



# 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.

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<b>Key Headlines from the 2017 – 2018 AMR</b>
The Local Development Scheme was published in November 2017.
The Emerging Local Plan was submitted to the Planning Inspectorate on 9 <sup>th</sup> 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
<b>HOUSING</b>		
Number of dwellings	79,520 as at 1 <sup>st</sup> 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 <sup>nd</sup> May 2018	Colchester Borough Council
Households on the Housing Register	As at 31 <sup>st</sup> 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 <sup>st</sup> March 2018 there were 204 households in temporary accommodation.	Colchester Borough Council
Further information on housing in Colchester	Colchester Housing Strategy	<a href="https://www.colchester.gov.uk/info/cbc-article/?catid=strategies-and-statistics&amp;id=KA-01436">https://www.colchester.gov.uk/info/cbc-article/?catid=strategies-and-statistics&amp;id=KA-01436</a>

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Indicator	Data	Source
<b>EMPLOYMENT</b>		
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	<a href="https://www.colchester.gov.uk/info/cbc-article/?catid=our-council-strategies&amp;id=KA-01485">https://www.colchester.gov.uk/info/cbc-article/?catid=our-council-strategies&amp;id=KA-01485</a>



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Indicator	Data	Source
<b>ENVIRONMENT</b>		
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 <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a>
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 2<sup>nd</sup> 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 &amp; 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

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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

<b>Planning Applications from 1 April 2017 to 31 March 2018</b>	
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 27<sup>th</sup> 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.

<b>Housing Indicator 1</b>	<b>Housing Delivery</b>	<b>Indicator for Core Strategy Policy H1</b>
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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

<b>Year</b>	<b>Total Units</b>
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
<b>Total from 2001/2002 to 2017/2018</b>	<b>15,546</b>

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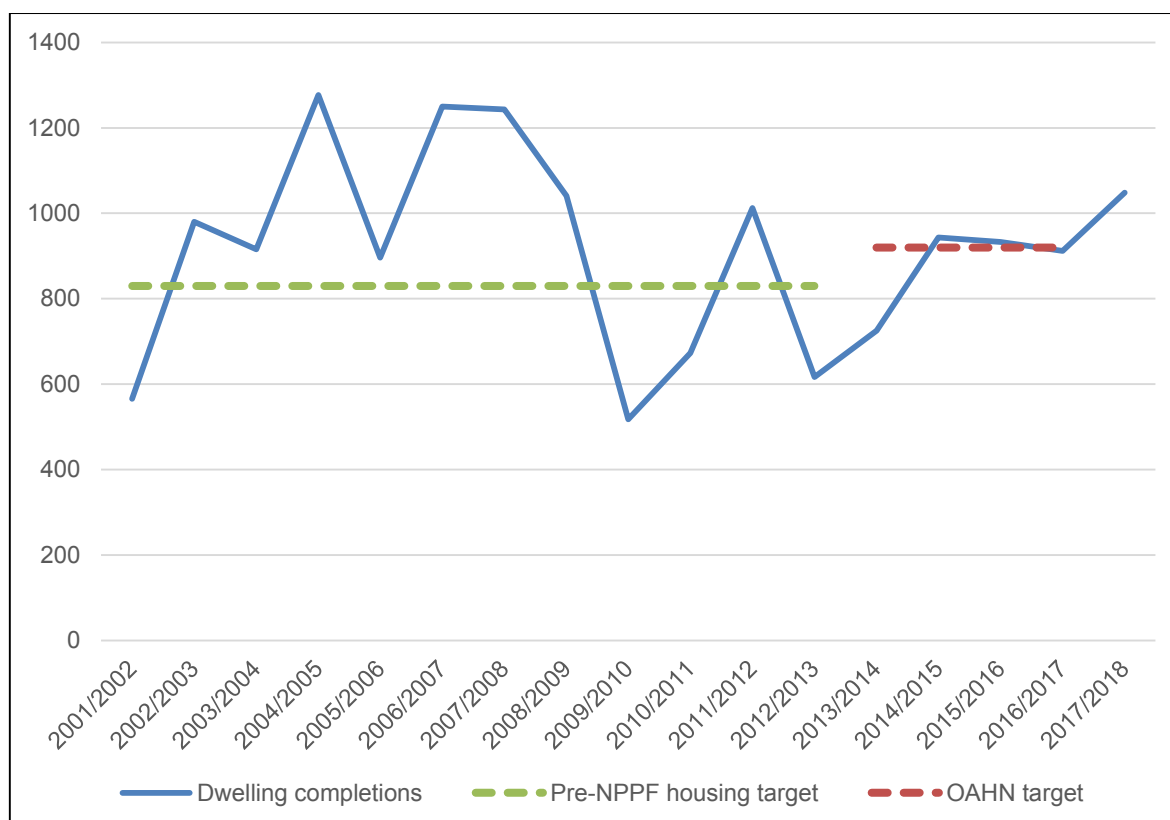


Figure 1: New Dwelling Completions in Colchester 2001/02 to 2017/18

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

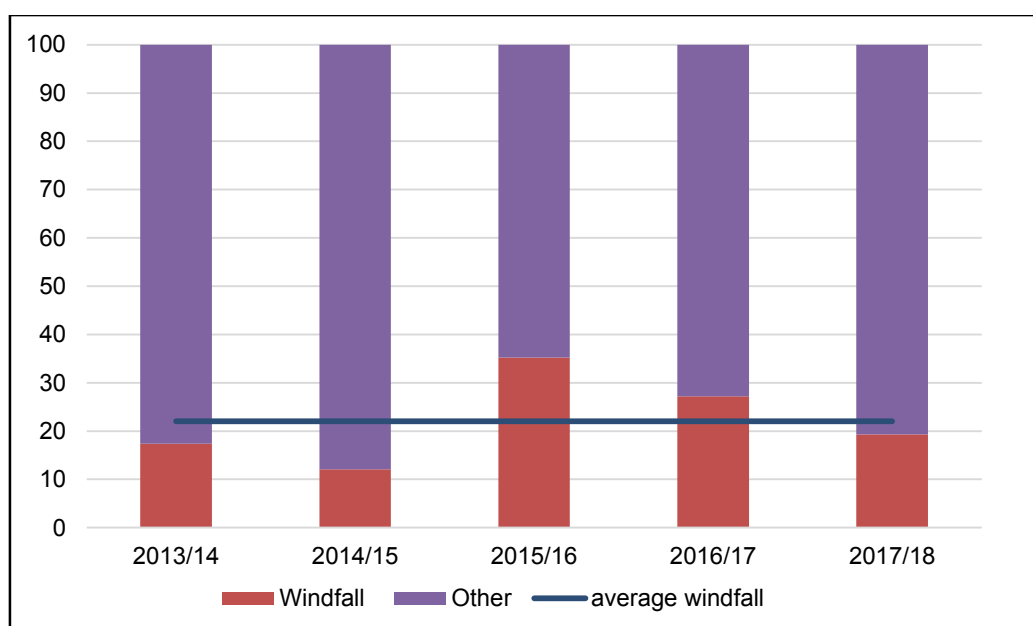


Figure 2: Percentage of Windfall Site Completions 2013/14 to 2017/18

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

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

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

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

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



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.

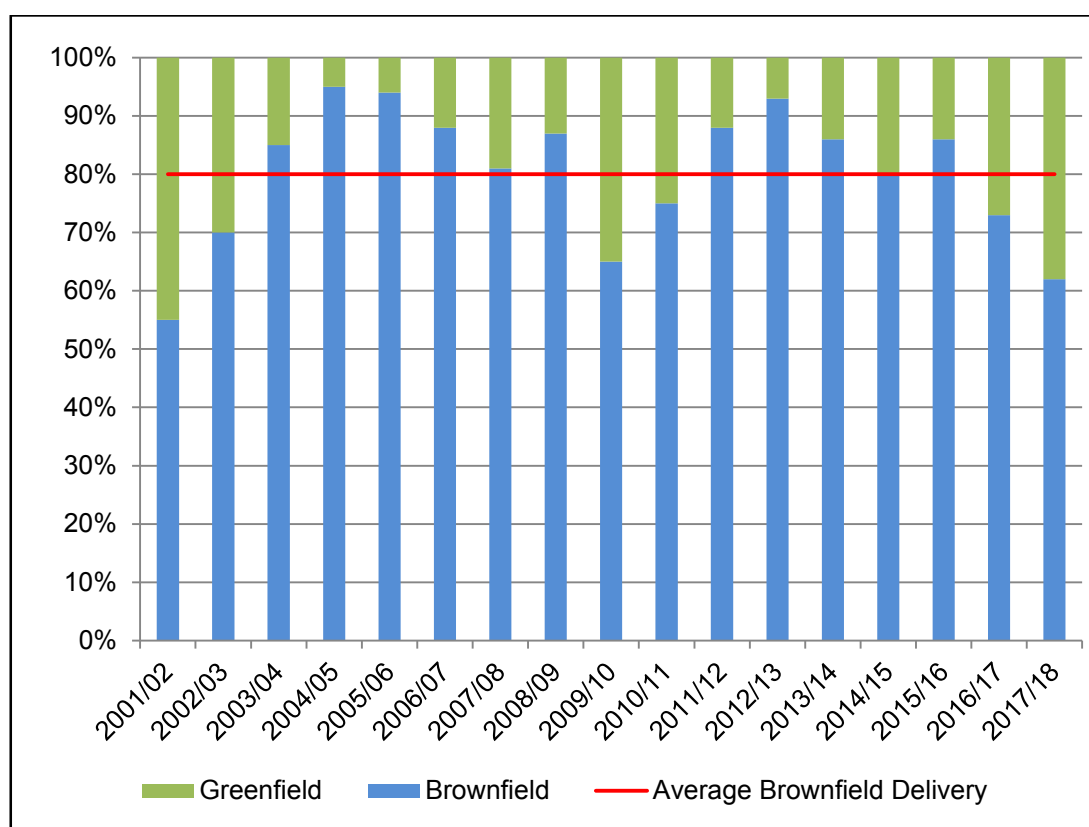


Figure 3: New and Converted Dwellings on Brownfield and Greenfield Land

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.

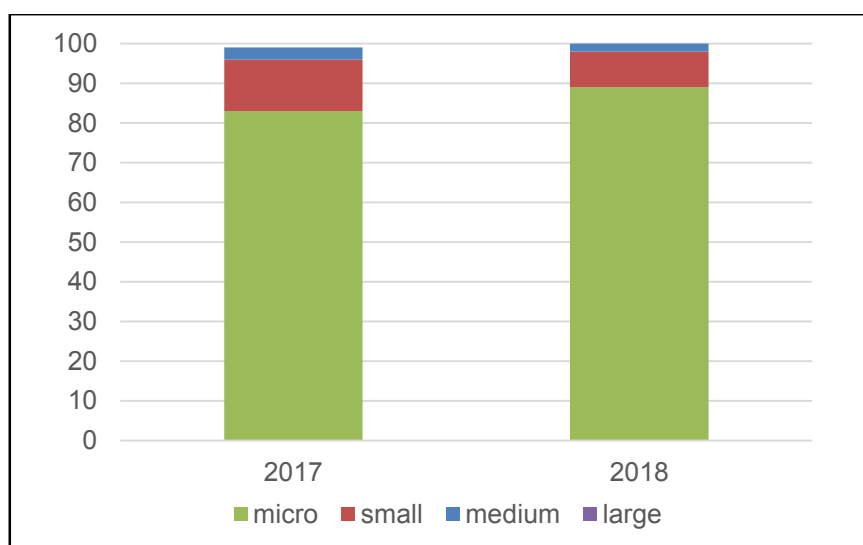
## 7 Key Theme: Economic Growth

### 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 <sup>2</sup>	B1(b)-B8 m <sup>2</sup>	Total
<b>Gains</b>	4,233	9,112	13,345
<b>Losses</b>	-3,718	-10,454	-14,172
<b>Net balance</b>	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.

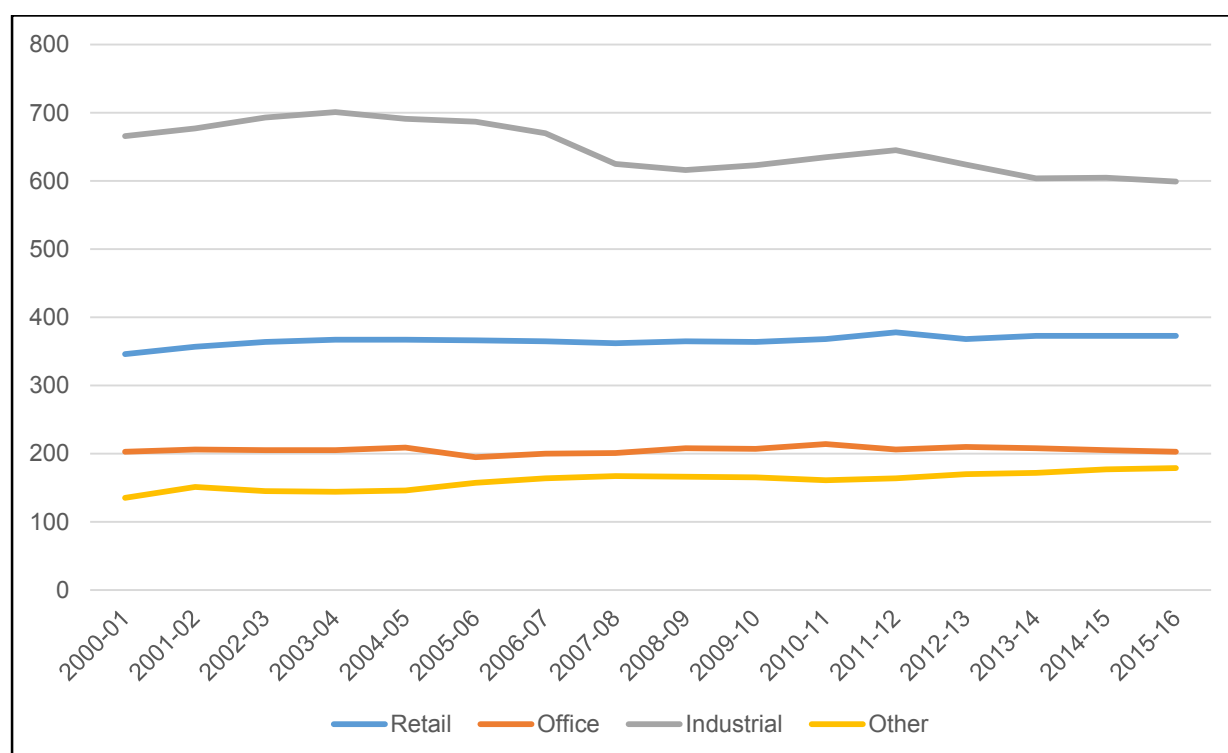
Table 10: Employment Land granted on PDL

	B1(a)	B1(b)-B8	Total
<b>Gross on PDL</b>	4,233	8,968	13,201
<b>Gross on Greenfield</b>	0	144	144
<b>% on PDL</b>	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

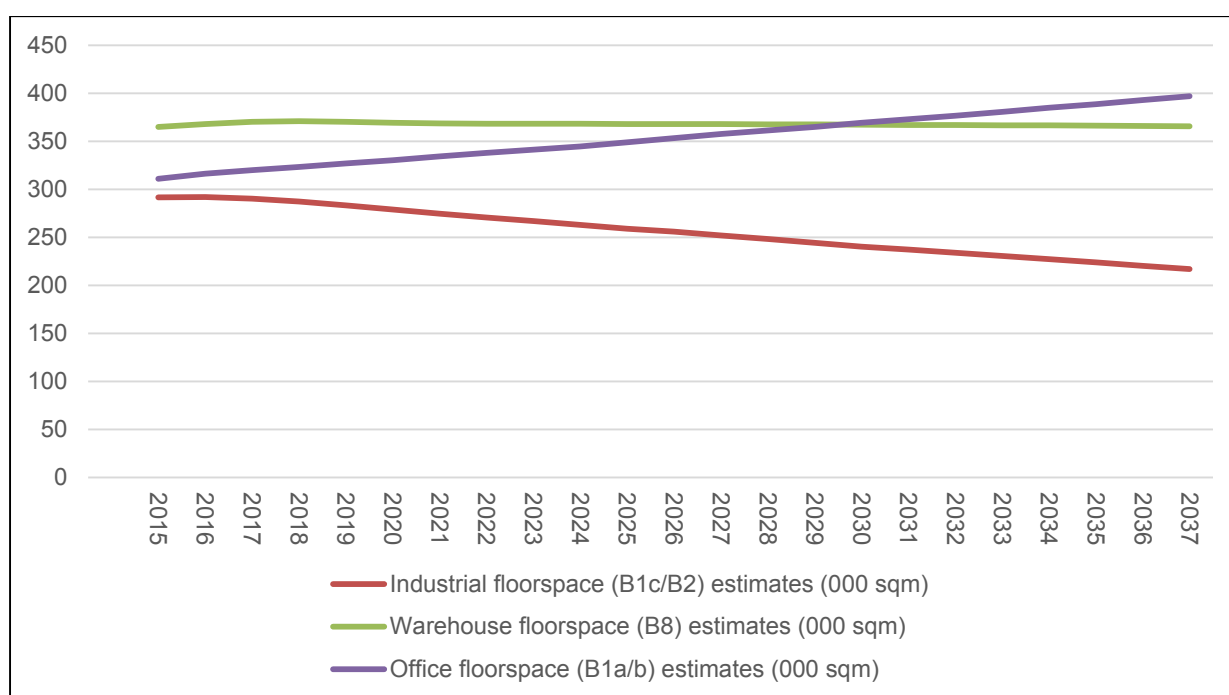
7.16 For Colchester the total business floorspace across the Borough has increased from 1,349,000m<sup>2</sup> to 1,354,000m<sup>2</sup> between 2000/2001 and 2015/2016: a rise of only 0.37%. Within this extremely marginal overall increase over the period, the rates of change by each sector are as follows:

- 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

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

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

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

<b>(ii) Local authority area</b>				
	<b>A1-A2 Retail</b>	<b>B1(a) Offices</b>	<b>D2 Leisure</b>	<b>Total</b>
<b>Gains</b>	6,650	4,233	19,018	29,901
<b>Losses</b>	-8808	-3718	-3314	-15,840
<b>Net balance</b>	-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).

<b>Economic Growth Indicator 5</b>	<b>Number of jobs in rural areas</b>	<b>Indicator for Core Strategy Policy ENV2</b>
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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

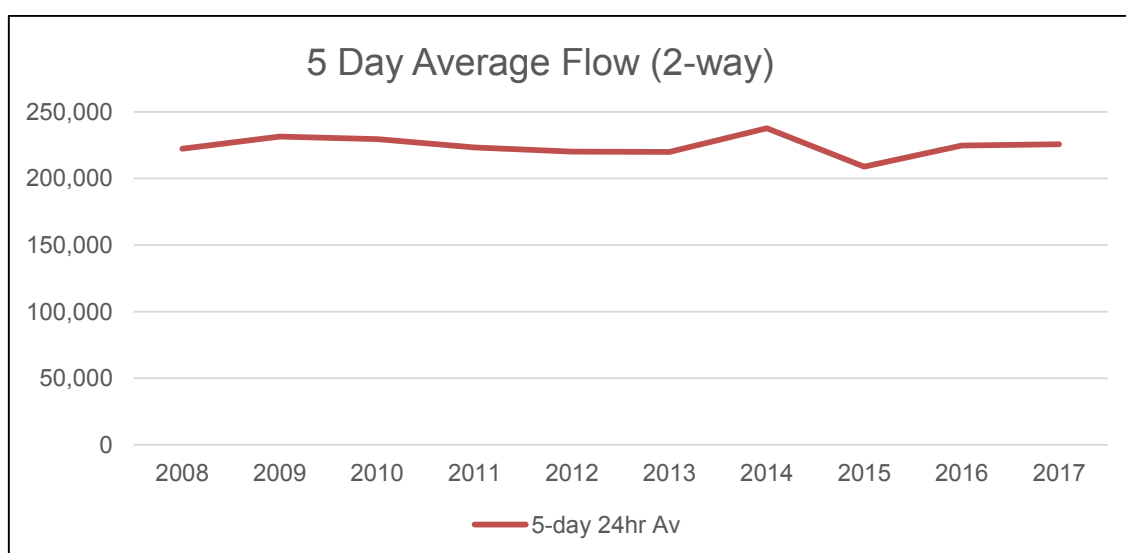
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>Rural</b>	14193	14117	14257	14720	16065	15961	15924	15755	17304	17561	17560	18163
<b>Urban</b>	56401	56902	55991	54858	54951	55636	57154	59361	56708	57354	57977	60273
<b>Total</b>	70592	71018	70244	69578	71016	71939	73078	75116	74012	74915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



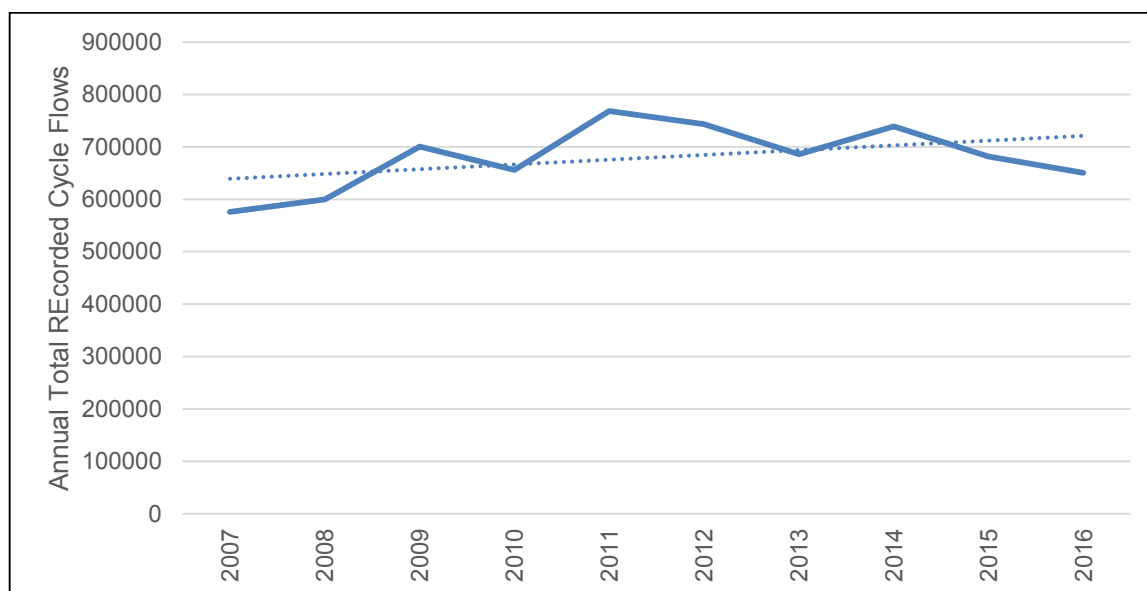
Source: Essex County Council

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

<b>Residential Travel Information Packs Issued – 2017/2018</b>		
<b>Development</b>	<b>Borough</b>	<b>Number of packs provided</b>
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

<b>Sites</b>	<b>2017/2018</b>
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).

<b>Environment Indicator 3</b>	<b>Amount of development in designated areas (SSSI, AONB)</b>	<b>Core Strategy Indicator for Policy ENV1</b>
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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.

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

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

<b>Community Indicator 1</b>	<b>Recorded losses of community facilities as a result of development</b>	<b>Core Strategy Indicator for Policies SD1, SD2, UR1, PR1, TA3, and TA4</b>
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10.3 No community facilities were lost as a result of new developments during this monitoring period.

<b>Community Indicator 2</b>	<b>Key infrastructure projects delivered (SD)</b>	<b>Core Strategy Indicator for Policies SD1, SD2, UR1, PR1, TA3, and TA4</b>
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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

<b>Infrastructure Projects</b>	<b>Completion Date</b>
<b>Necessary:</b>	
Colne Bank Avenue Widening	June 2017
Fixing the Link Phase 2	November 2017
Lexden Road Upgrades	June 2018
<b>Local &amp; Wider benefit:</b>	
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

<b>Facilities</b>	<b>Amount secured during the 2017-18 monitoring period</b>
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 400tCO<sub>2</sub> 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 tCO<sub>2</sub>e 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 47tCO<sub>2</sub> from 41tCO<sub>2</sub> 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

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

## Development Management Policies

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

## Site Allocations Policies

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

## Appendix B – Glossary

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

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

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

**Brownfield** (also known as Previously Developed Land (PDL)) – Previously developed land that is unused or may be available for development. It includes both vacant and derelict land and land currently in use with known potential for redevelopment. It excludes land that was previously developed where the remains have blended into the landscape over time.

**Community Facilities** – Buildings, which enable a variety of local activity to take place including, but not limited to, the following:

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

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

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

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

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

**Emerging Local Plan** - The Emerging Local Plan will include all major planning policy for the District in a single document. Once adopted, this will replace the Core Strategy, Development Policies and Site Allocations. This is in two sections with the Section One of the Local Plan including policies on strategic cross boundary issues including infrastructure and housing numbers including proposals for 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

