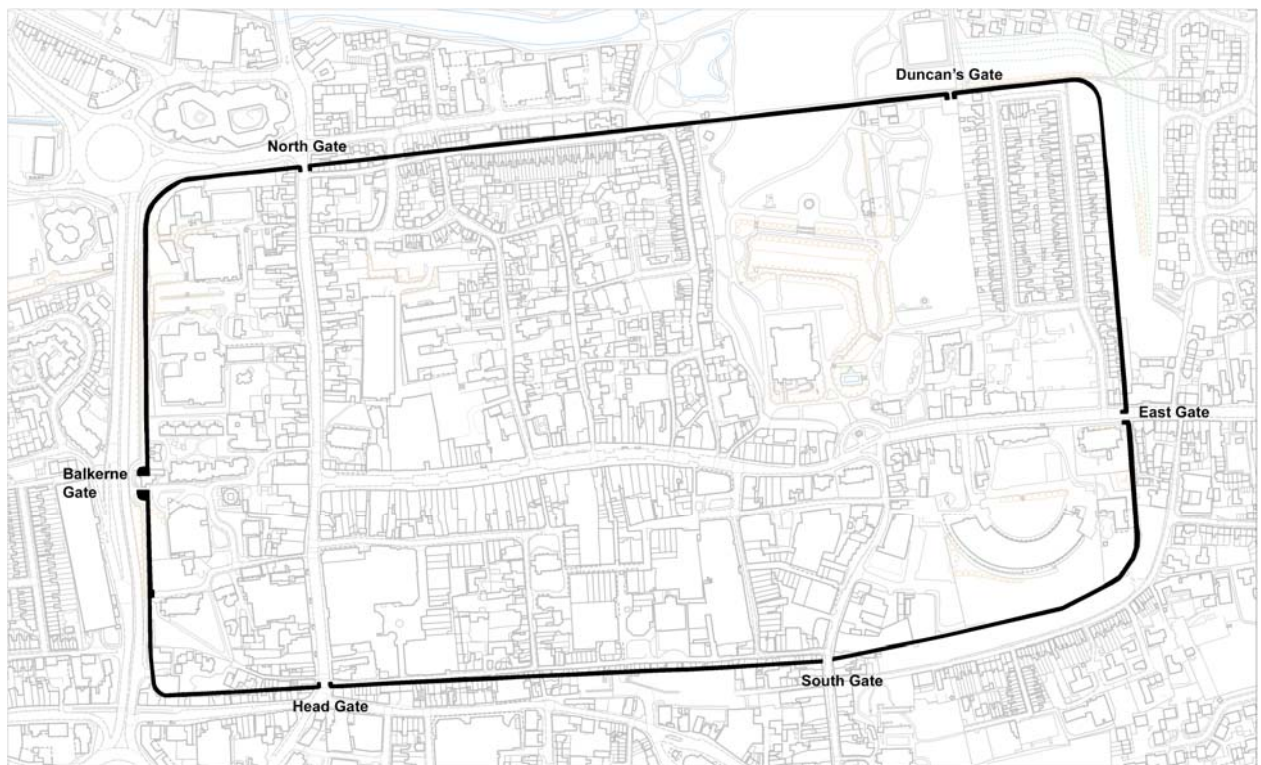


Figure 5. Location of the Roman gates

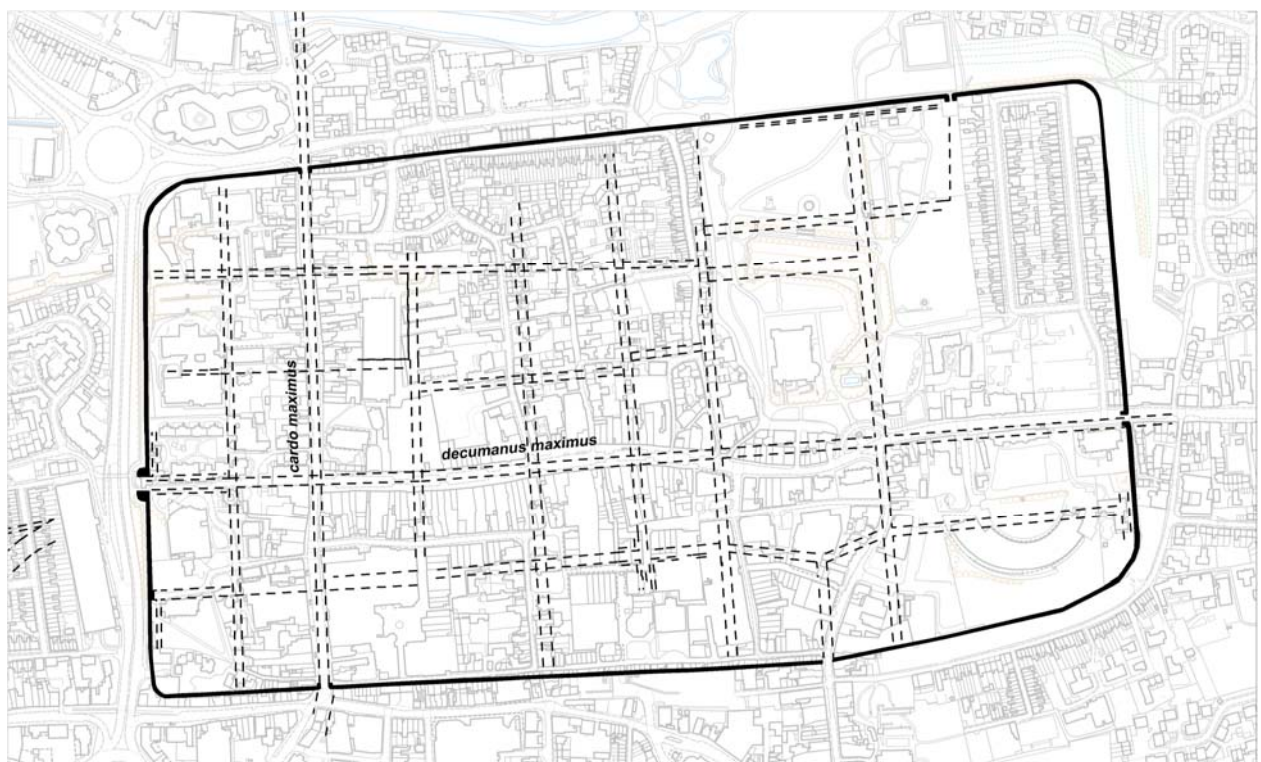


Figure 6: Location of (projected) Roman roads in relation to the Town Wall

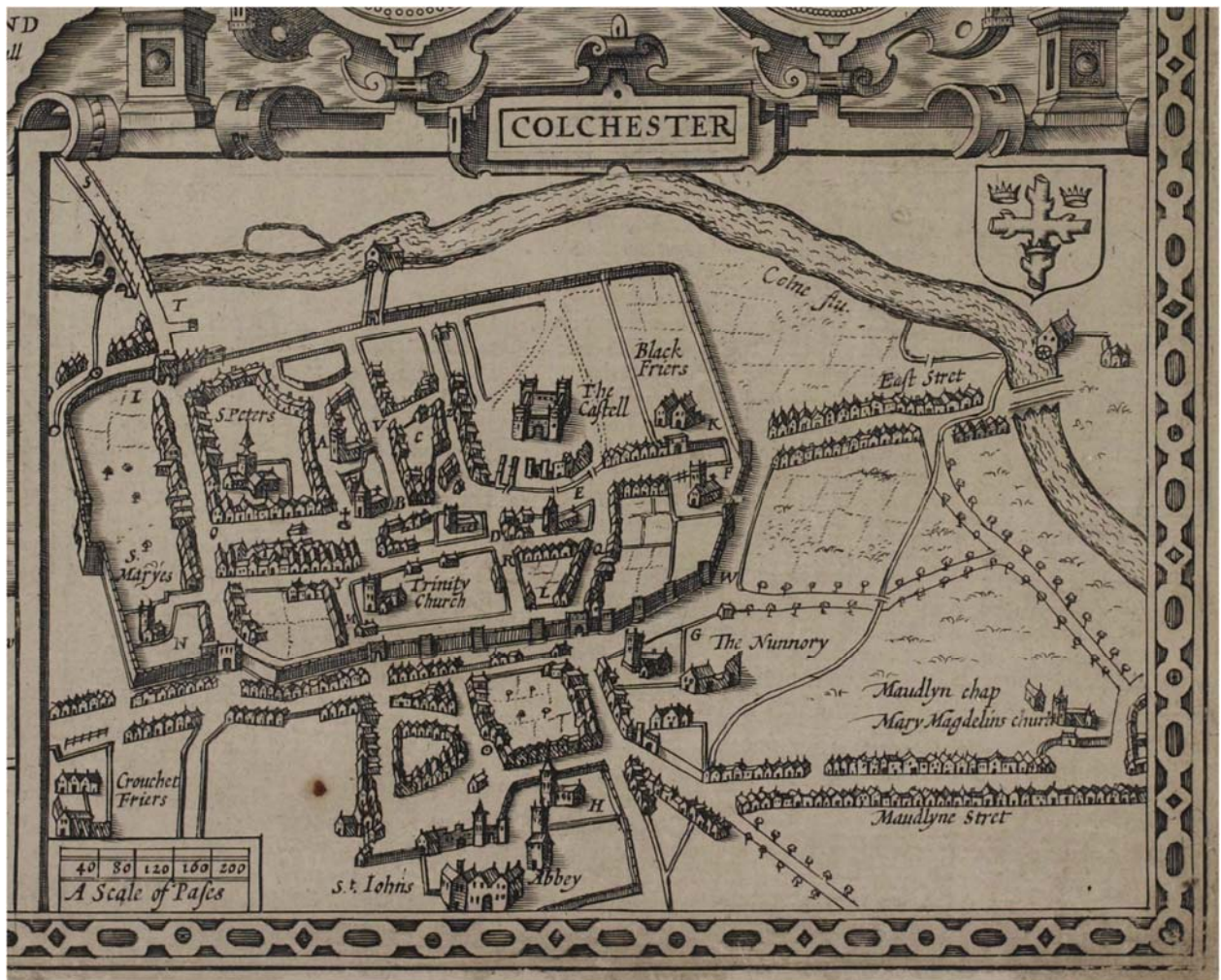


Figure 7: John Speed's 1610 Map showing the Town Wall with gates and bastions

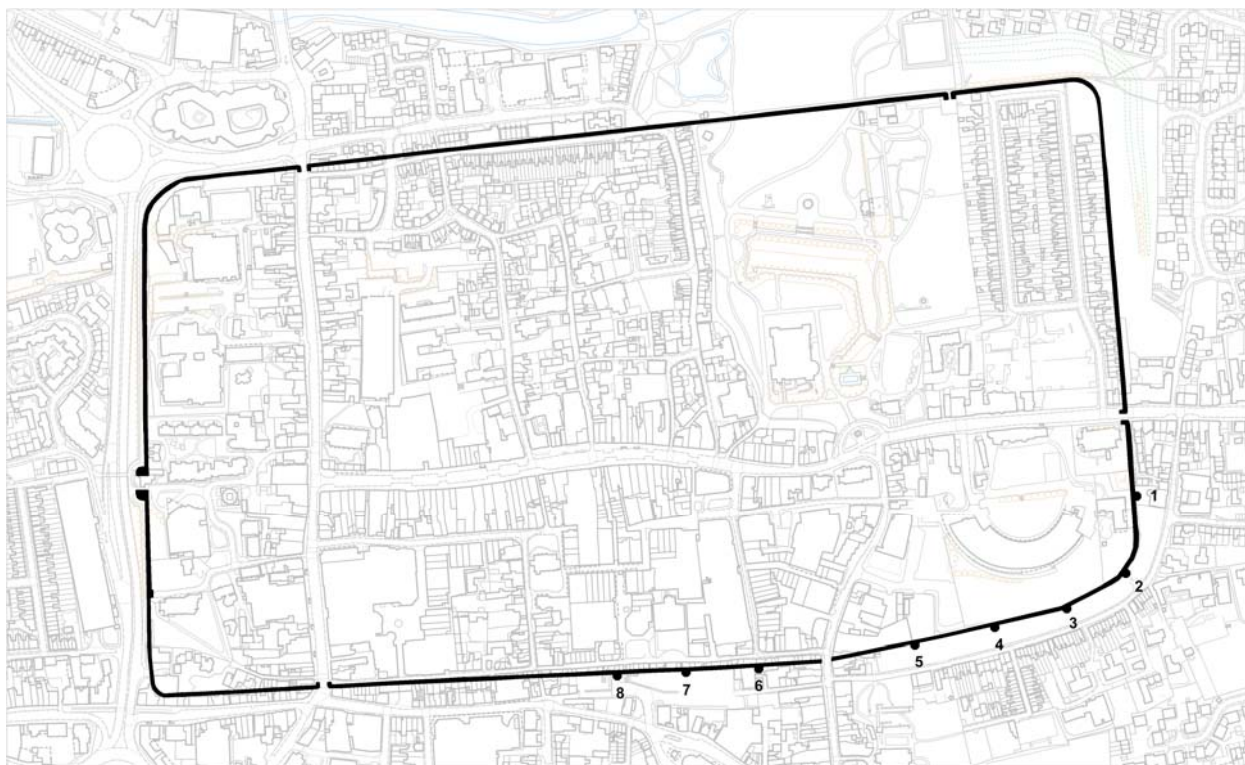


Figure 8: Location of the Medieval Bastions. Bastions 1, 2, 5 and 6 survive above ground level.

Photographs



Photograph 1: Repairs in progress to Bastion 1 in 2017 (image taken in September 2017)



Photograph 2: Repairs in progress at the NW corner of the Town Wall (northern end of Balcerne Hill). Loose septaria and cement mortar (part of the protective skin added during the 1950s and 1960s) have been removed, prior to patching with septaria and lime mortar (May 2017)



Photograph 3: Town Wall along the southern part of Balcerne Hill (the Balcerne Gate is in the background) following repairs in 2016 (March 2017)



Photograph 4: Town Wall along the northern part of Balcerne Hill following repairs in 2017(September 2017)



Photograph 5: Duncan's Gate before repairs, looking south through the gate (June 2016)



Photograph 6: Duncan's Gate after repairs in 2017, looking north (September 2017)



Photograph 7: Vineyard Street Car Park showing cars parked in front of the Wall. The Roman culvert under the Wall is in the foreground (September 2018)



Photograph 8: Priory Street car park and Bastion 5, following car park improvements in 2017. Car parking has been removed from the base of the Wall to better reveal the significance of the Wall and also to prevent damage from vehicles (March 2017)



Photograph 9: Priory Street Car Park. Leaves and other material (including rubbish) has accumulated along the base of the Wall. This needs to be monitored and material routinely collected to ensure the Wall is well presented and so the lighting is not obscured (May 2018)



Photograph 10: Wall flowers, which cause no damage to the historic fabric, growing on the Balmerne Gate. A wide variety of plants grown on the Wall, which is designated as Local Wildlife site (May 2018)



Photograph 11: Sycamore Tree growing on the surviving Wall at St Peter's Street Car Park, prior to removal in 2017. The tree would damage the structure if it was left to grow in this location (May 2017)



Photograph 12: Town Wall in St Peter's Street Car Park following removal of sycamore tree and repairs in 2018 (August 2018)



Photograph 13: Vegetation, including a sycamore tree, growing at the base of the Wall. This will cause damage to the Wall and should be removed (October 2018)



Photograph 14: Town Wall along the northern part of Balkerne Hill showing mature horse chestnut trees on the inside of, and overhanging, the Wall. Damage can be caused both from the roots of these trees and also from branches within striking distance of the Wall (May 2018)



Photograph 15: Graffiti to the Town Wall in the section through Castle Park in 2017. The graffiti was carefully and promptly removed following advice from Historic England (July 2017)

HERITAGE PARTNERSHIP AGREEMENT

COLCHESTER TOWN WALL
BALKERNE GATE

HISTORIC ENGLAND
COLCHESTER BOROUGH COUNCIL

MAY 2015

COLCHESTER TOWN WALLS HERITAGE PARTNERSHIP DOCUMENT CONTROL GRID	
Monument or listed building	Scheduled Monument
LEN reference and name	Colchester Town Wall (LEN 1003772) Balkerne Gate (LEN 1002187)
Partners	Historic England Colchester Borough Council
Length of Agreement	5 years
Review Period	Annually
Authors	Deborah Priddy Historic England Philip Wise Colchester Borough Council
Date of Agreement	13 May 2015
Signed on behalf of Historic England Name Position	 <i>Deborah Priddy</i> <i>Inspector of Ancient Monuments</i>
Signed on behalf of Colchester Borough Council Name Position	 <i>Philip J. White</i> <i>Heritage Manager</i>

Contents

- 1.0 Introduction
 - 1.1 Background
 - 1.2 Context
 - 1.3 The partners
 - 1.4 Benefits
 - 1.5 Legislation
 - 1.6 Terminology
- 2.0 Terms of the Agreement
 - 2.1 Period of agreement
 - 2.2 Interim review timetable
 - 2.3 Variations
 - 2.4 Recording
 - 2.5 Notification periods
 - 2.6 Breach
 - 2.7 Dispute resolution
 - 2.8 Termination
 - 2.9 Funding and grants
 - 2.10 Works by external organisations and volunteer groups
- 3.0 Conservation Statement
 - 3.1 History of the Walls
 - 3.2 Character of the Walls and Balcerne Gate as a contributing factor to their significance
- 4.0 Generic Works and Specifications
 - 4.1 Task items
 - 4.2 Statement of intent
 - 4.3 Mortar
 - 4.4 Masonry repairs
 - 4.5 Supplementary recording and archaeological advice
 - 4.6 Vegetation clearance
 - 4.7 Scaffold
 - 4.8 Footings
- APPENDIX 1 PLAN SHOWING SCHEDULED MONUMENT AND THE EXTENT TO WHICH THE AGREEMENT CAN APPLY

HISTORIC ENGLAND HERITAGE PARTNERSHIP AGREEMENT

COLCHESTER TOWN WALLS

1. Introduction

1.1 Background

The agreement is for the monuments known as the Town Wall and Balkerne Gate. These heritage assets are designated as scheduled monuments (List Entry Number: 1003772; Legacy ID number: Ex 7; LEN 1002187, Ex 8) and are protected under the 1979 Ancient Monuments and Archaeological Areas Act.

The walls formed the boundary of the Roman town of Colchester, situated on a spur of land overlooking the River Colne. It originated as a military fortress, which was subsequently re-planned as an undefended colony for retired veterans. Following the razing of the colony in the Boudiccan revolt of AD60, the settlement was rebuilt and walls constructed between AD 65/80-125, making Colchester the earliest walled town in the Roman Province.

The wall comprise a mortared rubble core, faced with coursed septaria blocks and brick bonding courses, some 2.4m wide and 00 high, forming a circuit of 1.45 miles. It incorporated six gates and between 12-24 towers, and was further protected by a ditch at its base.

The Balkerne Gate has its origin in a free-standing C1 AD monumental, triumphal arch, incorporated into the walls.

The defences were modified in the later Roman period and appear to have been maintained during the later Saxon and medieval periods, culminating in the addition of bastions in the fourteenth century. The walls played their final defensive role during the siege of Colchester in 1648, suffering significant damage, and beginning a period of post-medieval robbing and collapse. To-day the circuit is incomplete, but major stretches are still standing.

The extent of the scheduled monuments and the wall relating to this management agreement are shown on plan 1 (Appendix 1), and include all designated extant or buried sections of the walls and associated and adjoining structures such as towers in the ownership of Colchester Borough Council, and those parts where the Council has agreed to take responsibility for its repair.

This agreement has no exclusions.

The list description is an Old County Number (OCN) and has not been re-written to modern data standards; it is therefore not included in this document,

1.2 Context

Following the scheduling of the walls in the 1920s, notable sections were bought by local benefactors for the Council to prevent demolition, a policy subsequently adopted by the council after the Second World War and continuing until the 1970s. Maintenance and repairs were undertaken by the Council, Museum staff, and the Colchester Archaeological Group at various times during the C20, culminating in a major six-phase programme of rolling repairs funded by the Borough Council and Historic England, beginning in 1988. The work was informed by a recording project undertaken by the Colchester Archaeological Trust. Subsequent repairs (in part grant-aided by Historic England) have been undertaken within the framework of the scheduled monument consent process, informed by the Borough Council's Management Plan for the walls (1998: revised 2007, 2012) endorsed by Historic England.

In 2009 The Secretary of State granted a five year Scheduled Monument Consent for minor works (18 May 2009 HSD/9/2/14004). This allowed the development of a working methodology, and defined the scope and scale of works that could be undertaken. It was understood that if successful this could form the basis for a more extensive management agreement in the future. This agreement has been brought forward based on the success of the operation since 2009.

1.3 The Partners

Partner	Role	Contact
Colchester Borough Council	Site owner and local planning authority	Major Development Officer Vincent Pearce Major Development and Projects Officer Simon Cairns Archaeological Adviser Jess Tipper
Historic England	Statutory Consent and advice	Deborah Priddy Inspector of Ancient Monuments
Colchester and Ipswich Museums Service	CBC manager of HPA	Nominated Philip Wise

1.4 Benefits

A Heritage Partnership Agreement is considered the most appropriate way to manage the continued and ongoing maintenance of the wall. Much of this work is repetitive and is undertaken using a standard specification. A term Scheduled Monument Consent for these repairs is currently in place and the development of an HPA is a natural progression.

The HPA will reduce repetitive SMC applications and will lead to efficiency savings for all partners, reducing the amount of preparation time and documentation for the owners and will increase budgetary efficacy, and reducing the number of site meetings.

'[Heritage Partnership Agreements]... have been demonstrated to offer significant advantages for both owners and local planning authorities, particularly when dealing with large heritage assets or groups of assets... [they] can also be useful for other substantial assets or groups of assets such as large or related scheduled monuments, parks and gardens, battlefields and historic landscapes or areas containing a mix of related assets. Reaching an agreed and fuller understanding of significance will reduce areas of doubt or confusion, aid better management and increase the prospect of success for a consent application where it is still required.'

(PPS 5: Historic Environment Planning Practice Guide, paragraph 67)

1.5 Legislation

The Colchester Town Walls and Balkeerne Gate are designated as a Scheduled Monument under the terms of the 1979 Ancient Monuments and Archaeological Areas Act (as amended). They were designated in the 1920s. The 1979 Act allows for the development of management agreements (S.17), whilst Heritage Partnership Agreements can be formulated through the scheduled monument consent process, mirroring those concluded for other heritage assets under the Enterprise and Regulatory Reform Act (2013).

1.6 Terminology

The 'town' is Colchester and 'the wall', 'town wall' or 'the site' in the context of the HPA is defined as the surviving section of the Roman or medieval town wall in the ownership, or control, of the Colchester Borough Council (see 1.1). The 'monument' or 'Scheduled Monument' is the area, footprint and upstanding sections of the wall designated under the 1979 Act (see Appendix 2). The 'partners' are those identified in 1.3.

2. Terms of the Agreement

2.1 Period of the Agreement

The HPA will be in operation for five years from the date on the agreement, with a formal provision for a five year extension on agreement by the partners.

2.2 Interim Review Timetable

Annual meetings will be held by the partners both to discuss the progress and development of the HPA, to review repairs carried out in that year, proposed works for the following year and as a forum to discuss wider management issues.

The review meeting will take place in April at the beginning of the financial year. Colchester Borough Council will be responsible for convening and hosting the review meeting.

The HPA will be formally reviewed at the annual meeting and amended or updated as appropriate and as agreed between the partners. Review may also be triggered outside of the annual meeting by:

- Completion of works
- A change of personnel or ownership
- An incident e.g. vehicle strike, criminal damage etc
- A dispute or disagreement between partners or interested bodies
- A breach of the agreement
- A change in understanding of significance
- Expiry of the agreement

2.3 Variations

Minor variations to the HPA can be agreed through the exchange of e-mails or letters with the partners. If a variation is thought to be outside of the scope of the agreement then this will be considered at a site meeting or an interim review meeting.

2.4 Recording

Appropriate photographic recording is necessary to document change. Photographs will be taken before repair work commences and on completion of the works. Record shots of work in progress will also be undertaken. These will be sent to Historic England digitally or in hard copies within 4 weeks of completion of work to a section of wall, with a copy to the Historic Environment Record. The photographs are to be framed to be printed to A4 and will include the date, identification of the section and side of wall and the nature of the photograph, namely whether it was taken before, during or after the works.

Additional structural recording and assessment may be necessary where unseen issues are identified or where previously unknown or hidden architectural features are uncovered during works. This will need to be discussed with the partners before work can recommence.

Archaeological monitoring/recording may be required if repairs include excavation at the base of the wall. Any works which are likely to disturb archaeological deposits with evidential value will need to be discussed with the partners and an appropriate specification for recording agreed between partners prior to work commencing.

2.5 Notification periods

Historic England shall be given at least 4 weeks' notice (or shorter period if mutually agreed) in writing or by e-mail of the commencement of work to ensure compliance with this agreement.

2.6 Breach

There is no penalty for the breach of the agreement working under the present legislation unless it equates to a breach of consent. If a breach does occur the agreement will be reviewed as outlined within the Interim Review Timetable (2.2)

2.7 Dispute Resolution

If a dispute can not be settled between the Partners then the agreement will be dissolved and agreements will revert back to statutory consent procedures. Dissolution of an agreement does not mean that a new HPA could not be negotiated in the future.

2.7 Termination

The HPA may be terminated under the following circumstances:

- Immediate termination if all partners agree
- Termination by any partner to the agreement with one months written notice
- Termination if a breach of the notice has not been remedied/addressed within one month

2.9 Funding and Grants

Costs, budgets and financial arrangements with contractors are at the discretion of the site owners and will not to be considered or discussed as a formal part of the HPA.

2.10 Works by External Organisations and Volunteer Groups

The scope of the HPA does not include for any works undertaken by any external organisation or volunteer groups other than staff of, or contractors working directly for, and on behalf of, Colchester Borough Council. All work is to be under the direct supervision of Colchester Borough Council's nominated partner officer (see 1.3).

3. Conservation Statement

3.1 History of the Walls

The town originated as a legionary fortress (located under the western half of the current town), following the conquest in AD 43. Soon after the legion was removed and the fortress became a colony for retired veterans, at which time its defences appear to have been levelled and attention was diverted towards the construction of public buildings, like the Temple of Claudius. The burning of the colony by Boudicca's forces in AD 60 appears to have led to the construction of the Wall, making it the first of its kind in Britain. The Roman historian Tacitus records of the revolt that it did not seem 'a difficult task to destroy a colony that was unprotected by any fortifications, something to which our commanders, putting comfort before necessity, had paid too little attention' (*Annals* XIV, 31).

The Wall was built over a number of years between AD 65/80 and AD 125 to protect the 108 acre (43 ha) town, which had by then begun to recover from the revolt and was experiencing considerable expansion and embellishment. Originally it formed a circuit 2,800m (1.45 miles) long and 2.4m thick, incorporating six gates and between 12 and 24 towers, with a V-shaped ditch dug along the foot of the wall to improve its defensive capabilities. The Wall is faced with alternating bands of coursed septaria blocks and tile bonding courses, with a rubble core.

The main west (Balkerne) gate was formed by incorporating an earlier, free-standing monumental gateway (built to commemorate the triumph of the Claudian invasion of Britain), by the addition of a footway and flanking bastions.

Subsequent modifications included the addition of an earthen rampart behind the wall (AD 150-200) and the re-profiling of the town ditch was widened to convert its profile from a deep V-shape to a very wide truncated U-shape c. AD275. At Balkerne Lane, the widening had been achieved by digging out the far side of the existing ditch and piling up the excavated material much further out to form an outer bank (counter scarp). Also at this time the number of gates was reduced; the Balkerne Gate was closed and the external ditch extended to close off the road. The monumental arch and part of the rest of the gate was demolished and the rubble used to block the gap; the south pedestrian walkway seems to have been left open. Duncan's Gate was treated in a similar way, the counter scarp bank added to the outside of the town ditch passed unbroken across the front of the gate.

Little is known of the history of the Wall during the 5th-9th centuries. The Saxons appear to have repaired the town after the Danes were defeated in the siege of 917. The Anglo-Saxon Chronicle records 'King Edward went with the army of the West Saxons to Colchester and repaired and restored the borough where it had been broken'. During the medieval period the walls were valued for their protection as various lords and kings besieged the town from time to time. The Court Rolls of the town show that the bailiffs kept a close eye on the walls, summoning those who damaged the structure, built against it or dug pits too near the foundations (Hull

1958, 15). Further repairs are recorded for the reign of Richard II (1379-1399) and it seems likely that the bastions were added at this point and the stretch along Vineyard Street refaced.

Significant damage was inflicted during the Civil War siege of 1648; the tops of the bastions were blown off and part of the south-west angle was demolished to allow for the mounting of a Royalist gun battery. After the Siege part of the Wall was breached in Priory Street on the orders of Parliament to prevent it being defended in the future. The Civil War was the last military action seen by the Roman Wall and as it ceased to be looked on as a defensive asset less care was taken of them. Houses were allowed to be built up against the Wall, passages cut through, and extensive robbing occurred along exposed sections, especially at The Folly in Castle Park and east of Roman Road. Some of the gates damaged during the siege were soon demolished; the East Gate was pulled down in 1651 and Ryegate in 1659. Antiquarian Philip Morant records that the main medieval gate, Head Gate, was gone by 1766. Furthermore in 1795 antiquarian records note that a large section of Wall along Balkerne Hill fell into the road.

3.2 The Character of the Town Wall and Balkerne Gate as a contributing factor to its significance

The remains of the Roman Town walls and the Balkerne Gate are of national international importance. Even when taking into account the loss of part of the circuit and most of the gates, the survival of Roman fabric is exceptional. The extant wall on Balkerne Hill (incorporating the Balkerne Gate), and that on Priory Street, with its surviving C14 bastions, are among the best preserved in the country, whilst they make a defining contribution to the visual character of the historic townscape, expressed through its plan and built form.

The Walls and Gate have considerable evidential value, comprising the extant fabric and archaeological remains relating to other aspects of the defences: the associated gateways, defensive ditch and internal rampart; and additionally the associated archaeological deposits which shed light on life in the Roman town. This evidential value is further enhanced by their historical significance of their being the very earliest town defences in the province, and underlining, through the presence of the exceptionally rare Triumphal Arch (Balkerne Gate), the pre-eminence of Colchester as the first but short-lived provincial capital. Given these heritage values, it is unsurprising that the walls also embody communal values. They are seen to represent the long and proud history of the town, are reflected in cultural and artistic initiatives, and are supported in the community by a Friends Group which works with the Borough Council and in consultation with Historic England, to improve and enhance their management and interpretation.

4.0 Generic Work Specification

4.1 Task Items

It is envisaged that this application will apply to the following categories of work:

- repair of gates, locks, windows or other metalwork associated with openings in the wall which have been damaged, or require repainting.
- repair and painting of damaged fences and barriers.
- removal of sapling self-seeded trees and weeds.
- repair of local areas of core work and masonry which have become loose, including replacing masonry, work to repair and re-point the facing of the wall and protection of the rubble core,
- the construction, where appropriate, of a limecrete foundation to facilitate minor repairs to the face.
- repair of rough racking.
- repair of stone and brick arches and openings.
- removal of graffiti and fly posting.
- other minor types of work which Colchester Borough Council and Historic England jointly agree to fall within the scope of this agreement.

4.2 Statement of Intent

For all repairs to the Town Wall a standard work method will be used. All stone/brick that have fallen from the wall, or are removed during remedial works will be reused on the walls. Likewise any lime mortar will be reworked and incorporated into new mortar. Any new stone/brick required for the walls will be locally sourced wherever possible. If a local source is not available then a match closely to the appearance of the existing will be sourced and approval on materials will be sought from Historic England before proceeding with work.

The approach generally is to only carry out work necessary to safeguard the historic fabric of the walls. Any capping of walls is to be carried out in a way that will improve water shedding to assist this. If at any time there are concerns about work, a change in methodology or materials then work will stop and Historic England will be consulted. Repairs will be honest and no attempt will be made to prematurely age the finish of any work. Repairs will be in keeping with the character of the wall and all repairs are to be undertaken under the control of Colchester Borough Council's nominated partner officer (see 1.3).

4.3 Mortar

All mortar is to be a standard 1:3 mix of natural lime putty mixed with sharp sand. No colouring will be added to the mortar and the materials are mixed to be in keeping with existing mortars and are based on mortar analysis undertaken for the initial SMC. Once applied the mortar will be wetted down and rubbed with a wire brush the following day to remove the smoothed finish. Clean potable water will be used for wetting at all times in order to avoid streaking.

4.4 Masonry Repairs

Where piecing in work is required on the face of the wall then the work will match the existing pattern on the wall. Where major rebuild of the face is required because the core of the wall is exposed the flints will be coursed.

If any wall ties are required we will, wherever practicable, use large flints but on occasions modern ties may be required. These will be proprietary stainless steel twisted bars drilled approx. 150mm into the core and set in the standard lime mortar mix. The outer end will be turned to form a short anchor which shall be a min. 25mm behind the face. In large areas of rebuild the ties will be spaced every 300mm and staggered.

Work to any architectural features such as windows, arrow slits, wall ends are infrequent but where required Historic England will be consulted and if necessary a site meeting will be held to discuss scope of work, repair and methodology. If the Historic England representative feels that the work falls outside the scope of the agreement then further information, recording or a consent application will be requested and no works will begin until agreed or additional consent has been granted. Other areas of the wall may be worked on at this time under the partnership agreement in order to utilise favourable weather conditions.

4.5 Supplementary recording and Archaeological Advice

Colchester Borough Council can ask for additional advice on recording or archaeological issues from Colchester Borough Council Historic Environment Services nominated partner officer as required. Where agreed, additional archaeological work will be carried out under a brief supplied by the CBC Archaeological Adviser.

4.6 Vegetation Clearance

A work method for the removal of weeds will be determined on site considering the type of growth and the plants involved. Generally any growth will be controlled and killed using a Glyphosate such as Barclay Gallup. In most circumstances ivy will be cut off at the main stem with a gap of at least 60mm between the rooted stem and the growth stem. Both stems will then be treated with herbicide with above ground growth being carefully removed from the wall once dead. A survey of the wall will then take place and any sections that require attention will be repaired as necessary.

Buddleia will be trimmed back flush with the face of the wall and then treated with herbicide. Generally the root growth will be left in-situ but a decision on this will be made on site depending on the amount of damage done to the wall. If the root system has started to blow the face of the wall and flints are dropping out then the roots may be grubbed out with a limited rebuild of the face taking place.

Japanese Knotweed will be cut back almost to ground level and the left growth will be treated with a Glyphosate either sprayed onto the stems or injected, depending on the severity of the growth. Because Japanese Knotweed is so hard to kill subsequent cuts and treatments will occur every 4 to 6 months until the growth has been eradicated. Sites where JKW has been removed will be resurveyed for a further 2 years following final eradication to ensure no further growth has occurred.

No mass clearance of vegetation or weeds will happen during the nesting season; this is generally between 1 March and 31 July inclusive. If at any time during the nesting season clearance work is urgently required a full inspection of the growth will happen before any work in order to ascertain whether or not any active nests exist. If they do then no work will take place until any young have fledged.

Trees that are within striking distance of the Town Walls will be individually climbed and section felled and hand held or lowering ropes used. All brushwood and timber sections will be placed downward of the slopes away from the Monument. Any trees that are too small or can not be climbed will have direction felling ropes placed into the crowns of the trees and felled downward on the slopes/banks directionally away from the walls. Stumps will not be "grubbed" out or winched out; instead these will be poisoned with Timbrel or equivalent and will be applied by paintbrush ensuring no run off. All felled trees will have the stumps poisoned.

4.7 Scaffold

Any scaffold required will be free standing of the walls and will not be tied in or rest against the walls in any way, shape or form. Historic England will be welcome to inspect all works, but if this means access to a scaffold then 24 hours notice will be required in order to ensure ladders are in place and an escort can be available. Appropriate PPE is to be worn at all times.

4.8 Footings

Where the face of the wall requires a rebuild a Limecrete footing may be put in place. The Limecrete will be mixed in a pan mixer to obtain a good mix without over watering, a gauging box will be used for measuring volumes of lime and sand. Mix will be 1 part NHL 5, 1 part sharp sand, 2 parts 12-18mm aggregate. The final depth of the footing will be determined due to local conditions but the Limecrete will sit on top of a compacted rubble layer, depth also to be determined by local factors. The Limecrete will be laid on top of the compacted rubble in at least 2 layers that will be tampered with each layer being laid before the previous layer has set. Fly ash may be introduced

into the Limecrete mix if a stronger footing is required. If the footing has been installed during colder months it will be covered over with damp hessian and Rockwool and a tarpaulin to aid going off. Ventilation will be maintained to the Limecrete to allow carbonation to take place.

Appendix 1

Plan 190101/12/HPA/FE

Extent of the scheduled monument relating to this management agreement.

Heritage Partnership Agreement

Colchester Town Wall

Balkerne Gate

Annual review Meeting

17 May 2017

Museum Resource Centre, Ryegate Road, Colchester

Attendees: Deborah Priddy (Historic England), Philip Wise, Jess Tipper and Simon Cairns (Colchester Borough Council), Mark Wicks (Colchester Borough Homes).

Agreed minor amendments and actions

1.1 Background

Amend third paragraph:

The wall is c.2.6m high (max.) above modern ground level.

1.2 Context

Add new sentence/paragraph to explain Colchester Borough Homes' role:

Suggested:

The maintenance contract for the Wall is administered by Colchester Borough Homes on behalf of Colchester Borough Council.

1.3 The Partners

Remove Vincent Pearce and add Tanya Szendeffy, Historic Buildings and Areas Officer to the list of CBC contacts.

Remove Colchester and Ipswich Museums Service and replace with Colchester Borough Homes, Contract Administrator, with Mark Wicks as contact.

Jess Tipper nominated as CBC manager of HPA.

2.4 Recording

Action

MW to send photographs documenting change to the Wall to DP and JT.

2.5 Notification periods

Amend sentence:

Historic England will be given at least 4 weeks' notice (or shorted if mutually agreed) by Colchester Borough Homes, in writing or by email (nominated officer copied in) of the commencement of work to ensure compliance with this agreement. Photographs of the wall sections to be repaired will be attached to the correspondence.

3.1 History of the Walls

Add the following sections:

Sections of the lowest part of the wall (particularly the internal side of the wall) are well-preserved below-ground where there has been an accumulation of later deposits inside the walled town. For example, trial excavations in 1990 against the wall in Queen Street Bus Depot revealed the wall's north face in an excellent state of preservation, over 1.0m below the current ground surface; there is at least c.2.60m of well-preserved wall below the Bus Depot floor (TM 0001125048).

The wall was not raised as one unit all round its circuit, because there are discontinuities in the coursing and differences in the fabric of the wall. Instead, the wall was built in short sections by a number of gangs, concurrently, each presumably working at their own speed and, to a limited degree, building them in their own way; the average length of each section seems to be c.40-60m. Detailed analysis of the Balcerne Gate and the wall to either side of it has identified five different sections of wall, constructed by five different gangs – one for the gate and four for the stretches of wall

4.3 Mortar

Amend Typo:

'With existing mortars.'

Add final sentence:

The mortar mix on a trial panel will be approved by the nominated officer before repair works commence.

4.4 Masonry repairs

Amend first sentence of first paragraph:

Where piecing in work is required on the face of the wall then the work will match the existing coursing on the wall.

Delete second sentence:

Amend first sentence of second paragraph:

Replace 'flints' with 'stones'.

New final paragraph created from the second sentence of the third paragraph, starting:

'If the Historic England representative feels that the work falls outside the scope of the agreement...'

4.5 Supplementary recording and Archaeological Advice

Amend first sentence of first paragraph:

Colchester Borough Homes should ask for additional advice on recording or archaeological issues from Colchester Borough Council's nominated officer as required.

4.6 Vegetation Clearance

Amend first paragraph:

Floral and faunal surveys will be carried out by appropriate specialists before repair work and the reports and the recommendations will inform the programme of repairs. Every reasonable effort will be made to eliminate or minimise adverse impacts on the flora and fauna of the Wall, unless causing specific damage or obscuring important features on the Wall. Special provision or mitigation will be required for species that are protected in law and restricted distribution status of Nationally Scarce.

Ivy and other plants climbing over the Walls will be actively discouraged by cutting at the root and allowing the dead plant to fall away naturally; physical removal may damage mortar and stone.

Regular checks will be carried out (at least once a year) for self-setting bramble, elder, ivy, and similar flora that may damage the Wall. Hand weeding will be undertaken or, when necessary, spot treatment with herbicide.

The use of herbicides will be avoided except for the spot treatment of cut stumps of woody plants which cannot be removed. Only approved insecticides or fungicides of low mammalian toxicity will be used for the control or prevention of insect or fungal attack.

4.7 Scaffold

New second/final paragraph created from the second sentence:

Historic England will be welcome to inspect all works.

Appendix 2: Town Wall

List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Town Wall

List entry Number: 1003772

Location

Not currently available for this entry.

The monument may lie within the boundary of more than one authority.

County: Essex

District: Colchester

District Type: District Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: Not applicable to this List entry.

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Date first scheduled: N/A

Date of most recent amendment: 20-Dec-2017

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: RSM - OCN

UID: EX 7

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Monument

Not currently available for this entry.

Reasons for Designation

Not currently available for this entry.

History

Not currently available for this entry.

Details

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TL 99241 25085, TL 99242 25063, TL 99243 25027, TL 99299 24992, TL 99310 25493, TL 99414 25503, TL 99512 25003, TL 99567 25522, TL 99690 25011, TL 99773 25015, TL 99779 25544, TL 99847 25018, TL 99869 25555, TM 00073 25062, TM 00178 25358, TM0004625543

Appendix 3. The Roman Town Wall

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE ROMAN TOWN WALL

List entry Number: 1123664

Location

THE ROMAN TOWN WALL

The building may lie within the boundary of more than one authority.

County: Essex

District: Colchester

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 02-Dec-1971

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 116851

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. The Roman Town Wall 995

TL 9925 NW 1/1 TL 9925 NE 2/1 TL 9925 SW 4/1 TL 9925 SE 5/1 TM 0025 SW 6/1
TL 9924 NW 8/1 TM 02 NW 17/1

I

2. Probably of the late C3. Originally some 3,100 yds in length, forming a rectangle of about 1,000 yds east-west, and 510 yds north-south with rounded corners. Traceable throughout except in the south-west corner where it was much damaged by the 1648 siege. The 3 most important visible lengths are on Balcerne Hill on the west including the Balcerne Gate (qv), in the Castle Park on the north including the north-east Postern Gate and the great vaulted drain under, and the south-east corner in Priory Street.

Built of layers of septaria, interspersed with 4-fold course of brick, the lowest course going right through the wall, with a core of rubble and cement. Considerable lengths of the wall still reach a height of 15 ft, and it is on average 8 ft thick.

The wall was strengthened in each corner and where it was met by the internal streets by an internal solid tower the base of one can be seen in the stretch on Balcerne Hill. The wall was extensively repaired during the reign of Richard II, 1389-1399 when it was strengthened by the addition of external semi-circular solid bastions, 4 of these remain in Priory Street. The wall was further considerably damaged in the 1648 seige, there is much brick patching in evidence in Priory Street, dating probably from the early C18.

There follows a detailed description of the wall's course and construction commencing at the Balcerne Gate (qv) in the centre of the west side and proceeding in a clockwise direction.

All measurements are approximate. All heights are of the outside face of the wall. The ground level on the inside is often considerably higher due to the bank of earth built as part of the fortifications.

A. Balcerne Gate to North Hill

455 yds, condition good.

Beginning at the Balcerne Gate (qv) the wall runs due north down the east side of Balcerne Hill.

30 yds of Roman wall (for details of construction see previous notes), 12 ft high.

15 yds of mediaeval refacing, 12 ft high.

30 yd breach caused in the Civil War.

60 yds of Roman wall, 10 ft high, built on a bank. 40 yd breach filled by modern red brick wall.

Approximately 280 yds of Roman wall running to the rear of the old "Coach and Horses Inn" on North Hill, 10 ft high dropping to 8 ft, with considerable mediaeval repairs, particularly in the north-west angle.

B. North Hill to East Hill

1,100 yds, condition fragmentary. 80 yds of Roman wall considerably altered. Beginning between No 30 North Hill and No 1 Middleborough. 10 ft high dropping to 3 and 4 ft in yard of No 1. Behind Nos 2 and 4 Northgate Street (Northgate House) 3 ft high; then fading at the rear of Nos 8, 10 and 12 Northgate Street to the corner of Short Cut Road.

260 yds, no visible remains.

The row of houses, Nos 22A-32 (even) Northgate Street are built on the course of the wall, it then runs beside or under the road to the corner of Castle Park. 40 yds with a footpath on top of remains, only modern facing visible.

15 yds to the park gate, 3 ft high, Roman with much modern facing.

12 yd gap for park gate. 120 yds, Roman wall with much mediaeval and later facing, 8-12 ft high.

5 yd gap for park gate.

90 yds of Roman wall with later facing, 10 to 12 ft high.

Duncan's Gate (postern) with drain under and remains of fallen tower.

35 yds, Roman, 8 to 10 ft high, running beside No 40 Castle Road.

Modern arch through to Castle Road.

100 yds to the north-east angle, Roman, 8 to 10 ft high, buttressed at angle.

From the north-east angle to East Hill the wall forms the garden wall to all the houses on the east side of Roman Road (Nos 55-15 odd, Nos 14-2 consec) except for Nos 23, 21, 19, 17, 15, 14, 13, 12 and 11 where it has been largely destroyed, Thus:-

70 yds, Roman with mediaeval facing, 8 to 10 ft high; along the Private Burial Ground and Nos 55, 53, 51 and 49 Roman Road.

30 yds, Roman, 6 ft high, behind Nos 47, 45, 43, 41 and 39 Roman Road.

60 yds behind Nos 37, 35, 33, 31, 29, 27 and 25 Roman Road where it has been virtually destroyed, at first a low wall of a few old stones with modern brick, then higher but completely rebuilt.

65 yds behind Nos 23, 21, 19, 17, 15, 14, 13, 12 and 11 Roman Road, no visible remains.

80 yds to East Hill, no significant remains behind Nos 10, 9, 8, 7, 6, 5, 4, 3, and 2 Roman Road and between Nos 89 and 90 East Hill.

C. From East Hill to Queen Street

490 yds, condition good.

80 yds, Roman, 12 ft high with mediaeval stone and modern brick facing along St James' Churchyard to the mediaeval Bastion (see previous notes). 70 yds, Roman with mediaeval stone repairs, 12 ft high, to smith-east angle and second mediaeval bastion. 50 yd breach (Civil War) rebuilt in C18 in red brick, 12 ft high.

200 yds to Bastion V. Roman with extension repairs. Height varies between 12 and 8 ft.

40 yds, Roman, 8 ft high, with red brick Bus Depot above.

25 yd gap through bus depot buildings.

25 yds to St Botolph's Street, between Nos 48 and 50, no visible remains.

D. Queen Street to Scheregate

285 yds to Scheregate, condition good.

60 yds to Bastion behind No 10 Short Wyre Street. Between Nos 1 and 1a St Botolph's Street and then behind Nos 1-10 (consec) Short Wyre Street. These houses have their rear walls built on the Roman wall, including the Bastion under No 10, but little remains of the original stonework.

225 yds from the Bastion to the Scheregate. Destroyed behind No 11 Short Wyre Street.

Roman, 6 to 8 ft high behind Nos 27-14 (consec) Eld Lane. Gap with modern filling behind No 13 Eld Lane.

Roman, 10 ft high to No 6A Eld Lane.

Breach between No 6A and No 5 Eld Lane. C18 red brick wall, 10 ft high.

Roman, 10 ft high, to Scheregate behind Nos 5-1 (consec) Eld Lane and between No 1 Eld Lane and No 2 Scheregate Steps. Incorporated in the buildings, partly destroyed and partly invisible.

Scheregate (qv) - mediaeval,

E. Scheregate to Head Street

225 yds, fragmentary to Head Street,

Between No 3 Scheregate Step and No 6A Sir Isaac's Walk, no visible remains.

20 yds beneath the car park. 6 ft high, but mostly rebuilt, some stonework.

Visible stonework behind No 6 Eld Lane.

Bottom garden wall behind Nos 36 to 48 (consec) St John's Street, running under the southern side of Eld Lane. Very fragmentary.

Running through buildings to Head Street. No visible remains, probably quite destroyed.

F. Head Street to the Balcerne Gate

400 yds, fragmentary. Running at rear of Nos 3-33 Crouch Street, and Nos 2, 3, 4 and 5 Church Walk, the rear walls of the latter being built above the Roman wall. No visible remains, probably largely destroyed. 30 yds, 10 ft high, behind Nos 35, 36 and 37 Crouch Street forming garden wall of St Mary's Cottage, Church Walk.

South-west angle destroyed. 20 yds, Roman, 6 ft high, behind No 8 Balcerne Lane, 25 yd gap.

20 yds Roman to postern gate behind, 10 ft high, behind Nos 14, 15 and 17 Balcerne Lane, No 17 is built into the postern gate.

From the postern gate to the Balcerne Gate, 100 yds, Roman, 12 ft high, in good condition, running behind Nos 18 and Nos 25 to 31 (consecutive).

The following buildings are connected with, and have possible ownership of, various portions of the Roman Wall.

A. Buildings structurally connected with visible remains

Balcerne Lane

No 17 The Hole in the Wall Public House.

Church Walk

Nos 2, 3, 4 & 5.

Eld Lane

Nos 1, 1b, 1c, 2, 3, 4, 5, 6a, 7, 11, 17, 18, 20, 21, 22, 23, 24, 25, 26 and 27.

Middleborough

No 1

Northgate Street

Nos 2, 4, 10 and 12.

North Hill

Nos 30 and 31.

Queen Street

Eastern Counties Bus Depot.

Sir Isaac's Walk

No 6.

Short Wyre Street

Nos 4, 5, 6, 7, 8, 9 and 10.

B. Buildings with possible invisible remains incorporated in the foundations: nothing certain.

Crouch street.

Nos 5, 7, 9, 11, 13, 15, 17, 19, 25, 27, 31, 33 and 41.

East Hill

Nos 89 and 90

St Botolph's Street

Nos 1 and 1a.

Scheregate

Nos 2 and 3.

Short Wyre Street

Nos 1, 2, 3a, 3b and 11.

Sir Isaac's Walk

Nos 6a and 6b.

C. Buildings not directly connected with the wall but it forms part of the property boundary.

Balkerne Hill

Gilberd Lodge.

Balkerne Lane

Nos 8, 18, 25, 26, 27, 28, 29, 30 and 31.

Castle Road

No 40.

Crouch Street

Nos 35 and 37.

East Hill

Church of St James. Nos 89 and 90.

Eld Lane Nos 1a, 6, 8, 9, 10, 13, 14, 15 and 19.

High Street

Easthill House.

Queen street

Eastern Counties Bus Depot.

Roman Road

Nos 2, 3, 4, 5, 6, 7, 8, 9, 10, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55 and the Private Burial Ground.

The following of the foregoing buildings are of merit in themselves, and can be found listed under their respective streets.

Balkerne Lane

No 17 The Hole in the Wall Public House.

Church Walk

St Mary's Cottage.

Crouch Street

Nos 17 and 19. No 37.

East Hill

Church of St James. No 89

Eld Lane

No 1 Nos 3 and 4 No 5.

High Street

Easthill House.

Middleborough

No 1.

Northgate Street

Nos 10 and 12.

Scheregate

No 2. No 3.

Sir Issac's Walk

No 6a. No 6b.

Listing NGR: TL9942125504

Selected Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 15 Essex,

National Grid Reference: TL 99421 25504

Appendix 4

Adopted Local Plan 2001-2021

The [Adopted Local Plan 2001-2021](#) for Colchester sets out the strategic policies to deliver conservation and enjoyment of the historic environment. Policies are designed to ensure that change is managed in the interests of today's residents and those of future generations.

Core Strategy UR2 relates to Built Design and Character:

The Council is committed to enhancing Colchester's unique historic character which is highly valued by residents and an important tourist attraction. Buildings, Conservation Areas, archaeological sites, parklands, views, the river and other features that contribute positively to the character of the built environment shall be protected from demolition or inappropriate development. Archaeological assessments will be required on development sites that possess known archaeological deposits, or where it is considered that there is good reason for such remains to exist. Important archaeological sites and their settings will be preserved in situ.

Historic Environment Development Policy DP14 relates specifically to heritage assets in the planning process at a local strategic level:

Policy DP14: Historic Environment Assets

Development will not be permitted that will adversely affect a listed building, a conservation area, historic park or garden or important archaeological remains. Development affecting the historic environment should seek to preserve or enhance the heritage asset and any features of specific historic, archaeological, architectural or artistic interest. In all cases there will be an expectation that any new development will enhance the historic environment in the first instance, unless there are no identifiable opportunities available. In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Local Planning Authority will request the removal of the features that undermine the historic environment as part of any proposed development. Support will be given to the provision of creative and accessible interpretations of heritage assets.

Conservation of the historic environment will also be ensured by:

- (i) *Identifying, characterising, protecting and enhancing Conservation Areas;*
- (ii) *Protection and enhancement of existing buildings and built areas which do not have Listed Building or Conservation Area status but have a particular local importance or character which it is desirable to keep. Such buildings or groups of buildings will be identified through a Local List which will be adopted by the Council;*
- (iii) *Preserving or enhancing Listed Buildings, Scheduled Monuments, Historic Parks and Gardens, including their respective settings, and other features which contribute to the heritage of the Borough; and*
- (iv) *Known sites of archaeological importance will be clearly identified and protected, and sites that become known, whether through formal evaluation as part of a Planning Application or otherwise, will similarly be protected according to their importance.*
- (v) *Heritage Statements and/or Archaeological Evaluations will be required for proposals related to or impacting on the setting of heritage assets and/or known or possible archaeological sites, so that sufficient information is*

provided to assess the impacts of development on historic environment assets together with any proposed mitigation measures.

Emerging Local Plan 2017-2033

It is anticipated that the [*Emerging Local Plan 2017-2033*](#) will replace the current Local Plan. Policy DM16 in the Emerging Plan relates to the Historic Environment:

Policy DP16: Historic Environment

Development that will lead to substantial harm to or total loss of significance of a listed building, conservation area, historic park or garden or important archaeological remains (including development that adversely affects the setting of heritage assets) will only be permitted in exceptional circumstances where the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Where development will lead to less than substantial harm this harm should be weighed against the public benefits of the proposal.

Development affecting the historic environment should seek to conserve and enhance the significance of the heritage asset and any features of specific historic, archaeological, architectural or artistic interest. In all cases there will be an expectation that any new development will enhance the historic environment or better reveal the significance of the heritage asset, in the first instance, unless there are no identifiable opportunities available. In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Local Planning Authority will request the removal of the features that undermine the historic environment as part of any proposed development. The Local Planning Authority will request the provision of creative and accessible interpretations of heritage assets impacted by development. Conservation of the historic environment will also be ensured by: (i) Identifying, characterising, protecting and enhancing Conservation Areas; (ii) Protection and enhancement of existing buildings and built areas which do not have Listed Building or Conservation Area status but have a particular local importance or character which it is desirable to keep; (iii) Preserving and enhancing Listed Buildings, Scheduled Monuments, Historic Parks and Gardens, including their respective settings, and other features, which contribute to the heritage of the Borough; and (iv) Sites of archaeological interest will be clearly identified and protected, and sites that become known, whether through formal evaluation as part of a Planning Application or otherwise, will similarly be protected according to their importance. Heritage Statements and/or Archaeological Evaluations will be required for proposals related to or impacting on the setting of heritage assets and/or known or possible archaeological sites, and where there is potential for encountering archaeological sites so that sufficient information is provided to assess the significance of the heritage assets and to assess the impacts of development on historic assets together with any proposed mitigation measures.

Appendix 5: 2011 Town Wall Management Plan Objectives and Strategies

- 5.3. **Objective: Ensure adequate future resources for repairs to the Roman Wall**
 - 5.3.1. Strategy: Consideration of the establishment of a special fund.
- 5.4. **Objective: Improve the setting of the Roman Wall, improve public access and enhance public enjoyment of the wall**
 - 5.4.1. Strategy: Creation of a wall walk.
 - 5.4.2. Strategy: Opening of access to Duncan's Gate and drain.
 - 5.4.3. Strategy: Remove/Reduce car parking at Vineyard Street and Priory Street Car Parks.
 - 5.4.4. Strategy: Enhance the setting of the Roman Wall at Middleborough following the removal of the billboards.
 - 5.4.5. Strategy: Mark the sites of the Roman and medieval town gates.
 - 5.4.6 Strategy: Mark the sites of missing medieval bastions in Priory Street.
- 5.5. **Objective: Improve and enhance the interpretation of the Roman Wall**
 - 5.5.1. Strategy: Replace existing interpretation panels at the Balcerne Gate. and Duncan's Gate and introduce new panels elsewhere around the circuit.
- 5.6. **Objective: Integration of the preservation and enhancement of the Roman Wall into the local planning framework**
 - 5.6.1. Strategy: Include the Roman Wall in the forthcoming town centre Supplementary Planning Document.
- 5.7. **Specific objectives: 1-5 years**
 - Capital works: Repair work at Middleborough/Balcerne Way.
 - Capital works; Repair work at Priory Street.
- 5.8. **Objective: Repair work at Middleborough/Balcerne Way**
 - 5.8.1. Strategy: Adopt a phased approach to the repairs.
- 5.9. **Objective: Repair work at Priory Street**
 - 5.9.1. Strategy: Seek resources to undertake the outstanding repairs at Priory Street.

Appendix 6. All Plant Species Recorded by Colchester Natural History Society at Any Time on the Roman Wall

Acer pseudoplatanus, Sycamore (seedling/sapling)
Achillea millefolium, Yarrow
Alliaria petiolata Garlic Mustard
Anisantha sterilis, Barren Brome
Anthriscus sylvestris, Cow Parsley
Antirrhinum majus, Snapdragon
Arrhenatherum elatius, False-Oat
Antirrhinum majus, Snapdragon
Arabidopsis thaliana, Thale Cress
Arenaria leptocladus, Slender Sandwort 10
Arenaria serpyllifolia ssp *serpyllifolia*, Thyme-Leaved Sandwort
Artemisia vulgaris, Mugwort
Asplenium adiantum-nigrum, Black Spleenwort (on Section 19; possibly lost from Section 18)
Asplenium scolopendrium, Hart's-Tongue Fern
Asplenium trichomanes, Maidenhair Spleenwort (lost from Section 16)
Atriplex patula, Common Orache
Ballota nigra, Black Horehound
Bellis perennis, Common Daisy
Betula pubescens, Downy Birch
Berberis thunbergii, Thunberg's Barberry
Bromus hordeaceus, Common Soft-Brome
Bryonia dioica, White Bryony
Buddleja davidii, Buddleia
Calystegia sepium, Hedge Bindweed
Calystegia silvatica, Large Bindweed
Capsella bursa-pastoris, Shepherd's-Purse
Cardamine hirsuta, Hairy Bittercress
Catapodium rigidum ssp *majus*, Fern-Grass (on Sections 1 and 12)
Catapodium rigidum ssp *rigidum*, Fern-Grass
Cedrus deodara, Deodar (seedlings)
Centranthus ruber, Red Valerian
Cerastium fontanum, Common Mouse-Ear
Cerastium glomeratum, Sticky Mouse-Ear
Cerastium tomentosum, Snow-in-Summer
Chamerion angustifolium, Rosebay Willowherb
Chelidonium majus, Greater Celandine
Cirsium arvense, Creeping Thistle 11
Cirsium vulgare, Spear Thistle
Claytonia perfoliata, Springbeauty
Clematis vitalba, Traveller's-Joy
Clinopodium calamintha, Lesser Calamint (TM00012556) (on Sections 15, 17 and 18)
Convolvulus arvensis, Field Bindweed
Conyza canadensis, Canadian Fleabane
Conyza sumatrensis, Guensey Fleabane
Cornus sanguinea, Dogwood
Corylus avellana, Hazel (a sapling that has been cut back at least once already)
Cotoneaster horizontalis, Wall Cotoneaster
Crataegus monogyna, Hawthorn (sapling)
Crepis vesicaria, Beaked Hawk's-Beard
Cymbalaria muralis, Ivy-Leaved Toadflax

Dactylis glomerata, Cock's-Foot
Digitalis purpurea, Foxglove
Diplotaxis muralis, Annual Wall-Rocket
Dryopteris filix-mas, Male-Fern
Elytrigia repens, Couch Grass
Erigeron karvinskianus, Mexican Fleabane
Epilobium hirsutum, Great Willowherb
Epilobium montanum, Broad-Leaved Willowherb
Epilobium tetragonum, Square-Stalked Willowherb
Erigeron karvinskianus, Mexican fleabane
Erophila verna, Common Whitlowgrass
Erysimum cheiri, Wallflower
Erysimum cheiranthoides, Treacle mustard
Euphorbia helioscopia, Sun spurge 12
Euphorbia lathyris, Caper Spurge
Euphorbia peplus, Petty Spurge
Fagus sylvatica, Beech
Festuca rubra aggregate, Red Fescue
Forsythia x intermedia, Forsythia
Fraxinus excelsior, Ash
Galium aparine, Cleavers
Geranium molle, Dove-foot Crane's-bill
Geranium robertianum, Herb-Robert
Geum urbanum, Wood Avens
Hedera helix, Ivy
Helminthotheca echioides, Bristly Ox-Tongue
Hordeum murinum, Wall Barley
Humulus lupulus, Hop
Hyacinthoides non-scripta, Bluebell
Hypericum perforatum, Perforate St-John's-Wort
Hypochaeris radicata, Cat's-Ear
Ilex aquifolium, Holly
Laburnum anagyroides, Laburnum
Lactuca serriola f. *integrifolia*, Prickly Lettuce
Lamium album, White Dead-Nettle
Lamium purpureum, Purple Dead-Nettle
Lapsana communis ssp *communis*, Nipplewort
Leucanthemum vulgare, Oxeye Daisy
Leycesteria Formosa, Himalayan Honeysuckle
Ligustrum vulgare, Wild Privet
Linaria vulgaris, Common Toadflax 13
Lolium perenne, Perennial Rye-Grass
Lunaria annua, Honesty
Lycium barbarum, Duke of Argyll's Tea Plant
Mahonia aquifolium, Oregon Grape
Malva sylvestris, Common Mallow
Medicago lupulina, Black Medick
Mercurialis annua, Annual mercury
Myosotis arvensis, Field Forget-Me-Not
Papaver dubium, Long-Headed Poppy
Papaver lecoqii, Yellow-Juiced Poppy
Papaver rhoeas, Common Poppy
Papaver Somniferum, Opium Poppy
Parietaria judaica, Pellitory-of-the-Wall
Pentaglottis sempervirens, Green Alkanet

Pilosella officinarum, Mouse-Ear Hawkweed
Plantago lanceolata, Ribwort Plantain
Plantago major ssp *major*, Greater Plantain
Poa annua, Annual Meadow-Grass
Poa trivialis, Rough Meadow-Grass
Pseudofumaria lutea, Yellow Corydalis
Quercus ilex, Holm oak
Ranunculus bulbosus, Bulbous Buttercup
Robinia pseudacacia, False-Acacia
Rosa canina aggregate, Dog-Rose
Rubus fruticosus aggregate, Bramble
Rumex acetosa, Common Sorrel
Rumex crispus, Curled Dock 14
Sagina procumbens, Procumbent Pearlwort
Sambucus nigra, Elder
Saxifraga tridactylites, Rue-Leaved Saxifrage
Scabiosa columbaria, Small Scabious
Sedum acre, Biting Stonecrop
Sedum rupestre, Reflexed Stonecrop
Senecio jacobaea, Common Ragwort
Senecio squalidus, Oxford Ragwort
Senecio vulgaris, Groundsel
Senecio viscosus, Sticky Groundsel
Silene latifolia, White Champion
Silybum marianum, Milk Thistle
Sisymbrium officinale, Hedge Mustard
Sisymbrium orientale, Eastern Rocket
Solanum dulcamara, Bittersweet
Sonchus asper, Prickly Sow-Thistle
Sonchus oleraceus, Smooth Sow-Thistle
Sorbus aucuparia, Rowan
Stachys sylvatica, Hedge Woundwort
Stellaria media, Common Chickweed
Symphoricarpos albus, Snowberry
Symphytum orientale, White Comfrey
Syringa vulgaris, Lilac
Tanacetum parthenium, Feverfew
Taraxacum aggregate, Dandelion
Trifolium dubium, Lesser Trefoil
Trifolium repens, White Clover 15
Tussilago farfara, Colt's-Foot
Ulmus species, Elm (not identifiable to species level at time of survey)
Urtica dioica, Common Nettle
Verbascum thapsus, Great Mullein
Veronica arvensis, Wall Speedwell
Veronica hederifolia, Ivy-Leaved Speedwell
Vicia sativa ssp *nigra*, Common Vetch
Vinca major, Greater Periwinkle
Vinca minor, Lesser Periwinkle
Viola reichenbachiana, Early Dog-Violet
Vitis vinifera, Grape-Vine

The Main Bryophytes:

Mosses:

Barbula unguiculata
Bryum caespiticum
Bryum capillare
Didymodon vinealis
Didymodon sinuosus
Homalothecium sericeum
Pseudocrossidium revolutum
Schistidium crassipilum
Tortula muralis
Zygodon stirtonii

Liverworts:

Porella platyphylla 16

Pollinating insects noted by Ted Benton in the vicinity of Duncan's Gate during a brief visit on 18.05.2017

Bombus terrestris, Buff-tailed bumblebee
Bombus lucorum, White-tailed bumblebee
Bombus pascuorum, Common carder bumblebee
Bombus pratorum, Early-nesting bumblebee
Bombus lapidarius, Red-tailed bumblebee
Osmia bicornis, Red mason bee
Osmia caerulea, Blue mason bee
Anthophora plumipes, Hairy-footed flower bee
Apis mellifera, Honey bee
Eristalis intricarius, a bumblebee mimic hoverfly
Vanessa cardui, Painted lady butterfly
Vanessa atalanta, Red admiral butterfly
Celastrina argiolus, Holly blue butterfly