

Local Plan Committee Meeting

**Moot Hall, Town Hall, High Street,
Colchester, CO1 1PJ
Thursday, 10 June 2021 at 18:00**

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

Information for Members of the Public

Access to information and meetings

You have the right to attend all meetings of the Council, its Committees and Cabinet. You also have the right to see the agenda (the list of items to be discussed at a meeting), which is usually published five working days before the meeting, and minutes once they are published. Dates of the meetings are available here:

<https://colchester.cmis.uk.com/colchester/MeetingCalendar.aspx>.

Most meetings take place in public. This only changes when certain issues, for instance, commercially sensitive information or details concerning an individual are considered. At this point you will be told whether there are any issues to be discussed in private, if so, you will be asked to leave the meeting.

Have Your Say!

The Council welcomes contributions and representations from members of the public at most public meetings. If you would like to speak at a meeting and need to find out more, please refer to the Have Your Say! arrangements here:

<https://colchester.cmis.uk.com/colchester/HaveYourSay.aspx>.

Audio Recording, Streaming, Mobile phones and other devices

The Council audio records and streams public meetings for live broadcast over the internet and the recordings are available to listen to afterwards on the Council's website. Audio recording, photography and filming of meetings by members of the public is also welcomed. Phones, tablets, laptops, cameras and other devices can be used at all meetings of the Council so long as this doesn't cause a disturbance. It is not permitted to use voice or camera flash functions and devices must be set to silent. Councillors can use devices to receive messages, to access meeting papers and information via the internet. Looking at or posting on social media by Committee members is at the discretion of the Chairman / Mayor who may choose to require all devices to be switched off at any time.

Access

There is wheelchair access to the Town Hall from St Runwald Street. There is an induction loop in all the meeting rooms. If you need help with reading or understanding this document please take it to the Library and Community Hub, Colchester Central Library, using the contact details below and we will try to provide a reading service, translation or other formats you may need.

Facilities

Toilets with lift access, if required, are on each floor of the Town Hall. A water dispenser is available on the first floor.

Evacuation Procedures

Evacuate the building using the nearest available exit. Make your way to the assembly area in the car park in St Runwald Street behind the Town Hall. Do not re-enter the building until the Town Hall staff advise you that it is safe to do so.

Library and Community Hub, Colchester Central Library, 21 Trinity Square,
Colchester, CO1 1JB

telephone (01206) 282222 or textphone 18001 followed by the full number you wish to call

e-mail: democratic.services@colchester.gov.uk

www.colchester.gov.uk

Covid 19

Please could attendees note the following:-

- Hand sanitiser, wipes and masks will be available.
- Do not attend if you feel unwell with a temperature or cough, or you have come in to contact with someone who is unwell with a temperature or cough.
- Masks should be worn whilst arriving and moving round the meeting room, unless you have a medical exemption.
- All seating will be socially distanced with 2 metres between each seat. Please do not move the chairs. Masks can be removed when seated.
- Please follow any floor signs and any queue markers.
- Try to arrive at the meeting slightly early to avoid a last minute rush.
- A risk assessment, including Covid 19 risks, has been undertaken for this meeting.

COLCHESTER BOROUGH COUNCIL
Local Plan Committee
Thursday, 10 June 2021 at 18:00

The Local Plan Committee Members are:

Councillor Gerard Oxford	Chairman
Councillor Lewis Barber	Deputy Chairman
Councillor Phil Coleman	
Councillor Adam Fox	
Councillor Jeremy Hagon	
Councillor Derek Loveland	
Councillor Andrea Luxford Vaughan	
Councillor Patricia Moore	
Councillor Julie Young	

The Local Plan Committee Substitute Members are:

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

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

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

Live Broadcast

Please follow this link to watch the meeting live on YouTube:

[\(107\) ColchesterCBC - YouTube](#)

1 Welcome and Announcements

The Chairman will welcome members of the public and Councillors to the meeting and remind those participating to mute their microphones when not talking. The Chairman will invite all Councillors and Officers participating in the meeting to introduce themselves.

2 Substitutions

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

3 Urgent Items

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

4 Declarations of Interest

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

Have Your Say! (Hybrid meetings)

Members of the public may make representations to the meeting. This can be made either in person at the meeting or by joining the meeting remotely and addressing the Council via Zoom. Each representation may be no longer than three minutes. Members of the public wishing to address the Council remotely may register their wish to address the meeting by e-mailing democratic.services@colchester.gov.uk by 12.00 noon on the working day before the meeting date. In addition a written copy of the representation will need to be supplied for use in the event of unforeseen technical difficulties preventing participation at the meeting itself.

There is no requirement to pre register for those attending the meeting in person.

- | | | |
|-----------|--|----------------|
| 6 | Minutes of the Previous Meeting | 7 - 16 |
| | The Councillors will be invited to confirm that the minutes of the meeting held on 8 February 2021 are a correct record. | |
| 7 | Local Plan Update | 17 - 20 |
| | The Committee will receive a report that provides an update on the latest position on Local Plan issues. | |
| 8 | Tendring Colchester Borders Garden Community Development Plan Document Update | 21 - 24 |
| | The Committee will receive a report that provides an update on the Tendring Colchester Borders Garden Community Development Plan Document. | |
| 9 | Local Development Scheme | 25 - 56 |
| | The Committee will consider a report on the review of the Local Development Scheme and changes made. | |
| 10 | Essex Green Infrastructure Standards Guidance | 57 - 60 |

The Committee will consider a report on proposed Essex-wide Green Infrastructure Standards that have been produced by Essex County Council and are currently being consulted on.

11 Extension to Garrison Conservation Area 61 - 66

The Committee will consider a report seeking approval to proceed with the proposal to extend the Garrison Conservation Area.

12 Roman Circus Management Plan 67 - 74

The Committee will consider a report to adopt the Roman Circus Management Plan as a planning guidance document.

Local Plan Committee information sheet 75 - 78

Exclusion of the Public (not Scrutiny or Executive)

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

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

LOCAL PLAN COMMITTEE

8 FEBRUARY 2021

Present: - Councillors, Barlow, Bourne, Coleman, Ellis, Hayter, Moore, G. Oxford and Pearson

Substitutes: - Councillor Willetts

Apologies: - Councillor Barber

Also, in attendance: - Councillors Harris, King and Scordis

209. Have Your Say

Mr Chilvers addressed the Committee pursuant to the provisions of Remote Meetings Procedure Rule 5(1):

He expressed concern over employment opportunities and transport links for Middlewick.

As to the evidence base, there was an absence of detail in the economic section about job opportunities for new residents with no work nearby, the Whitehall estate offered little in terms of expansion and Gosbecks was full. There were fewer jobs in retail in the town centre and less retail equals less footfall to support hospitality. The job market was shrinking.

Employment and the infrastructure to support that was a concern, as well as connectivity and transport links. Most households would use a car for work but given the locality there would be no rapid transport system; no easy link to the A12 or main line rail. Roads were congested and Haven Road flooded. Bus services offered no direct routes east to west. There were walking and cycling routes which were good for recreation.

Solutions to traffic problems suggested by the Ministry of Defence (MOD) did not address the long term. Colchester Borough Council (CBC) planning needs to challenge both Essex County Council (ECC) and the MOD's computerised traffic modelling reports.

Any planning application would need scrutiny.

Mr Kilshaw addressed the Committee pursuant to the provisions of Remote Meetings Procedure Rule 5(1)

The MoD ecological report for Middlewick LoWS became available late 2020 so there was little understanding of the sites' ecological importance or suitability for

development at the time of its inclusion in the Local Plan in 2017.

The proposals would destroy a large area of UK Priority habitat dry acid grassland, and extensive grassland habitat to the north and east of the site; subsequent user pressure will impact remaining habitats and inherent wildlife including rare and protected species.

Despite this, the report claims development will result in biodiversity net gain of 8-16%, largely through compensatory habitat creation in arable land south of the site.

However, the report makes it clear that habitats within the development footprint have not been fully assessed:

Grassland habitats to Areas D, E & F (Figure 07a):

Were not subject to National Vegetation Classification survey.

The initial phase 1 habitat survey (June 2017) was completed after a hay cut.

The phase 1 survey update (2020) was completed on 16 March – outside of the acceptable survey period.

There are no detailed target notes, or species lists with relative abundance data.

Species favouring neutral grassland are described as ‘not indicative of acid grassland’ (the habitat of principle importance within the LoWS designation).

Despite these constraints, and that ‘Lowland grassland’ is an Essex priority habitat, the report dismisses these areas as ‘poor semi-improved grassland’, and of ‘Negligible Conservation Value’.

In addition:

The dry acid grassland Area A (Figure 07a) is described as ‘parched’ at time of survey.

The data search dates from 2017, so does not include many rare and protected species recorded in the intervening 4 years.

The wildlife corridors proposed in mitigation are dissected by a primary road (Figure 23)

The claimed biodiversity gain appears to result from a low evaluation of habitats lost, and high evaluation of compensatory habitat yet to be created which may or may not be successful.

A recent study into Biodiversity net gain* found “..planning enforcement guidance advises councils not to take enforcement actions unless the violation results in ‘serious harm to a local public amenity’”. It concludes that this will mostly not be the case, and the high quality semi-natural habitats promised to secure planning permission are essentially not enforceable.

Who would pay for compensatory habitats, ensure this was achieved, and evaluate long term success?

Middlewick’s inclusion in the Local Plan presumes suitability for development; does CBC have any responsibility to developers that find the costs and time frames necessary to achieve acceptable mitigation make development unviable?

Middlewick should be removed from the Local Plan pending further ecological assessment that avoids the constraints noted in the MoD ‘Ecological Evidence Base’ report. An Ecological Impact Assessment should be undertaken to determine its suitability for development or otherwise.

* Will Biodiversity Net Gain improve English biodiversity? Sophus zu Ermgassen and Dr Joseph Bull, (December 2020) Wildlife and Countryside Link (WCL.org.uk)

The following written submission had been received from Dagmar Engelken and was read to the Committee, pursuant to the provisions of Remote Meetings Procedure Rule 5(1):

"I am a local resident of Old Heath and a member of Save the Middlewick Ranges campaign group.

We want Middlewick to be taken off the Local Plan. We are not against the Local Plan. We recognise that Colchester needs a Local Plan to prevent a "free for all" for developers. But Middlewick should never have been included in it.

The mantra that we have heard from councillors in the past couple of years has been that the council had no choice but to include Middlewick, as otherwise "the MoD could complain, and the planning inspector could put 2,000 homes on there".

However, we have yet to be shown any evidence that this would actually be the case.

Is not the purpose of the Local Plan to give local councils the power to decide where to build and where not to build; and hence prevent housing development on sites not included in the Local Plan and not desired by the council – provided they find sufficient sites to meet their assigned housing target? Why is the council abdicating responsibility in this matter?

The site was submitted at such a late stage that we presume the council did not even have a close look at it before including it. If councillors had looked at it, they may have found plenty of reasons of why the planning inspector would not give green light to the MoD.

How many of those who voted to include it in the Local Plan were aware that Middlewick is a prime site for threatened species such as nightingales, skylarks, bats, reptiles, and invertebrates? How many know the number of rare habitats on the area proposed for development?

There are cases where developments were rejected on the grounds of wildlife protection, such as the former MoD site Lodge Hill in Kent, a SSSI and "the most important site in the country for nightingales". Local residents, together with the RSPB, fought to prevent the development and "as a result of this pressure ... the new site owners, Homes England ... no longer plan to build within the SSSI."

I urge all councillors to take a close look at this case.

While Middlewick Ranges is a Local Wildlife Site, not a SSSI, it is on par with many SSSIs. If it were to be developed, the loss to wildlife would be tremendous. There is no way this could be offset to meet "biodiversity net gain" criteria as stipulated in the national Planning Policy Framework. We will continue to fight against this development even if it stays on the Local Plan; but we'd rather have our local council fight with us."

Ms Cross addressed the Committee pursuant to the provisions of Remote Meetings Procedure Rule 5(1):

Ms Cross explained that she was a resident of Colchester and environmental campaigner. The "Friends of Middlewick" group supported by En-form, Eco Colchester, and various other environmental groups in Colchester. They proposed that Colchester Borough Council remove the proposed development on the Middlewick Ranges from the Local Plan and designate it as a Local Green Space (LGS) under Paragraphs 99-101 of the National Planning Policy Framework (NPPF).

A Local Green Space (LGS) designation would protect green areas of particular importance to local communities. A LGS is designated by the planning authority and once designated would be subject to the same development restrictions as Green Belt, with new development ruled out other than in special circumstances. LGS could be designated when a Local Plan is being reviewed.

The Middlewick Range site met the criteria below for such a designation:

It was reasonably close proximity to the community it serves and demonstrably special to a local community in that it fulfilled all the following:

(a) Beauty

It is a visually attractive site, which contributes to the landscape, character of the area and sense of place.

(d) Recreational value

It has local significance for recreation, through the variety of activities it supports, and be of value to the community.

(e) Tranquillity

It provides areas that provide an oasis of calm and a space for quiet reflection.

(f) Richness of wildlife

It is of high biodiversity value: A large area of the site has been designated as an Essex Local Wildlife Site with particular note to protected Acid Grassland habitat and recorded Essex Red Data invertebrate species.

It is local in character in that it is fairly self-contained with clearly defined edges.

The afore-mentioned groups would fully support the Council in this designation going forward. Funding for Green Spaces was available from many sources: therefore, we feel this should be fully investigated within a review of the Local Plan.

Attention was drawn to some of CBC's own Policies & Strategies:

DP15: Retention of Open Space and Indoor Sports Facilities (Sec 7.1): "In all cases, development will not be permitted that would result in any deficiencies in public open space requirements or increase existing deficiencies in the area either at the time of the proposal or be likely to result in a shortfall within the plan period".

Parks and Green Spaces Strategy (Sec 2): "The Council will seek to acquire strategic areas of land for public open space that are of borough wide significance, contributing to the network of green spaces which are freely accessible to residents and visitors".

Declaration of a Climate Emergency 2019

Mr Wilkinson addressed the Committee pursuant to the provisions of Remote Meetings Procedure Rule 5(1):

Mr Wilkinson was speaking on behalf of En-form that had been asked by its supporters to scrutinise the Local Plan and in particular the inclusion of Middlewick Ranges for housing.

The reasons and the process followed for including housing on Middlewick Ranges were difficult to find. He requested information regarding allocating housing on Middlewick in the Local Plan:

1. What notification was given to the general public about its inclusion and when were they notified.
2. What consultation with the general public took place both before its inclusion and subsequently?
3. The consultation carried out by the DIO in 2019 was significantly against the

development. How has the result impacted the decision to include it in the Local Plan?

4. Why was it included in the Local Plan when it is a designated Local Wildlife Site?

5. Could you provide a timeline of all the actions taken to include it in the local plan for housing?

It appeared that the first mention of including it in the Local Plan was on page 18 of the Local Plan Committee Meeting on 7th February 2017.

There was a proposal to use the site as a temporary recycling site in 2006 whilst the Garrison developments were being built. The Planning Committee that considered this proposal had to be heard in the Moot Hall due to the number of objectors that wished to attend with many having to stand. At that time Colchester Borough Council robustly opposed the application in a written response dated 14th August 2006 (Application number M/COL/06/1401) mainly on environmental and ecological grounds.

What has changed at this site since 2006 to make the site now suitable for development. How has the ecology of the site declined since 2006 and can you make available the evidence that confirms this decline?

The site was designated as a Local Wildlife Site in previous local plans. Did developing the site comply with National and Council Wildlife and environmental policies and legislation?

Ms Darke addressed the Committee pursuant to the provisions of Remote Meetings Procedure Rule 5(1):

Ms Darke spoke on behalf of Eco Colchester focussing on mental health, stressing that mental health problems were one of the main causes of the overall disease burden worldwide.

The UK government's strategy on loneliness, recognised the importance of Greenspaces and links urbanisation with loneliness and decreased well-being.

£2.1 billion per year could be saved in health costs if everyone in England had good access to Greenspace, due to increased physical activity in those spaces.

Green environments were associated with reduced levels of depression, anxiety and fatigue and people with better access to Greenspace enjoyed a wide range of health benefits from lower levels of cardiovascular disease through to maintaining a healthier weight.

Greenspace could help to bind communities together, reduce loneliness, and mitigate the negative effects of air pollution, excessive noise, heat, and flooding. Disadvantaged groups appeared to gain a larger health benefit and have reduced socio-economic-related inequalities in health when living in greener communities, so Greenspace and a greener urban environment could also be used as an important tool in the drive to build a fairer society.

Public Health England have published a document called 'Improving access to Greenspace A new review for 2020'

This 'natural capital' would help local authorities address local issues that they face, including improving health and wellbeing, managing health and social care costs, reducing health inequalities, improving social cohesion, and taking positive action to address climate change.

It states "We cannot continue to invest in the same service models of the past. We will not meet our mission with 'business as usual'... Greater focus, and spending, is

needed on prevention, not just cure... This includes recognising... how the wider environment we live in determines our health” – Prevention is better than cure. The Local Plan should be underpinned by relevant health evidence, which Directors of Public Health have a role to play in providing. Future health needs, including access to Greenspace and use of outdoor space for exercise/ health reasons, should be embedded within it. If the community’s’ health priorities were not reflected within the plan, it would be difficult to ensure new development would support wellbeing needs.

How would including the Middlewick ranges into the Local Plan meet these requirements particularly when more Greenspace elsewhere was lost?

Councillor Scordis attended and with the consent of the Chairman addressed the Committee and raised the following questions and comments:

How would biodiversity evidence be collected and were there alternatives to that of the Essex Wildlife Trust?

Would the Council’s declaration of a Climate Emergency change future development on this site?

Highways figures on traffic movements were not accurate as they were taken during the pandemic.

The Community should be involved in any future build.

Councillor Harris attended and with the consent of the Chairman addressed the Committee stating that six councillors in South Colchester had written to the Ministry of Defence (MOD) and the Member of Parliament requesting that the sale of land be taken off the table.

An MOD consultation had started, many new people in the area would want to have their say and mental health, environmental and social issues needed to be considered.

What would happen to the Local Plan if the MOD stopped the sale?

Sandra Scott, Place Strategy Manager, responded to the concerns raised by the speakers explaining that there was no specific economic evidence base that related to individual sites, this was considered borough wide and linked to Housing Growth. It was anticipated that improvements to the local infrastructure, junctions, and local network, as well as enhanced connectivity, would provide a range of opportunities for new residents, also work patterns were changing and not all needed to travel to work.

Transport Assessment work recently submitted by the Defence and Infrastructure Organisation (DIO) had been prepared by Stantec and was being reviewed by Essex County Council as the Highways Authority and was yet to be fed into the Local Plan which will be relevant to the Examination.

A further Strategic Flood Risk Assessment would be required to accompany any future planning application.

An ecological assessment had been submitted by DIO in December. Officers have engaged a specialist ecological consultant in preparation for the Examination in Public (EiP) which will include confirming advice in respect of the report and proposed mitigation and net gain. The issues were being considered in detail and advice provided by our consultant would be responded to. The mitigation required and habitat creation and management in the longer term would need to be funded by the development. Further assessments and details with respect to mitigation, net gain and management arrangements will be required at the planning application stage. The EiP needs to ensure the allocation and supporting policy adequately covers this issue and ensures proper consideration and requirements when a planning application is submitted.

Regarding the intentions of the MOD, even if the site was not included in the Local Plan, the Place Strategy Manager explained that the original submission from the MOD was for 2000 units on the site, this was on record in the form of a representation submission. The MOD have their own targets to deliver housing on their estate. They had publicly announced the site surplus to MOD needs and the intention to build houses, this announcement was independent of the Local Plan. The DIO made this announcement between formal stages of the Plan preparation so it was included it at publication stage in June 2017 which allowed for consultation before the Plan was submitted. Allocating the site allows for better control and influence, engagement, and proper planning. The Local Plan process allows for engagement and participation, culminating in an EiP which is yet to take place. The DIO consultation was to help inform the detailed thinking and understand the issues more fully rather than the principle of including the site or not. That is for the EiP this April. The final position will be determined at the EiP by an Independent Inspector.

In respect of Greenspace and the National Planning Policy Framework it was explained that the Landowner would need to be willing to safeguard the site for this use or agree to disposal for this purpose, and funding would need to be sought in order to deliver. Development would present opportunities for significant parts of the area to be enhanced and used as open space, and improved connectivity and green infrastructure compared to currently. The site would not be fully developed, it would be likely that at least 60% of the whole site would be open space to reflect all the relevant considerations which apply. This would provide more open space than is available to the public now and provide benefits to health.

Regarding the question of what had changed since 2006, it was explained that the Council has had the responsibility to deliver housing and prepare a Local Plan. The Local Plan is constantly reviewed. The DIO submitted the site in an urban edge location as being available for disposal for development. Development on this site would be better dealt with through the Local Plan process rather than a speculative planning application as it would allow for better testing of evidence and issues as part of the Local Plan examination. Policy and evidence would need to be robust, and modifications made if needed.

The Place Strategy Manager also stated that there was not a need to plan amendments to take account of the Declaration of Climate Emergency.

Work was on going on the masterplan and there would be community involvement to help shape and influence.

Karen Syrett, Lead Officer for Planning, Housing and Economic Growth further clarified that should the MOD withdraw the site from the Plan then the Council may need to consult on new additional sites, and this would delay the plan making process. The Housing target in Section 1 of the Local Plan had been established at 920 and section 2 of the Local Plan had been based on this.

The Lead Officer for Planning, Housing and Economic Growth also responded to the question of why the area proposed for development was not located on land at Middlewick where there was a lower biodiversity quality; the site proposed had been the only area put forward for disposal by the MOD's Estates Team.

Mr. Chilvers stated that people in the area had been left behind, there was greenspace across the borough in other communities, but the proposal would take greenspace away at Middlewick.

Mr. Kilshaw suggested that members read the article on biodiversity net gain and note that it was not enforceable.

Members requested a report on net gain be submitted to a future Committee meeting.

210. Minutes of the Previous Meeting

RESOLVED that the minutes of the meeting held on 14 December 2020 be confirmed as a correct record.

211. Local Plan Update

Karen Syrett, Lead Officer: Planning, Housing and Economic Growth introduced the item and spoke to Appendices 1-3, Councillor King, Portfolio Holder for Business and Resources, and Sharon Carter, Communications Manager, updated on engagement outlined in Appendix 4.

Section 1 of the Local Plan had been adopted by Council on 1 February and hearing sessions for Section 2 were provisionally scheduled for up to 2 weeks from mid-April. Because of the uncertainty around coronavirus restrictions these would be conducted virtually. Tending sessions were starting on 23 February and would be available to watch on YouTube. Documentation from the Examiner that would be used for the Tending sessions had been added to the report as Appendices as the issues in their examination were likely to be similar to the ones that would be raised for Colchester. The list of Matters had not yet been received but once they were then there would be a requirement for Colchester Borough Council to produce statements. New web pages were being established to ensure everyone will be able

to find information and when the sessions are underway there will be a link on the home page.

The Committee felt it would be useful to provide a financial appraisal and spending profile detailing expenditure envisaged and costings for services bought in, showing what proportion Colchester Borough Council would have to pay and how much would be spent on the examination. A cost benefit analysis of having a Local Plan juxtaposed to the cost of fighting speculative developments through costly appeals was requested.

The Lead Officer for Planning, Housing and Economic Growth informed members that the bulk of the work on Section 2 would be undertaken by officers in the Planning Policy Team but that there would be some areas where there would be a need to engage consultants such as ecology and retail. All costs for Section 2 would be met by the Council including payment to the Planning Inspectorate for their services. A sum of £250k had been forecast for this.

It was noted that Councillors could represent Parish Councils at the examination if they had indicated they wanted to take part; the decision on who represents the Parish Council sat with them. Decisions on how many representatives can speak for parishes sat with individual Inspectors, some permitting a rotating Chair for example.

A suggestion was put forward to include an information page within the Local Plan Agenda explaining why every Local Authority needs a Local Plan. This would be a useful reference point to assist Members of the Public and Have Your Say speakers. It would provide facts on the Local Plan and provide a framework on how the Council delivers growth, housing and employment seeking to ensure this was supported by appropriate infrastructure and protecting areas. It would include an explanation of housing targets and neighbourhood plans.

Councillor King and Sharon Carter Communications Manager shared a presentation with members on the Communications and Engagement Strategy for Tendring Colchester Borders Garden Community (TCBGC).

The slides covered Political Leadership, Officer involvement and Communications. Work had commenced in the Autumn and the representation was cross party and collegiate. Work was at an early stage, but indicative timelines and milestones had been provided.

It was the intention that engagement be owned by the communities affected and a start to this end had been made. Communication channels included digital and non-digital newsletters, a blog in the Gazette, social media, and the Council's website. Launch of a website for Tendring Colchester Borders Garden Community was planned as well as work with young people as it would be important to include young persons' voices, webinars for Community groups, and visits to Town and Parish Councils.

The Council would work together with partners on the Development Plan Document with a refreshed open approach to consultation and engagement.

The Committee welcomed the commitment to transparency and dialogue, asked that plain English be used in communications, and stressed that the views of the public needed to be heard. It was acknowledged that residents can have competing priorities and opposing views about what should happen in their neighbourhoods, the Local Authority had to consider the Local Plan as whole. It needed to be made clear what a Local Authority can do under the National Planning Policy Framework and what might be overturned on Appeal.

Reference was made to the previous experiences with the North Essex Garden Communities work and that going forward TCBGC would be able to use positives from that and deliver improved engagement.

Councillor King assured members of the commitment to openness and invited contributions to Frequently Asked Questions (FAQs). He also advised that the Committee would be regularly updated, and data provided including financial/budget information. Formalisation of governance matters for TCBGC was to be agreed. On the question of redrawing authority boundaries as the community would be situated largely in Tendring with Colchester providing services and facilities, Cllr King clarified that no change was being considered but work was ongoing to make a success of Tendring Colchester Borders Garden Community.

RESOLVED (UNANIMOUSLY)

- a) That the report be noted.
- b) An information page on the Local Plan be added to Local Plan Committee Agendas.
- c) Reports on costs breakdown, a cost benefits analysis of having a Local Plan, and Net Gain be programmed for future meetings.
- d) Tendring Colchester Borders Garden Community to be a Standing Item on future Local Plan agendas.

212. Confirmation of Mill Field Estate Conservation Area Article 4 Direction

Eirini Dimerouki, Historic Buildings and Areas Officer presented the report stating that the Article 4 Direction came into effect in September 2020 but needed to be confirmed by the Council within six (6) months or it would lapse. A consultation process had been carried out, no representations had been received nor any major objections or concerns. It had been well received.

The Committee agreed that residents were proud of where they lived and happy to keep the area as it is. The consultation had been excellent and the area had a unique character which would be retained. The Committee passed on their thanks to Eirini for all her work .

RESOLVED (UNANIMOUSLY) to confirm the Article 4 Direction that was made for the Conservation Area known as Colchester Conservation Area 5: Mill Field Estate Conservation Area.



Local Plan Committee

Item

7

10 June 2021

Report of	Assistant Director of Place and Client Services	Author	Laura Chase ☎ 282473
Title	Local Plan Update		
Wards affected	All		

1. Executive Summary

- 1.1 This report is for Members' information and provides an update on the Local Plan.
- 1.2 The Council adopted Section 1 of the Local Plan, prepared jointly with Braintree and Tendring Councils, at a full Council meeting on 1 February 2021. The Planning Inspectorate (PINS) appointed two Inspectors, Jameson Bridgwater and Anne Jameson, to deal sequentially with the Section 2 Local Plans of each authority. The Inspectors have adopted a consistent approach to process and issues raised for each authority. Tendring's examination ran from 23 February and 2 March 2021, with Anne Jordan as the lead Inspector. Colchester's ran for two weeks beginning 21 April, and Braintree's is programmed for the two weeks beginning 6 July 2021, with Jameson Bridgwater the lead Inspector on both. Colchester's examination was held virtually over Zoom with livestreaming over YouTube.
- 1.3 The Council is now awaiting a report from the Inspector following the conclusion of the hearing sessions, as the Council has formally requested that he recommend any main modifications which are necessary to make the plan sound, if it is feasible that such modifications could make it sound. Any main modifications the Inspector considers are likely to be necessary for the plan to be sound will be the subject of formal consultation along with any updates to the Sustainability Appraisal and Habitats Regulations Assessment as required. Modifications to the plan would be subject to a six-week consultation. This would then be followed by a final Report from the Inspector and subsequent adoption of the whole plan later in 2021.

2. Recommended Decision

2.1 No decision is required since the report is for information only.

3. Reason for Recommended Decision

3.1 The Report provides an update on the ongoing project and no decision is required.

4. Alternative Options

4.1 The option of not updating Members was rejected given the importance of Members needing to understand the latest position on Local Plan issues.

5. Background Information

5.1 Section 1 of the Colchester Local Plan sets out the overarching strategy for future growth across Braintree, Colchester and Tendring, as well as including policies setting the overall housing and employment requirements for North Essex up to 2033. Section 2 of each of the three Local Plans contain more specific local policies and allocations relevant to each individual area. The adoption of the Section 1 Local Plan on 1 February 2021 this provides the basis for proceeding to examination of the Colchester-specific policies and allocations in Section 2 of the Local Plan.

5.2 Jameson Bridgwater, one of two Inspectors appointed by The Planning Inspectorate (PINS) , to lead the examinations of the three NEA Section 2 plans, held Examination hearing sessions into the Colchester Section 2 Local Plan –for two weeks beginning 20 April,. Colchester’s examination was held virtually over Zoom with livestreaming over YouTube.

5.3 The Examination allows the Inspector to evaluate if the plan is sound using the following criteria found in paragraph 182 of the 2012 National Planning Policy Framework:

- Positively Prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

- 5.4 Consideration of these issues at the examination was guided by the Inspector's Matters, Issues and Questions and the responses made to those by the Council and third party respondents. This information is available on the Council's website. [Section 2 matters, issues and questions - Colchester Borough Council](#). In examining Plans, Inspectors give the same weight to written representations as to those made orally at hearings sessions.
- 5.5 The Council has formally requested that the Inspector recommend any main modifications which are necessary to make the plan sound, if it is feasible that such modifications could make it sound. Any main modifications the Inspector considers are likely to be necessary for the plan to be sound will be the subject of formal consultation. These Modifications will also be subject to a Sustainability Appraisal which will also be published for consultation. Modifications to the plan would be subject to a six-week consultation. This would then be followed by a final letter from the Inspector and subsequent adoption of the whole plan later in 2021.
- 5.6 Two separate reports on this agenda cover the further Local Plan work now in process following the conclusion of the Section 2 examination. The report on the Local Development Scheme (LDS) updates the current position in respect of the Local Plan and notes work on the Development Plan Document needed to guide development in the Tendring Colchester Borders Garden Community, with a further report providing detail on that. The LDS report also details further work underway on Supplementary Planning Policy Documents on Climate Change, Planning Obligations, Affordable Housing and Custom/Self-build Housing. The report on the Garden Community provides a general update on progress.

6. Equality, Diversity and Human Rights implications

- 6.1 An Equality Impact Assessment has been prepared for the Local Plan, and is available to view by clicking on this link:
- <https://cbccrmdata.blob.core.windows.net/noteattachment/Equality%20Impact%20Assessment%20June%202017.pdf>

7. Strategic Plan References

- 7.1 The Strategic Plan is relevant in particular contributing to priorities under the themes:
- Delivering homes for people who need them; and
 - Growing a fair economy so everyone benefits.

8. Consultation

- 8.1 Consultation on the Local Plan is governed by a comprehensive consultation programme as set out in the Council's Statement of Community Involvement (SCI) and reflecting national regulations.

9. Publicity Considerations

- 9.1 The Council ensures a coordinated and proactive approach to press releases on Local Plan issues given their high level of importance for guiding the future of the Borough and consequential high level of press attention.

10. Financial implications

- 10.1 Staffing, consultation/engagement and evidence base consultant resources for Local Plan work are provided in the Council's budget. Costs for the preparation of the Tendring Colchester Borders Development Plan Document are being shared with Tendring District Council.

11. Health, Wellbeing and Community Safety Implications

- 11.1 Local Plan policies provide a basis for future development that is intended to support the health, wellbeing and community safety of Borough residents.

12. Health and Safety Implications

- 12.1 No direct implications.

13. Risk Management Implications

- 13.1 Development of policies to guide future development in the Borough is intended to reduce the risk of inappropriate development. It will provide consistent advice to landowners, developers, officers, Councillors and members of the public.

14. Environmental and Sustainability Implications

- 14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.
- 14.2 The Council's Climate Emergency Action Plan recognises that the Local Plan provides opportunities to deliver on these objectives wherever possible through providing the most appropriate policy framework for sustainable development.

10 June 2021

Report of	Assistant Director of Place and Client Services	Author	Shelley Blackaby ☎ 508635
Title	Tendring Colchester Borders Garden Community Development Plan Document Update		
Wards affected	All		

1. Executive Summary

- 1.1 This report is for Members' information and provides an update on the Tendring Colchester Borders Garden Community Development Plan Document.
- 1.2 The strategic Section 1 of the emerging Local Plan was adopted by Full Council on 1 February 2021. This includes policies and principles for the Tendring Colchester Borders Garden Community. Policy SP 8 says:

"A Development Plan Document (DPD) will be prepared for the garden community, containing policies setting out how the new community will be designed, developed and delivered in phases, in accordance with the principles in paragraphs i-xiv below. No planning consent for development forming part of the garden community will be granted until the DPD has been adopted."

- 1.3 A Garden Community Planner for Colchester Borough Council has been appointed. The Garden Community Planner will work with Colchester's Planning Policy Team and Officers from Tendring District Council and Essex County Council on the Development Plan Document for the Tendring Colchester Borders Garden Community.

2. Recommended Decision

- 2.1 No decision is required since the report is for information only.

3. Reason for Recommended Decision

- 3.1 The report provides an update on the ongoing project and no decision is required.

4. Alternative Options

- 4.1 The option of not updating Members was rejected given the importance of Members needing to understand the latest position on Local Plan issues.

5. Background Information

- 5.1 Section 1 of the Colchester Local Plan sets out the overarching strategy for future growth across Braintree, Colchester and Tendring, as well as including policies setting the overall housing and employment requirements for North Essex up to 2033. Section 1 includes policies and principles for the Tendring Colchester Borders Garden Community and states that no planning consent for development forming part of the garden community will be granted until the Development Plan Document has been adopted.
- 5.2 The Planning Policy Team are working with Officers from Tendring District Council and Essex County Council on a Development Plan Document (DPD) to guide development for the Tendring Colchester Borders (TCB) Garden Community. A Garden Community Planner, for Colchester Borough Council, has been appointed to work on the DPD and took up this post on 17 May.
- 5.3 The DPD will determine the boundary of the Garden Community and provide details further to the principles in Section 1 of the Local Plan. The DPD for the TCB Garden Community will be prepared jointly with Tendring and will become part of the Colchester Local Plan when adopted. It will go through the same formal consultation processes that Sections 1 and 2 of the Local Plan have done and must meet the same high standards of soundness. As set out in the Updated LDS, consultation on the Preferred Options is expected to take place in winter 2021/22, consultation on the submission DPD in autumn 2022, submission in winter 2022 followed by examination and adoption in summer/autumn 2023.
- 5.4 Prior + Partners have been appointed to prepare a masterplan for the TCB Garden Community. The masterplanning work will include an evaluation of the site context and review of the baseline, defining the vision and consideration of different options for the Garden Community, in conjunction with a programme of community and stakeholder engagement activity. The masterplanning work and associated community and stakeholder engagement activity will inform the DPD. Officers will ensure the DPD is supported by a comprehensive evidence base, including both existing work completed for Section 1 of the Local Plan and more detailed new work. A Heritage Impact Assessment is nearing completion, and Economic Study and Sustainability Appraisal work is being tendered.
- 5.5 Members were advised in February 2021 that as the Council's first step in the DPD process, a Consultation and Engagement Strategy (December 2020) was published and a dedicated website had been established to provide a central source of information on the Garden Community. [HOME - Tendring/Colchester Borders Garden Community \(tcbgardencommunity.co.uk\)](http://tcbgardencommunity.co.uk).
- 5.6 The Consultation and Engagement Strategy outlines the Councils' commitment to involve a wide range of people in the development of planning policies by engaging in a new way – a way that expands on formal consultation requirements and embraces modern, efficient and accessible activities. A community engagement website was launched in February 2021 to enable this activity. A Community Liaison Group has also been established, in which local individuals come together to discuss the Garden Community and contribute to emerging proposals. The intention had been to have a separate Youth Liaison Group, but the members of both groups expressed a preference to have a single combined group, with five seats available exclusively for young people. The group are currently agreeing their Terms of Reference and Code of Conduct.
- 5.7 The Council, along with Tendring and Essex Councils, applied to be a pilot in the Ministry of Housing, Communities and Local Government (MHCLG) National Model Design Code

(NMDC) programme. The purpose of the NMDC is to provide detailed guidance on production of local design codes and guides. On 20 May, MHCLG announced that Colchester, Tendring and Essex are one of the 14 pilots that have been chosen to work with MHCLG and receive funding of £50,000. The programme includes milestones, which reflect the milestones for the masterplanning process. Engagement is an important part of the NMDC.

- 5.8 Essex County Council has submitted and is considering a planning application for the link road, which will connect the A133 and A120. Members will recall that Essex County Council were awarded £99.9 million from MHCLG to deliver a link road to facilitate growth of the TCB Garden Community. The Council will submit a representation on the application to meet the 31 May deadline for responses. The successful Housing Infrastructure Fund bid also saw funding provided for the first elements of a new Rapid Transit System (RTS). This will include the development of a route running from the TCB Garden Community to the town centre and onwards to the existing Park and Ride. The proposed RTS and the A120/A133 link road are essential components of the up-front infrastructure required to support the delivery of the Garden Community. Further information about the link road application and RTS is available on [Essex County Council's website](#).

6. Equality, Diversity and Human Rights implications

- 6.1 An Equality Impact Assessment has been prepared for the Local Plan, and is available to view by clicking on this link:

<https://cbccrmdata.blob.core.windows.net/noteattachment/Equality%20Impact%20Assessment%20June%202017.pdf>

7. Strategic Plan References

- 7.1 All themes in the Strategic Plan are relevant, in particular: Delivering homes for people who need them. 'Create new communities and adopt a new Local Plan that delivers jobs, homes and the infrastructure to meet the borough's future needs' is a priority under this theme and the Garden Community DPD is referred to.

8. Consultation

- 8.1 Consultation on the Local Plan is governed by a comprehensive consultation programme as set out in the Council's Statement of Community Involvement (SCI) and reflecting national regulations. Consultation and engagement for the TCB Garden Community is included in the Consultation and Engagement Strategy (December 2020).

9. Publicity Considerations

- 9.1 The Council ensures a coordinated and proactive approach to press releases on Local Plan issues given their high level of importance for guiding the future of the Borough and consequential high level of press attention. The Programme Team for the TCB Garden Community includes a cross council project Communications Manager.

10. Financial implications

- 10.1 Staffing, consultation/engagement and evidence base consultant resources for Local Plan work are provided in the Council's budget. Costs for the preparation of the Tendring

Colchester Borders Development Plan Document are being shared with Tendring District Council.

11. Health, Wellbeing and Community Safety Implications

- 11.1 Local Plan policies provide a basis for future development that is intended to support the health, wellbeing and community safety of Borough residents.

12. Health and Safety Implications

- 12.1 No direct implications.

13. Risk Management Implications

- 13.1 Development of policies to guide future development in the Borough is intended to reduce the risk of inappropriate development. It will provide consistent advice to landowners, developers, officers, Councillors and members of the public.

14. Environmental and Sustainability Implications

- 14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.
- 14.2 The Council's Climate Emergency Action Plan recognises that the Garden Community provides opportunities to become an exemplar of sustainable building and carbon neutrality.

10 June 2021

Report of	Assistant Director of Place and Client	Author	Bethany Jones
Title	Local Development Scheme		☎ 01206 282541
Wards affected	N/A		

1. Executive Summary

- 1.1 The plan making process is regulated by the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011 (part 6, Planning, section 111 Local Development Schemes) which governs the production of Development Plan Documents including the Local Development Scheme (LDS) through the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 The LDS is an essential tool used to keep the Local Plan up to date and provide details of consultation periods, public examinations and expected dates of adoption and publication for each document. The Council has previously reviewed the LDS on a number of occasions with the last update being in February 2019. This reflected changes to the timetable of the Local Plan and Strategic Development DPD as well as several changes to Neighbourhood Plan preparation.
- 1.3 The LDS now requires updating to reflect further consultation and timetable variations for the Local Plan and the Strategic Development DPD for the Tendring Colchester Borders Garden Community as well as the addition of new Supplementary Planning Documents to be produced following adoption of the Local Plan covering the following topics, Planning Obligations, Affordable Housing, Self and Custom Build and Specialist Housing, Climate Change and Biodiversity.

2. Recommended Decision

- 2.1 To agree changes to the Local Development Scheme.

3. Reason for Recommended Decision

- 3.1 The Council is required under the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 to publish up to date information for the publication on the preparation and revision of Development Plan Documents.

4. Alternative Options

- 4.1 The Committee could decide not to update the Local Development Scheme or to make amendments to it. The Council however is required under the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 to publish up to date information for the public on the preparation and revision of Development Plan Documents through the LDS.

5. Background Information

- 5.1 A Local Development Scheme (LDS) is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008, the Localism Act 2011 and the Housing and Planning Act 2016). This must specify (among other matters) the local development documents which are to be Development Plan Documents, the subject matter and geographical area to which each Development Plan Document is to relate, and the timetable for the preparation and revision of the Development Plan Documents. It must be made available publicly and kept up-to-date. It is important that local communities and interested parties can keep track of progress. Local planning authorities should publish their Local Development Scheme on their website.
- 5.2 Colchester Borough Council first adopted an LDS in May 2005, with various revisions published at regular intervals to reflect changes in governing regulations and work programmes. The LDS was last reviewed by Local Plan Committee in February 2019.
- 5.3 The LDS sets out which documents will form part of the Colchester Local Plan along with the timetable for the preparation and review of each document. The LDS is also reviewed annually as part of the Council's Authority Monitoring Report.
- 5.4 The revised LDS (which can be found in Appendix A) provides the scope and further details with regards to each document and includes the Project Chart which outlines the timescales proposed and shows how each document will be progressed over the next three years. Below is a summary of the key dates for planning documents which are further explained within the LDS itself:

- Local Plan
 - Submission – October 2017
 - Examination of Section 1 - January and May 2018, January 2020
 - Modifications Consultation Section 1 – August to October 2020
 - Inspector's Report Section 1 – December 2020
 - Adoption Section 1 – February 2021
 - Examination Section 2 – April 2021
 - Modifications Consultation Section 2 – Summer/Autumn 2021
 - Inspector's Report Section 2 – Autumn/Winter 2021
 - Adoption of Section 2 - Winter 2021
- Planning Obligations SPD – Autumn 2022
- Affordable Housing SPD – Autumn 2022
- Self and Custom Build and Specialist Housing SPD – Autumn 2022
- Climate Change SPD – Winter 2023
- Biodiversity SPD – Winter 2023
- Joint Development Plan Document for Tendring Colchester Borders Garden Community;
 - Issues and Options consultation – Nov 2017- Jan 2018
 - Preferred Options consultation – Winter 2021/22
 - Submission version consultation – Autumn 2022
 - Submission – Winter 2022/23
 - Examination – Winter 2022/23
 - Adoption – Summer/Autumn 2023
- Neighbourhood Planning;

- Boxted – NP Adopted December 2016
- Myland and Braiswick– NP Adopted December 2016
- Myland and Braiswick NP Review –expected adoption date currently unknown
- Wivenhoe – NP Adopted May 2019
- West Bergholt – NP Adopted October 2019
- Eight Ash Green – NP Adopted December 2019
- Marks Tey – Adoption expected Summer 2021
- West Mersea – Adoption expected Autumn 2021
- Tiptree – Adoption expected Spring 2022
- Copford – Adoption expected Summer 2022
- Great Tey – Adoption expected Summer 2022

5.5 In earlier versions of the LDS, the Council were required to specify details of each Supplementary Planning Document (SPD) intended to be produced. Changes to the Regulations no longer require Supplementary Planning Documents to be included in an LDS, but the Council has chosen to show them to demonstrate the links between all the documents which contribute to the Colchester Local Plan. There are five SPDs programmed for the next three year period, these cover the following topics, Planning Obligations, Affordable Housing, Self and Custom Build and Specialist Housing, Climate Change and Biodiversity. Future additional SPDs as well as further guidance notes and development brief documents may however be produced by the Planning Policy Team without formal modification of the LDS because of their non-statutory status in the decision making process. Further SPDs will be considered following adoption of the Local Plan. SPD's cannot come forward in advance of adoption of the Local Plan because they cannot introduce new policy in their own right but only add detail to adopted policies.

6. Equality, Diversity and Human Rights implications

- 6.1 An Equality Impact Assessment has been prepared for the Local Plan and is available to here - [Equality Impact Assessment June 2017.pdf \(windows.net\)](#)
- 6.2 There are no particular Human Rights implications.

7. Standard References

- 7.1 There are no particular references to the Strategic Plan; consultation or publicity considerations or financial; community safety; health and safety or risk management implications.

7. Strategic Plan References

- 7.1 The Strategic Plan is relevant, in particular in contributing towards priorities under the themes:
- Creating safe, healthy and active communities;
 - Growing a fair economy so everyone benefits; and
 - Delivering homes for people who need them.

8. Consultation

- 8.1 Public consultation on the LDS is not specifically required by the Regulations. Each document highlighted in the LDS will be subject to specific public consultation in line with the statutory regulations at the appropriate time. Attention could well be focused on plans listed in the LDS resulting in publicity for the Council.

9. Publicity Considerations

- 9.1 The LDS will be published on the Councils website but is not expected to generate publicity for the Council.

10. Financial implications

- 10.1 None.

11. Health, Wellbeing and Community Safety Implications

- 11.1 None.

12. Health and Safety Implications

- 12.1 None.

13. Risk Management Implications

- 13.1 None.

14. Environmental and Sustainable Implications

- 14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.
- 14.2 Each Development Plan Document will take into account the Climate Emergency sustainable developments objectives set out in the NPPF.

Appendices

Appendix A – Local Development Scheme June 2021



Local Development Scheme

Colchester Borough Council's Local Development
Scheme 2021-2024

June 2021

Contents

1. Introduction.....	3
2. Planning Context	4
3. Documents to be prepared during 2021 to 2024 - an overview	5
4. Phasing of work for Local Plan Documents	7
5. Phasing of work for Other Local Development Documents	10
6. Local Plan Documents to be prepared during 2021 to 2024 - detailed profiles	11
Evidence Base	21
7. Monitoring and Review	22
8. Resources	23
9. Risk Assessment.....	25
Appendix 1 - Supplementary Planning Guidance/Documents and Planning Guidance Notes - status as at June 2021	27

1. Introduction

The Local Development Scheme (LDS) sets out the Council's timetable for adopting new planning documents which will help guide development in the Borough. This LDS covers the period 2021 to 2024.

Colchester Borough Council first adopted a Local Development Scheme (LDS) in May 2005 with various revisions published since then. The latest revision was in February 2019 which this current version (June 2021) now supersedes. Earlier versions of the Colchester LDS were prepared under the requirements of the 2004 Planning and Compulsory Purchase Act and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

Since 2011 the production of an LDS has been guided by the requirements of s.111 of the Localism Act 2011 which amended s. 15 of the Planning and Compulsory Purchase Act 2004 and is further supported by the Town and Country Planning (Local Planning) (England) Regulations 2012.

The LDS will:

- Provide a brief description of all the Local Plan documents and Neighbourhood Plans to be prepared and the content and geographical area to which they relate.
- Explain how the different documents relate to each other and especially how they relate to the adopted and forthcoming Local Plan.
- Set out the timetable for producing Local Plan documents, giving the timings for the achievement of the following milestones:
 - consulting statutory bodies on the scope of the Sustainability Appraisal
 - publication of the document
 - submission of the document
 - adoption of the document
- Provide information on related planning documents outside the formal Local Plan, including the Statement of Community Involvement, Authority Monitoring Report and adopted guidance.

Progress of the scheme is reviewed at least annually as part of the Colchester Borough Council Authority Monitoring Report (usually published every December).

2. Planning Context

The Council has a good record in meeting the milestones set out in the earlier versions of the LDS and our past delivery rates inform the future programme for the preparation of Local Plan documents up to the end of 2024.

Earlier plans were completed further to the provisions of the Planning and Compulsory Purchase Act 2004 and were known as Local Development Framework documents. Under the 2004 Act, Colchester adopted a full suite of Local Development Framework documents including a Core Strategy (adopted in 2008), Development Policies (adopted in 2010) and Site Allocations (adopted in 2010).

Following a change of government in 2010, a new set of Town and County Planning (Local Planning) (England) Regulations came into force in April 2012 (and amended in November 2012) and these revert to the former terminology of a 'Local Plan'. The purpose of the documents, however, remains the same whether they are referred to as a Local Development Framework or a Local Plan.

Local Plans need to be in conformity with national policy as set out in the National Planning Policy Framework (NPPF), with further guidance in the regularly updated Planning Practice Guidance available online: <http://planningguidance.planningportal.gov.uk>.

The Council completed a Focused Review of its Local Plan documents in July 2014 to bring selected policies into conformity with the NPPF.

The Council submitted the Emerging Local Plan to the Planning Inspectorate (PINs) in October 2017. The Plan is in two sections, being examined separately. The Section 1 Local Plan (joint strategic with Braintree and Tendring District Councils) was adopted in February 2021. The Section 2 Emerging Local Plan is currently undergoing an examination which is programmed for adoption in Winter 2021.

For minerals and waste matters, Essex County Council are the authority responsible for production of the Waste and Minerals Local Plans, which forms part of the Colchester Development Plan. At present the adopted plans for Essex are:

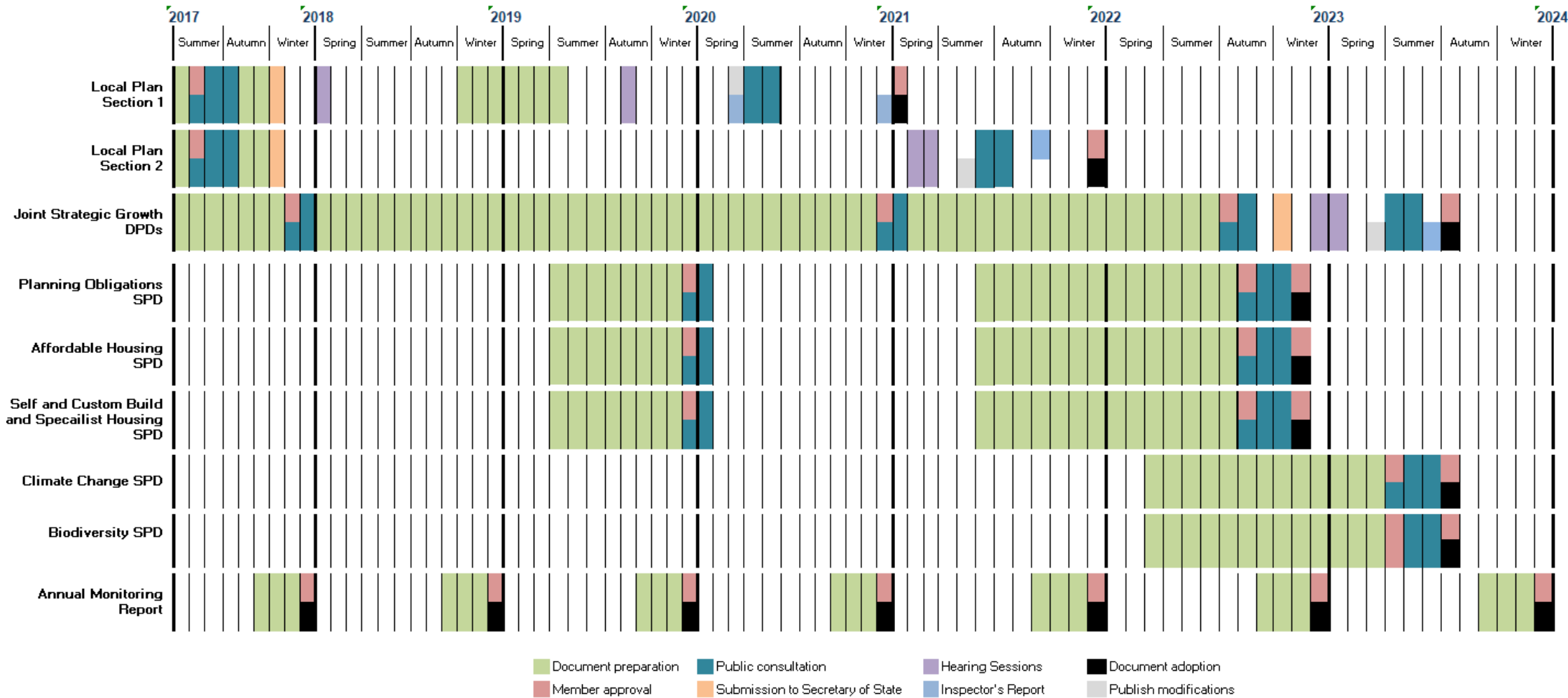
- Essex Minerals Local Plan (2014)
- Essex Waste Local Plan (2017)

More details on the waste and minerals development documents can be found on the Essex County Council website (www.essex.gov.uk).

3. Documents to be prepared during 2021 to 2024 - an overview

The overview below demonstrates the main milestones, as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, for the production of each of the documents we intend to prepare over the next three years. The tables later in the document set out each stage of plan preparation and the amount of time the Council expects each stage to be completed. The LDS is kept under review to reflect any changes in local circumstances and/or government policy.

LDS Timetable 2017 - 2024



4. Phasing of work for Local Plan Documents

The new Local Plan 2017-2033

The Council is undertaking a thorough review of its adopted policies and allocations which will result in a new Local Plan to guide development until 2033 and beyond. An Issues and Options consultation was carried out in January/February 2015, with Preferred Options consultation in summer 2016, consultation on the Publication Draft in summer 2017, submission of the document to the Secretary of State in October 2017, and examination hearings of the strategic Section 1 of the plan occurring in January and May 2018. The examination of Section 1 was paused for the completion of further Sustainability Appraisal and evidence base work, with further hearing sessions held in January 2020 and adoption of Section 1 in February 2021. Examination hearings for the Colchester-specific Section 2 of the plan were held in April 2021 with adoption of the Section 2 Plan programmed for Winter 2021.

Neighbourhood Planning

The Localism Act 2011 and the publication of the NPPF in March 2012 placed greater emphasis on developing plans at the community level through a concept of neighbourhood planning. Neighbourhood Plans are produced by local communities and once completed (subject to examination and local referendum) they become part of the local authorities' Development Plan and have a significant influence on the future growth and development of the respective area.

The first stage of developing a Neighbourhood Plan is to designate a neighbourhood area. A number of parishes in Colchester have achieved this stage, as shown below. Once a neighbourhood area has been agreed, preparation of a Neighbourhood Plan can be carried out by a parish or town council, or in the case of unparished areas, a neighbourhood forum. Further Neighbourhood Plans will be added to the table below as required, when they are brought forward by local communities and when the LDS is revised in future.

Area	Date NP Area agreed	Current stage	Expected Adoption
Boxted	October 2012	Adoption 8.12.16	N/A
Myland and Braiswick	January 2013	Adoption 8.12.16	N/A
Myland and Braiswick Review	January 2013	Evidence gathering	Currently Unknown
Wivenhoe	July 2013	Adoption 22.05.19	N/A
West Bergholt	July 2013	Adoption 16.10.19	N/A
Eight Ash Green	June 2015	Adoption 05.12.19	N/A
Marks Tey	September 2015	Regulation 16 consultation concluded April 2021. Examination	Summer 2021

Area	Date NP Area agreed	Current stage	Expected Adoption
		due to commence imminently	
West Mersea	November 2016	Submitted to LPA in May 2021, Regulation 16 consultation being prepared	Autumn 2021
Tiptree	February 2015	Preparation of draft plan following Examination October 2019 recommending the Plan cannot proceed to referendum	Spring 2022
Copford with Easthorpe	May 2015	Preparation of draft plan	Summer 2022
Great Tey	June 2017	Preparation of draft plan	Summer 2022
Messing	July 2013	Work abandoned no active NHP Group currently	N/A
Stanway	June 2014	Work abandoned no active NHP Group currently	N/A

Supplementary Planning Documents (SPDs)

Supplementary Planning Documents (SPDs) complement policy contained in the Local Plan. They cannot set new policy but are treated as a material consideration in the determination of planning applications across the Borough. Although SPDs are not subject to examination, they are produced in consultation with the community and other interested parties and are still subject to regulations regarding their consultation. In earlier versions of the LDS, the Council were required to specify details of each SPD intended to be produced. Changes to the Regulations no longer require SPDs to be included in the LDS.

Currently there are five SPDs programmed for the next three year period which cover the following topics:

- Planning Obligations
- Affordable Housing
- Self and Custom Build and Specialist Housing
- Climate Change
- Biodiversity

Following adoption of the Local Plan, the Council may consider additional SPDs are required to be prepared or existing SPDs require updating. Future additional SPDs may however be produced by the Council if approved by the Local Plan Committee without formal modification of the LDS because they do not form part of the Development Plan.

Appendix 1 lists details of existing SPD documents and the currently proposed SPDs.

5. Phasing of work for Other Local Development Documents

Statement of Community Involvement (SCI)

The Statement of Community Involvement provides a first step in plan making as it outlines the processes for consultation and engagement during the production of future documents of all types. The SCI was originally submitted to the Planning Inspectorate in October 2005 and adopted by the Council in June 2006. It was subject to minor amendments in 2008 following changes to the Regulations and was also revised further early in 2011. Two further revised versions have been adopted in January 2013 and September 2018. The most recent iteration of the SCI was adopted in July 2020 to reflect changes in relation to the Coronavirus Outbreak.

The production of an SCI is in part governed and directed by guidance and requirements at the national level. Should the regulations change or new examples of best practice be introduced the Council will update the SCI accordingly. At this time the Council is not aware of any need to update the SCI during the next three year period.

Authority Monitoring Report (AMR)

The Authority Monitoring Report (AMR), previously referred to as the Annual Monitoring Report, is published each December to demonstrate the progress of the objectives of the adopted Local Plan.

Adopted Guidance Notes

Guidance notes and other documents are produced as required by the Council to assist in explaining specific protocols and other technical matters. They are non-statutory documents that are essentially informative and may be used to assist the determination of planning applications or in other areas where planning decisions are required. These include guidance on topics such as air quality, contaminated land and archaeology but they may also contain spatially specific guidance in the form of site design briefs. The current guidance notes are listed in Appendix 1 and information on additional guidance will be added to the Council's Adopted Guidance area of the website as and when it is completed.

6. Local Plan Documents to be prepared during 2021 to 2024 - detailed profiles

Details of the documents we intend to produce in the next three years follow in the tables below. The timetable for the production of documents reflects previous experience. The Planning Inspectorate (PINs) are also consulted about the production timetable specifically with regards to documents which require submission of the document to the Secretary of State and a formal examination in public.

Local Plan

Subject and Scope	This document will develop the overall strategic objectives and areas for growth in the Borough. The Local Plan will combine the policies and allocations currently found within the Core Strategy, Development Policies and Site Allocations documents. The Local plan is split into Section 1 (joint strategic plan with Braintree DC and Tendring DC) and Section 2 (specific to Colchester)
Geographical area	All Colchester Borough and cross border work with Tendring and Braintree
Status	Local Plan document
Chain of conformity	Must be in conformity with the National Planning Policy Framework.
Timetable for production	
Initial document preparation	January 2014 – June 2016
Member approval – Preferred Options	July 2016
Consultation on Preferred Options and Sustainability Appraisal	July - September 2016
Member approval – Submission Draft	May 2017
Publication Draft of Local Plan document and Sustainability Appraisal for consultation	June/August 2017
Submission of DPD and summary of comments received to Secretary of State	October 2017
Independent examination of shared strategic Section 1	January/May 2018, January 2020
Inspector's Post Hearings Letter on Section 1	8 June 2018, 27 June 2018 and 15 May 2020
Consultation on modifications	August to October 2020
Inspector's Report on Section 1	December 2020
Adoption Section 1	February 2021
Independent examination of Colchester-specific Section 2	April 2021

Consultation on modifications	Summer/Autumn 2021
Inspector's report on Section 2	Autumn/Winter 2021
Adoption Section 2	Winter 2021
Production arrangements	Led by Planning Policy Team; input from all internal CBC service groups and Essex County Council as appropriate. The SCI outlines how external parties and members of the public will be involved.
Timetable for review	The Local Plan will set the overall spatial strategy for the Borough and will be reviewed as required after adoption, with the review period being within 5 years.

Strategic Growth Development Plan Document

Subject and Scope	This document(s) will include policies and allocations to support the strategic allocation for new development at the Tendring Colchester Borders Garden Community. This is being prepared jointly with Tendring District Council.
Geographical area	As specified in the Local Plan which shows broad locations to the east of Colchester.
Status	Local Development Plan Document
Chain of conformity	Must conform with the broad allocation in the joint strategic Section 1 Local Plan with Tendring and Braintree District Councils.
Timetable for production	
Document preparation	January 2017 – October 2017
Member Approval – Issues and Options	November 2017
Publication and 6 week consultation	November to December 2017
Member Approval – Draft DPD	Winter 2021/22
Draft DPD consultation	Winter 2021/22
Member approval – submission document for consultation	Autumn 2022
Submission DPD consultation	Autumn 2022
Submission of DPD and summary of comments received to Secretary of State	Winter 2022/23
Independent examination	Winter 2022/23
Inspector's report	Spring 2023
Consultation on modifications	Summer 2023
Adoption	Summer/Autumn 2023
Production arrangements	Planning Policy Team in CBC along with TDC will lead with input from internal CBC service groups, adjacent local authorities, and Essex County Council as appropriate. A Tendring Colchester Borders Garden Community Project Team has been established. The SCI has determined how external parties and members of the public will be involved.
Timetable for review	The Authority Monitoring Report (AMR) will assess the effectiveness of the policies and allocations.

Authority Monitoring Report

Subject and Scope	This document provides an analysis of how the Colchester planning policies are performing against a range of established indicators.
Geographical area	Colchester Borough
Status	Annual production, non-statutory but meets need to show evaluation of policies.
Chain of conformity	None
Timetable for production – same process followed each year	
Project work	September – November
Member Approval	December
Publication	December
Production arrangements	Planning Policy Team with input from internal CBC service groups and Essex County Council as required.
Timetable for review	The Authority Monitoring Report is produced in the autumn of each year and is presented to the last Local Plan Committee meeting in the calendar year.

Planning Obligations SPD

Title	Planning Obligations SPD
Role and content	To provide further details on the collection of the planning obligations received by the Council as a result of planned developments across the Borough.
Status	Supplementary Planning Document
Chain of conformity	The SPD will support the policies within the adopted Local Plan.
Geographic coverage	Colchester Borough
Timetable and milestones in months:	<ul style="list-style-type: none"> • Member approval for consultation – Spring 2022 • Public consultation – Summer 2022 • Adoption – Autumn 2022
Arrangements for production	<p>Colchester Borough Council (CBC) to lead with significant input from Essex County Council. Also informed by public consultation.</p> <p>Public consultation to include a press release, advertisement, and letters/emails.</p>
Post production - Monitoring and review mechanisms	CBC to monitor after adoption through a review of planning applications and through the Authority Monitoring Report.

Affordable Housing SPD

Title	Affordable Housing SPD
Role and content	To provide further details on the delivery of affordable housing within development proposals across the Borough.
Status	Supplementary Planning Document
Chain of conformity	The SPD will support the policies within the adopted Local Plan.
Geographic coverage	Colchester Borough
Timetable and milestones in months:	<ul style="list-style-type: none"> • Member approval for consultation – Spring 2022 • Public consultation – Summer 2022 • Adoption – Autumn 2022
Arrangements for production	<p>Planning Policy Team with input from Development Management and Housing Teams. Also informed by public consultation.</p> <p>Public consultation to include a press release, advertisement, and letters/emails.</p>
Post production - Monitoring and review mechanisms	CBC to monitor after adoption through a review of planning applications and through the Authority Monitoring Report.

Self and Custom Build and Specialist Housing SPD

Title	Self and Custom Build and Specialist Housing SPD
Role and content	To provide further details on the delivery of self and custom build and specialist housing across the borough.
Status	Supplementary Planning Document
Chain of conformity	The SPD will support the policies within the adopted Local Plan.
Geographic coverage	Colchester Borough
Timetable and milestones in months:	<ul style="list-style-type: none"> • Member approval for consultation – Spring 2022 • Public consultation – Summer 2022 • Adoption – Autumn 2022
Arrangements for production	<p>Planning Policy Team with input from CBC colleagues in Development Management and Housing Teams. Also informed by public consultation</p> <p>Public consultation to include a press release, advertisement and letters/emails.</p>
Post production - Monitoring and review mechanisms	CBC to monitor after adoption through a review of planning applications and through the Authority Monitoring Report.

Climate Change SPD

Title	Climate Change SPD
Role and content	To provide further details on how development proposals across the Borough can contribute to measures to address the Climate Emergency
Status	Supplementary Planning Document
Chain of conformity	The SPD will support the policies within the adopted Local Plan.
Geographic coverage	Colchester Borough
Timetable and milestones in months:	<ul style="list-style-type: none"> • Member approval for consultation – Summer 2023 • Public consultation – Autumn 2023 • Adoption – Winter 2023
Arrangements for production	<p>Planning Policy Team with input from Sustainability and Climate Change Team. Also informed by public consultation.</p> <p>Public consultation to include a press release, advertisement, and letters/emails.</p>
Post production - Monitoring and review mechanisms	CBC to monitor after adoption through a review of planning applications and through the Authority Monitoring Report.

Biodiversity SPD

Title	Biodiversity SPD
Role and content	To provide further details on biodiversity net gain and environmental considerations in development proposals across the Borough.
Status	Supplementary Planning Document
Chain of conformity	The SPD will support the policies within the adopted Local Plan.
Geographic coverage	Colchester Borough
Timetable and milestones in months:	<ul style="list-style-type: none"> • Member approval for consultation – Summer 2023 • Public consultation – Autumn 2023 • Adoption – Winter 2023
Arrangements for production	<p>Production led by Planning Policy Team at CBC, informed by public consultation.</p> <p>Public consultation to include a press release, advertisement, and letters/emails.</p>
Post production - Monitoring and review mechanisms	CBC to monitor after adoption through a review of planning applications and through the Authority Monitoring Report.

Evidence Base

The evidence base is a key feature of Colchester's Local Plan and associated planning documents and guidance. It seeks to guarantee that the development plan's proposals and policies are soundly based. To ensure this a number of specialist studies and other research projects are, or will be undertaken. These will also be important in monitoring and review, as required by the AMR.

Some documents will also be published that are not specifically for planning purposes but are important in informing the process (e.g. the Colchester Borough Council's Strategic Plan and other service strategies).

Each document will be made publicly available at the appropriate time in the process, on the Council's website (www.colchester.gov.uk). All documents will be made available at the relevant examination. These documents will be reviewed in the AMR to see if they need to be reviewed or withdrawn. Other documents may also be produced as needed during the process.

Sustainability Appraisal

All policies and proposals contained within the Local Plan will be subject to a Sustainability Appraisal and also a Strategic Environment Assessment and Habitat Regulations Assessments where appropriate. This involves scoping reports and assessments throughout the preparation of the Local Plan to ensure an iterative approach. These documents form part of the evidence base.

Integration with other Strategies

The Local Plan has a key role in providing a spatial dimension for many other strategies and helping their co-ordination and delivery. The Council works closely with other public bodies and stakeholders to satisfy the duty to co-operate on strategic matters and the evidence base reflects collaborative working with other authorities and stakeholders.

7. Monitoring and Review

Monitoring

The Development Plan system is a continuous process with monitoring and review being fundamental aspects to the delivery of a successful plan. While production of an Authority Monitoring Report (AMR) is no longer a statutory requirement, local authorities continue to need to demonstrate how plan objectives are being delivered. The AMR has been used to inform the review of this Local Development Scheme.

The AMR will analyse the period of the previous April to March of the current year. The report will:

- Set out how the Council is performing in the production of documents against the timescales and milestones set out in the previous years LDS;
- Provide information on how the strategies/policies/targets in the Local Plan are being achieved;
- Advise on whether any documents need reviewing;
- Review progress on SPDs and whether any new ones are required or old ones withdrawn or reviewed;
- Advise on the need to update the LDS as appropriate; and
- Provide information on the 'State of the Borough'.

The LDS will be monitored, informed by the AMR, and a report produced and submitted to the Local Plan Committee for revision should changes be required.

Review

Following the initial adoption of a Development Plan Document, it is anticipated that subsequent reviews will be in the form of a rolling programme following recommendations from the Local Plan Committee.

The AMR will provide information regarding the performance of each document as well as identifying areas where strategies/policies/targets are not being achieved. The outcomes will be dependent on a variety of influences such as changes to Government policy or pressures for development(s) across the Borough.

8. Resources

Professional Officer Input

The Local Plan process will be led by the Planning Policy Team as part of Policy and Corporate Services at Colchester Borough Council.

The Place Strategy Manager will be responsible for the overall Local Plan project and policy direction. The Planning Policy team includes a Planning Policy Manager and Planning Policy Officers, who will be responsible for various elements of the Local Plan process and the Development Framework.

Colchester have appointed a Garden Community Planning Officer to assist with preparation of the detailed Development Plan Document for the Tendring Colchester Borders Garden Community. The Planning Policy Team will also be involved in this project working alongside colleagues from Tendring District Council and Essex County Council. Additional resources including a Communications Manager, Programme Support Officer and Finance Officer have been brought into the Tendring Colchester Borders Garden Community Project Team.

Additional staff resources will be brought into the process from time to time as required from other professional groups within the Council and outside agencies as follows:

Colchester Commercial (Holdings) Ltd (CCHL)

- Colchester Amphora Homes Ltd (CAHL)
 - Housing Development
- Colchester Amphora Trading Ltd (CATL)
 - Sports and Leisure
 - Estates
 - Design
 - Delivery

Planning, Housing and Economic Growth

- Development Management
- Planning Specialists
- Economic Development including Town Deal Project Team

Other CBC Services

- Environmental Protection
- Research and Engagement
- Community Strategies
- Operational Services
- Elections

Others

- Highways England (strategic highways matters)
- Essex County Council (other highway matters, education, planning etc)
- Rural Community Council for Essex (to promote/facilitate links with parish councils)

- Specialist consultants (to develop elements of the evidence base).

Consultee groups

The Statement of Community Involvement (SCI) sets out in detail who we will consult and at what stage in the production of all documents. The SCI covers both plan making and decision taking so all aspects of the Council's statutory planning functions have been included within the SCI.

9. Risk Assessment

There are several factors which may impact upon the ability of the Council to keep to the timetable for the production of documents. The table below considers and deals with the main risks.

Issue and level of risk	Comment and proposed mitigating measures
<p>Significant public opposition to plan proposals.</p> <p>High Risk, Medium Impact</p>	<p>The production of the Tendring Colchester Borders Garden Community DPD and specifically the allocation of land is likely to be contentious. Whilst every effort will be made to build cross-community consensus, there is a high risk of significant public opposition.</p>
<p>Inability of PINS to deliver examinations/reports to timetable.</p> <p>Low Risk, Medium Impact</p>	<p>The capacity of the Planning Inspectorate is an issue given the demands on its limited resources. There is also uncertainty as to the Governments plans for planning policy. PINS may not be able to provide Inspectors at the appropriate times. If problems do occur, caused by factors outside the council's control, we may have to accept some slippage of the timetable. The LDS would need to be amended accordingly.</p>
<p>Loss/turnover of staff</p> <p>Medium Risk, High Impact</p>	<p>The Planning Policy Team have benefitted from low turnover in recent years, but there is currently a national shortage of planning officers and the risk needs to be acknowledged.</p>
<p>Financial shortfall</p> <p>Medium Risk, High Impact</p>	<p>Any preparation of Development Plan documents is a costly exercise, involving preparation of an evidence base, production of documents, consultation and examination.</p> <p>In previous years the Council has allocated funds through the Housing & Planning Delivery Grant (replaced by New Homes Bonus) and its Service and Financial Planning process to allow for the preparation of the Local Plan. Additional Council expenditure will be subject to scrutiny.</p> <p>Examination costs may inflate due to the length/complexity of the Examination. This will be kept under review.</p>
<p>Changing Political Priorities</p> <p>High Risk, Medium Impact</p>	<p>This document has been considered and approved by Local Plan Committee which has a cross party representation of members. Elections in the borough could result in political changes and/or there could be changing priorities. Any future changes in the documents to be produced can be dealt with at the annual review.</p>

Issue and level of risk	Comment and proposed mitigating measures
<p>Legal Challenge</p> <p>Low Risk, High Impact</p>	<p>A legal challenge may be lodged to any document within six weeks of adoption. The degree to which this will happen is uncertain. However, a challenge will only succeed if the Council (or Inspector) has made a mistake in procedure or in fact.</p> <p>To avoid a legal challenge, every effort will be made to ensure that procedures are followed, and facts are correct.</p>

Appendix 1 - Supplementary Planning Guidance/Documents and Planning Guidance Notes - status as at June 2021

Existing Supplementary Planning Documents

Subject	Adoption Date
Recreational Disturbance Avoidance and Mitigation Strategy SPD	August 2020
Provision of Open Space, Sport and Recreational Facilities	July 2006, updated April 2019
Street Services	October 2012, revised February 2016
Sustainable Drainage Systems Design Guide	April 2015
Community Facilities	September 2009, revised July 2013
Backland and Infill Development	December 2010
Better Town Centre	December 2012
North Colchester Growth Area	June 2012
Cycling Delivery Strategy	January 2012
Affordable Housing	August 2011
Shop front Design Guide	June 2011
Sustainable Construction	June 2011
Car Parking Standards (ECC)	September 2009

Guidance Notes	Adoption Date
North Colchester Growth Area	June 2012
Colne Harbour Masterplan	January 2011
St Botolphs Masterplan	June 2005
Garrison Masterplan	November 2002

Proposed Supplementary Planning Documents

Subject	Expected Adoption Date
Planning Obligations	Autumn 2022
Affordable Housing	Autumn 2022
Self and Custom Build and Specialist Housing	Autumn 2022
Climate Change	Winter 2023
Biodiversity	Winter 2023

10 June 2021

Report of	Assistant Director of Place and Client Services	Author	Catherine Bailey ☎ 503530
Title	Essex Green Infrastructure Standards Guidance		
Wards affected	All		

1. Executive Summary

- 1.1 This report is for Members' information and provides information on proposed Essex-wide Green Infrastructure Standards produced by Essex County Council. These proposed standards are currently being consulted on by Essex County Council.
- 1.2 The concept of green infrastructure originated in the 1990s and was embodied in national UK planning policy guidance of that time. The first comprehensive national guidance was written by Natural England in 2009, which recognised the role and function of varied typologies of greenspace, green corridors and more local elements such as green roofs and gardens, and that these all provided support to natural and ecological processes, as well as opportunities for community enhancement. Green Infrastructure provides the opportunity to underpin the sustainability of towns and cities making them resilient to the effects of climate change, protecting ecosystem services and creating nature recovery networks for wildlife and biodiversity. Colchester Borough Council carried out a detailed Green Infrastructure Strategy in 2010-2011.
- 1.3 Green Infrastructure is currently defined within the National Planning Policy Guidance (NPPF) 2019 as:

"A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities."
- 1.4 An updated NPPF definition is expected to acknowledge the importance of green infrastructure as a climate mitigation opportunity.

2. Recommended Decision

- 2.1 No decision is required since the report is for information only. The report is intended to prompt discussion and inform the response to be sent to ECC.

3. Reason for Recommended Decision

- 3.1 The report provides information on the Essex Green Infrastructure Standards Guidance. The Council's response provides an opportunity to influence the content of the Guidance.

4. Alternative Options

4.1 Members could decide not to respond to the consultation.

5. Background Information

5.1 The Essex Green Infrastructure Standards Guidance has been developed to support policy and decision making in the planning and delivery of multifunctional green infrastructure for placemaking and place keeping. It is designed to help secure green infrastructure as part of new development as well as providing support for retrofitting of green infrastructure to existing neighbourhoods. It encourages the view of green infrastructure as critical infrastructure.

5.2 Green infrastructure can help deliver on a number of key national challenges:

1. Climate emergency
2. Ecological extinction
3. Public health/Active living
4. Green growth

5.3 The Essex Standards document has been developed as one of the pilots for a National Framework of Green Infrastructure Standards identified in the Government's 25 Year Environment Plan. Natural England has been working with Defra and others to design the Framework.

5.4 Essex County Council has developed and adapted this framework to the Essex context through a series of workshops to ensure that a set of principles and standards for Essex are suitable and locally oriented to meet the needs of the county. These principles and standards for green infrastructure for Essex are:

Green infrastructure (GI) principles	Green infrastructure (GI) standards
Mainstreaming and Integration	The Placemaking and Place-keeping policies in Local Plans recognise GI as a key delivery mechanism. GI functions and associated benefits are recognised and valued in key strategic documents and policies, beyond those with an environmental scope
Evidence-led	The planning, design and delivery of GI is evidence-led using natural capital and ecosystem service assessments, and GI GIS mapping to ensure appropriate place-based GI interventions are being implemented and enhanced.
Multifunctionality	GI interventions are designed, planned and delivered to enhance multifunctionality and deliver multiple benefits to people and biodiversity in both rural and urban areas.
Early Engagement	There is early collaboration and engagement with all relevant stakeholders, partners and communities to support the delivery of effective and connected GI.
Managing different expectations	Differing views need to be identified early and managed effectively and in a transparent manner to secure both short- and long-term outcomes.
Health, Wellbeing and Social Equity	GI is designed to meet different people's needs (including physical and mental health), providing accessibility to GI, green spaces and local amenities, while ensuring GI is inclusive to all. This includes:

Connectivity	GI interventions are designed, planned and delivered and connected across multiple scales; from the wider landscape scale network to more local and neighbourhood scales including green corridors habitat and nature recovery networks to enhance connectivity for people, wildlife and habitats.
Strong policy wording and commitment	Policy for GI is strongly worded with a commitment to positive action(s) as reflected in statutory plans and industry/local guidance and supported by incentives and clear guidance about what success looks like.
Stewardship	The long-term management and stewardship plans are identified at the early stage with the necessary funding and monitoring components in place.

- 5.5 Colchester Borough Council welcomes the creation of a set of principles and standards for green infrastructure in Essex, particularly in relation to its role in place-making, inclusivity and the need for an up-to-date evidence base including mapping. The Council has had a Green Infrastructure Strategy in place for ten years and was one of the early adopters of these sorts of strategies at a local level. The Council has a comprehensive policy on green infrastructure in the emerging Local Plan, *Policy ENV3: Green Infrastructure*, that seeks to protect and enhance the existing network of green and blue infrastructure and to secure new infrastructure in areas of deficiency. In relation to community benefits, the Council has actively sought to support the Colchester Orbital, a circular walking and cycling route around the outskirts of the town, led by Walk Colchester, and has invested in a Greening the Orbital plan to seek ways of retrofitting enhanced green infrastructure along the route. The Council is also seeking to ensure that the new garden community to the east of the borough, as well as major allocations in the emerging Local Plan, are green infrastructure led.
- 5.6 The Council recognises that the evidence has increased that green infrastructure can mitigate climate change, poor air quality and nature recovery since the existing Green Infrastructure Strategy was written, alongside a change in the policy context at both a national and local level. The Council will therefore seek to update the existing Green Infrastructure Strategy to take account of these changes at an appropriate time, and in recognition of any adopted national or county-level standards in place at that time. The Council will continue to seek to set local quantity, accessibility and quality standards for green space, and green infrastructure where applicable, based on identified local need but mindful of national or sub-regional frameworks and principles, and to identify its own strategies and framework for delivery.
- 5.8 The Essex Green Infrastructure Standards Guidance provides a useful supporting document, but the Council would not be seeking to adopt the standards or to enforce assessment and accreditation at a local level without a review of its local needs and strategy having taken place at the appropriate time. It has the potential, however, to form the basis for future standards and an assessment checklist for development management at a local level in due course.

6. Equality, Diversity and Human Rights implications

- 6.1 The proposed Essex Green Infrastructure Standards could be incorporated into a revised Green Infrastructure Strategy for Colchester, and form part of the evidence base for the

Local Plan. An Equality Impact Assessment has been prepared for the Local Plan, and is available to view by clicking on this link:

<https://cbccrmdata.blob.core.windows.net/noteattachment/Equality%20Impact%20Assessment%20June%202017.pdf>

7. Strategic Plan References

- 7.1 All themes in the Strategic Plan are relevant, in particular 'Tackling the climate challenge and leading sustainability' including the priority of 'Conserve and enhance biodiversity' and the theme of 'Creating safe, healthy and active communities' including 'Tackle the causes of inequality and support our most vulnerable people'.

8. Consultation

- 8.1 The Essex Green Infrastructure Standards Framework Guidance has been drafted through collaboration by Essex County Council with a wide range of stakeholders and partners, including Colchester Borough Council, as a result of the Making Better Planning for Better Placemaking and Place-Keeping workshops held in 2020. Adoption of the proposed standards by Colchester Borough Council, if appropriate, would need to take place as part of a reviewed Green Infrastructure Strategy which would be subject to consultation by The Council at that time.

9. Publicity Considerations

- 9.1 No direct implications at this time.

10. Financial implications

- 10.1 Response to the Essex Green Infrastructure Standards forms part of evidence gathering for ongoing Local Plan work which is provided for in the Council's budget.

11. Health, Wellbeing and Community Safety Implications

- 11.1 Evidence gathering is part of the development of the Local Plan that is intended to support the health, wellbeing and community safety of Borough residents.

12. Health and Safety Implications

- 12.1 No direct implications.


13. Risk Management Implications

- 13.1 Evidence gathering is part of the development of the Local Plan whose policies will guide future development in the Borough, and which is intended to reduce the risk of inappropriate development. It will provide consistent advice to landowners, developers, officers, Councillors and members of the public.

14. Environmental and Sustainability Implications

- 14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. Creation of a robust network of green infrastructure will contribute to supporting several of the actions within the Council's Climate Emergency Action Plan through mitigation, climate adaptation and environmental stewardship.

10 June 2020

Report of	Assistant Director of Place and Client Services	Author	Alistair Day
Title	Extension to Garrison Conservation Area		 282479
Wards affected	New Town and Christchurch		

1. Executive Summary

- 1.1 This report is seeking approval to proceed with the proposal to extend the Garrison Conservation Area.

2. Recommended Decision

- 2.1 To agree the extension of Garrison Conservation Area to incorporate the DSG [ABRO] site, Roman Circus House and Artillery Folley (see plan in Appendix A).

3. Reason for Recommended Decision

- 3.1 The MOD are expected to dispose of the DSG site and given the site's historic importance it is considered appropriate to include the site (together with Roman Circus House and Artillery Folley) within the Garrison Conservation Area. This will afford the site with extra protection.

4. Alternative Options

- 4.1 Councillors can decide not to carry out the proposed extension to the Garrison Conservation Area.

5. Background Information

- 5.1 Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Local Authorities are required to review, from time to time, those parts of their area that are of special interest and to designate such areas as conservation areas. When making decisions in respect of buildings or land within a conservation area, a local authority must pay special attention to the desirability of preserving or enhancing the character of that area. Conservation areas are subject to tighter planning controls and trees (above a certain size) are afforded temporary protection.
- 5.2 The Garrison Conservation Area was designated as a conservation area on 14 May 2004. The conservation area covers the historic core of the old garrison and was established following the preparation and adoption of the Colchester Garrison Masterplan. The Garrison Conservation Area lies immediately south of St Johns Abbey Gatehouse and encompasses the greater part of the St Johns Abbey Scheduled Ancient Monument. It is bounded on the west by Butt Road and the Garrison boundary wall. The southern boundary follows Circular Road South and, to the east, beyond Mersea Road to include the former garrison buildings that front this street. An appraisal of the Garrison Conservation Area was prepared by Alan Stones in 2004 which can be viewed here: <https://colchesterheritage.co.uk/Source/SCC74367>
- 5.3 The Council has recently been informed that the MOD propose to dispose of the former vehicle workshop site formerly known as ABRO and now called DSG. The DSG site and Roman Circus House, which are located to the north of Le Cateau Road, fall outside the Garrison Conservation Area. It is proposed to extend the conservation area to include these sites and Artillery Folley. The area of land that is proposed for inclusion within the Garrison Conservation Area historically formed part of the Royal Artillery Barracks (1874-5) and is the only part of the former Artillery Barracks site that is excluded from the conservation area. (The barracks were later renamed Le Cateau Barracks to commemorate the actions of British II Corps at Le Cateau, north-eastern France). Within the DSG site, the Infirmary Stables and the boundary wall are the only surviving buildings from the initial formation of the Royal Artillery Barrack. The stables are of a Neo-Georgian design and mirror the surviving buildings within the main area of the Le Cateau Barracks to the south. The stables appear to be in relatively good condition and retain some interesting architectural detailing. Officers are aware of only two other examples of military Infirmary Stables (Plymouth and Aldershot) both of which are listed grade II. The significance of the boundary wall lies in its use as a physical division between civilian and military land and as part of the original barracks. The wall and Artillery Folley that runs adjacent to it, are included on the Council's Local List of Buildings of Interest. Other buildings within the DSG site that are of potential interest include: the Carpenters & Telecommunications Shop, the Store and the Dining Room and Cook House. The significance of each of these buildings is primarily derived from their architectural interest as examples of Neo-Georgian designed military buildings that echo the styling of the surviving former military buildings to the south-east of this site. The aforementioned buildings have however suffered from alteration, although the Carpenters & Telecommunications Shop building retains the greatest number of external original features. The drafted Development Brief for the DSG site identifies the Infirmary Stables and the Carpenters & Telecommunications Shop as non-designated assets that should be retained as a part of the redevelopment of this site. In addition to the above, the area proposed for inclusion with the Garrison Conservation Area includes part of the remains of Colchester's Roman Circus. The Roman Circus was discovered during garrison redevelopment and was designated as a scheduled ancient monument on 13 November 2007. The Circus is one of only six proven locations for Circus' within the north-western

provinces of the Roman Empire. As a result, the Circus is of high significance as an important monument both nationally and internationally.

- 5.4 At its meeting on 14 December 2021, the Local Plan Committee authorised Officers to consult on the proposal to extend the Garrison Conservation Area and it was agreed that representations would be reported back to Committee to inform any decision about extending the Garrison Conservation Area.
- 5.5 The formal public consultation exercise ran from 8 February 2021 to 8 March 2021 (not six weeks as stated in the previous report); however, all representations that have been received prior to writing this report have been considered. The public consultation was undertaken in two ways:
- via the Council's Planning Consultation webpage; and
 - the owners or occupiers of the properties within and adjacent to the limits of the proposed Conservation Area have been notified by letter.

The public consultation was coordinated with the consultation on the updated Roman Circus Management Plan and the draft Development Brief for the DSG (ABRO) site. In total 34 responses were received to the consultation of these documents; many of the responses were in the form of a combined response. No objections were received to the proposal to extend the Garrison Conservation Area and two of the responses expressed specific support for this proposal. Members may wish to note that the whilst the landowner has not explicitly commented on the proposal to extend the boundary of the Garrison Conservation Area, in their representation on the draft DSG Development Brief their agent made the following comments:

"We note the CBC are currently consulting on proposals to extend the Garrison Conservation Area boundary (so that this now includes the Site). If extended, this conservation area would become an 'on site heritage asset'. As the DIO has already taken part in an earlier informal consultation process concerning the Draft DB, its team was already aware of the Council's intentions to extend the conservation area boundary. Therefore, the current Concept Masterplan has been prepared to be mindful of this context, and we consider that it is fully compatible with (and respectful / sensitive to) the Garrison Conservation Area even in the event that its boundary is extended".

- 5.6 On the basis that no adverse comments have been received to the proposal to extend the Garrison Conservation Area, Members are asked to endorse the recommendation to extend the boundary of this conservation to include the DSG site, Roman Circus House and Artillery Folley.

6. Equality, Diversity and Human Rights implications

- 6.1 An Equality Impact Assessment has been prepared for the Local Plan, and is available to view by clicking on this link: -
<https://cbccrmdata.blob.core.windows.net/noteattachment/Equality%20Impact%20Assessment%20June%202017.pdf>

7. Strategic Plan References

- 7.1 The Strategic Plan is relevant, in particular in contributing towards priorities under the theme of Celebrating our Heritage and Culture and in particular:
- Protect, enhance and celebrate Colchester's unique heritage.

8. Consultation

- 8.1 The proposal to extend the Garrison Conservation Area has been the subject of a public consultation exercise (from 8 February 2021 to 8 March 2021). No objection has been received to the proposal to extend the boundary of the conservation area to include the DSG site, Roman Circus House and Artillery.

9. Publicity Considerations

- 9.1 Under section 70(8) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in addition to notifying both the Secretary of State and Historic England, a local planning authority is required to publicise designation of a conservation area (or a proposal to amend or cancel a conservation area designation) by a notice placed in the London Gazette and in at least one newspaper circulating in the area of the local planning authority. The Council has also registered the designations as a land charge. Whilst there is no formal duty to notify current owners or occupiers individually. The Council will also need to own and other local people about the extension of the conservation area boundary, it is considered good practice to do so, so that they are aware of its implications. The publication of the proposal may attract attention from the media but should be seen in a positive light.

10. Financial implications

- 10.1 There will be costs associated with advertising the proposed extension to the Garrison Conservation Area boundary. These can be covered by existing budgets.

11. Health, Wellbeing and Community Safety Implications

- 11.1 None.

12. Health and Safety Implications

- 12.1 None.

13. Risk Management Implications

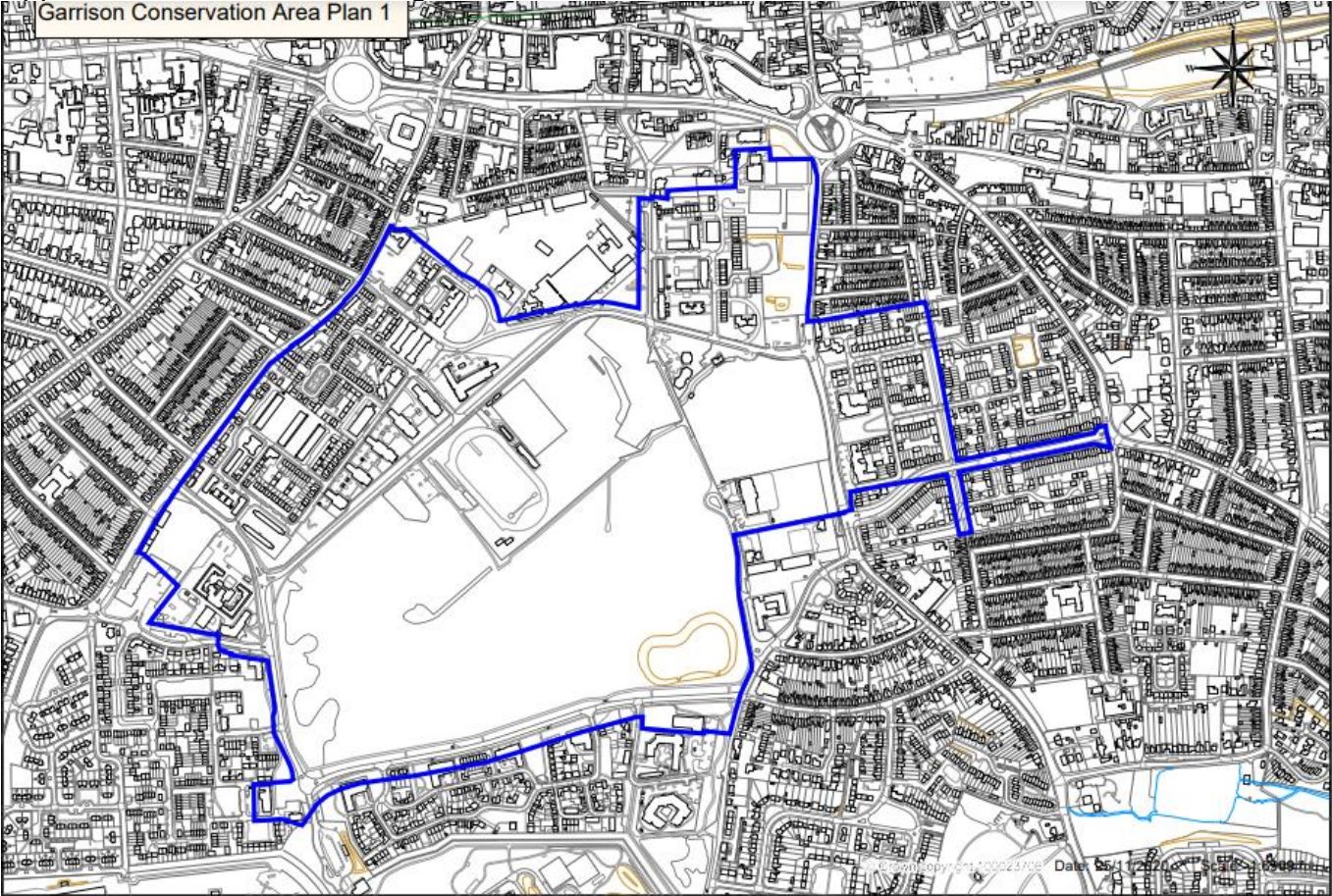
- 13.1 None.

14. Environmental and Sustainability Implications

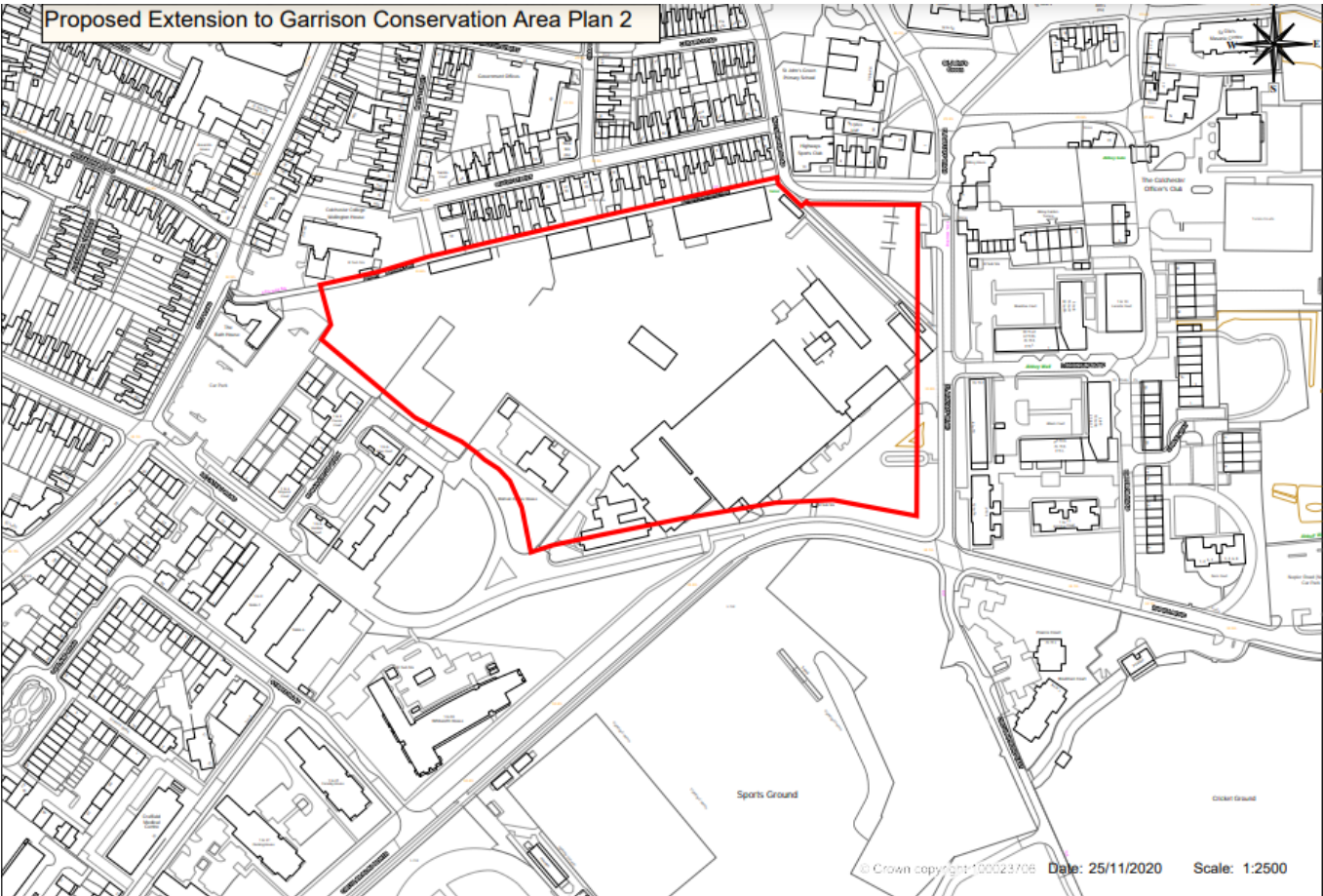
- 14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework (the Framework). Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.
- 14.2 This report has taken into account the Climate Emergency and the sustainable development objectives set out in the Framework. It is considered that the extension of the Conservation Area can contribute to achieving sustainable development.

Appendices

Appendix A – Plan1 of existing Conservation Area



Appendix B – Map of proposed Conservation Area extension



10 June 2020

Report of	Assistant Director of Place and Client Services	Author	Alistair Day 282479
Title	Roman Circus Management Plan		
Wards affected	New Town and Christchurch		

1. Executive Summary

- 1.1 The Roman Circus Management Plan provides an overarching strategy for the management of Colchester's Roman Circus – a nationally significant heritage asset which has the potential to become an important cultural attraction. The plan defines the roles and responsibilities of the Council and key stakeholders involved in this work and sets out a framework for the conservation, enhancement, interpretation, presentation and celebration of the Colchester Roman Circus for the next five years. The Roman Circus Management Plan has been subject to public consultation ([Colchester Borough Council](#)) and a summary of the comments are set out in the report. Members are requested to endorse the recommendation that the Management Plan is adopted as a planning guidance document. The link includes the management plan and appendices.

2. Recommended Decision

- 2.1 To adopt the Roman Circus Management Plan as a planning guidance document.

3. Reason for Recommended Decision

- 3.1 The adoption of the Roman Circus Management as a planning guidance document will set out the Council's position in terms of the management of the Roman Circus; once adopted, the management plan will form a material planning consideration when determining planning applications.

4. Alternative Options

- 4.1 Members can decide not to adopt to the Roman Circus Management Plan. If this option is chosen, it would weaken the weight afforded to the Management Plan when considering planning applications and thereby potentially reduce the ability of the Council to shape the protection of the monument and it's setting from the pressures of damage and commercial interest.
- 4.2 Alternatively, Members could decide that the Roman Circus Management Plan should be adopted as a Supplementary Planning Document (SPD). The adoption of the Management Plan as an SPD would increase weight afforded to the plan; however, further work would be required before the management plan can be adopted as SPD. Given that the primary purpose of the Roman Circus Management Plan is to provide a strategy for its management rather than a planning document intended to shape development proposals it is considered that there would be little additional benefit in adopting the management plan as SPD.

5. Background Information

- 5.1 The Colchester Roman Circus is a unique archaeological monument in Britain. It is the only known example in the country and one of only six locations in the northwest provinces of the Roman Empire where circuses have been securely identified.
- 5.2 The buried archaeological remains of a Roman Circus were identified during archaeological investigations in advance of the redevelopment of the former Colchester Garrison in 2004/5, although the remains were first encountered in 2000.
- 5.3 The Circus is located c.450m to the south of Colchester town centre (defined by the town wall). The Circus is orientated E to W and lies between the garden of the former Officers Quarters, north of Le Cateau Road and the grounds of Flagstaff House on Napier Road (now Nero Court, Arena Place). The overall size of the Circus c.450m in length (E to W), which is within the average size range (normally 350-500m long) for Circuses across the Roman Empire. The Circus is however unusually narrow at c.71-74m in width (N to S). The building, i.e. the above-ground structure, does not survive; all that survives are the remains of the foundations and these were extensively robbed out in the medieval period. Floors and other horizontal layers and surfaces are rare.
- 5.4 The purpose of the Management Plan is to set out an overarching strategy for the management of the Roman Circus for the next five years and to define the roles and responsibilities of the Council and stakeholders. The Plan is intended to be a dynamic document and the actions may be adapted in response to changes in management context over the life of the plan. It is proposed that each year an action plan is developed that outlines the actions that are to be delivered over the forthcoming year by the relevant partners.
- 5.5 To increase the weight afforded to the Roman Circus Management Plan, the plan has been subject to a public consultation exercise. The formal consultation exercise ran from 8 February 2021 to 8 March 2021; although all representations that were received prior to writing this report have been considered. The public consultation was undertaken in two ways:
- via the Council's Planning Consultation webpage; and
 - the owners or occupiers of the properties within and adjacent to the limits of the proposed Conservation Area have been notified by letter.
- 5.6 The public consultation on the Roman Circus Management Plan was coordinated with the consultation on the draft Development Brief for the DSG (ABRO) site and on the proposal to extend the Garrison Conservation Area (to include the DSG site within the conservation area). In total 34 responses were received; 18 of the responses were specifically in relation to the Roman Circus Management Plan. A summary of the representations received together with the officer response is set out in Appendix 1.

6. Equality, Diversity and Human Rights implications

- 6.1 None directly arising from this report.

7. Strategic Plan References

- 7.1 The Roman Circus Management accords with the objectives of the Strategic Plan to:
- Strengthen Colchester's tourism sector and welcome more visitors each year; and
 - Protect, enhance and celebrate Colchester's unique heritage.

8. Consultation

- 8.1 The Roman Circus Management Plan has been the subject of a public consultation exercise. No objections were received to the management plan and many of the suggestions made are already captured within the management plan. Some of the comments (for example the development of the Heritage Centre) fall outside the scope of the management plan and with need to be considered further as a separate project.

9. Publicity Considerations

- 9.1 The Management Plan has been subject to publicity as a part of the public consultation exercise; any further publicity associated with the adoption the management plan should be seen in a positive light.

10. Financial implications

- 10.1 Appeals against a planning refusal can expose the Council to significant expense and costs where the planning authority is seen to have acted unreasonably. The provision of the Roman Circus Management Plan will increase developer certainty and will become a material consideration in the determination of planning application, thereby reducing risk of an appeal.
- 10.2 The development of proposals for the presentation, interpretation and enhancement of the Roman Circus could have financial implications; however, the emergence of any such proposals will need to be the subject of further reports

11. Health, Wellbeing and Community Safety Implications

- 11.1 None identified.

12. Health and Safety Implications

- 12.1 None directly arising from this report.

13. Risk Management Implications

- 13.1 The provision of a Roman Circus Management Plan will serve to inform planning decisions and based on policies within the Local Plan will help reduce the risk of inappropriate development being permitted.

14. Environmental and Sustainability Implications

- 14.1 None directly arising from this report; all future proposals for the presentation, interpretation and enhancement of the Circus will need to take into account that the Council has declared a Climate Emergency and has committed to being carbon neutral by 2030.

Appendix 1: Summary of comments received and Officer response.

Comment	Response	Action / suggested way ahead
Plan Welcomed	Noted	None required
Signage is required from the town centre to the circus	An objective of the Management Plan (MP) is to wayfind/mark a route from the town centre.	Covered by the MP. Additional comment: work on a comprehensive wayfinding strategy in and around the town centre is about to commence; this work needs to coordinate with the improvement of signage to the Circus
The site needs integrating with other heritage sites ... a heritage / town trail is required; it needs to be included in tourist plans	The desire for the integration between the Roman Circus and other heritage sites is supported. The idea of a heritage trail has great potential, and this is noted as an objective in the MP.	Covered by the MP. Additional comment: the potential for developing a town trail should also be investigated as a separate project.
Access is problematic – Southway is a barrier, underpasses are unattractive, pavements on Mersea Rd and Butt Rd are narrow, there is no direct route; redevelopment of the ABRO site provides an opportunity to improve accessibility to monument / Roman Circus House	The physical barrier caused by Southway and the narrow pavements on Mersea Road and Butt Road are acknowledged as a constraint when seeking to integrate this site (and the land in general around Abbey Fields) with the town centre. The resolution of these accessibility issues is beyond the scope to the MP. The redevelopment of the DSG / ABRO site provides an opportunity to improve connectivity and this requirement is set out in the draft Development Brief for this site	The strictures of the existing highway network are difficult to resolve. Essex County Council is working on proposals to remodel St Botolph's roundabout and its environs which should assist in improving pedestrian and cycle access through this area. The draft Development Brief for the DSG site promotes the creation of a permeable pedestrian / cycle network and achieving this aim will assist in improving access to the Roman Circus
Need to invest in the interpretation of the monument e.g. signage boards, need a full size replica of starting gates & stands etc	To date, the interpretation and demarcation of the Circus has been achieved through works associated with the redevelopment of the former garrison land and/or the work of the Trust. Museum Services are currently proposing to install an interpretation panel in the vicinity of Flagstaff Road. It is however acknowledged that there is scope for further interpretation. A key aim of the MP is to provide appropriate and consistent	A key aim of the management plan is to develop a coherent and comprehensive strategy for the presentation, interpretation and enhancement of the Circus. It is proposed that each year an action plan is developed that outlines the actions that are to be delivered over the forthcoming year by the relevant partners

	<p>site interpretation around the monument, for example, by the installation of adequate interpretation panels and signage. A further objective of the MP is to investigate and deliver other forms of presentation, for example, use of public art and sculpture and/or lighting to mark the seating and/or line of racetrack as well as improved digital presentation of the Circus. Further the MP also proposes to investigate the reconstruction of part of the seating area.</p>	
<p>There is the opportunity for the Circus to become a major tourist attraction; the ABRO site provides an opportunity for expansion</p>	<p>It is acknowledged that Circus has the potential to become a major attraction. A key objective of the MP is to present and interpret the Circus for public benefit and as an important heritage attraction. This also aligns with the Strategic Plan which aims to strengthen Colchester's tourism sector. The draft Development Brief for the DSG site seeks to protect the Circus and its setting and provides for the potential expansion of facilities associated with the Circus</p>	<p>This is covered by the MP. The purpose of the Management Plan is to present and interpret the Circus. The implementation of these objectives will help to promote the Circus as an important heritage feature and thereby help it become a major tourist attraction.</p> <p>Scope for the potential expansion of the facilities associated with Roman Circus is provided for within the draft Development Brief for the DSG site.</p>
<p>The plan needs to be linked to the cultural strategy; a new Heritage and Cultural Strategy is required</p> <p>As a major heritage feature the Circus should feature in the Heritage / Cultural Strategy</p>	<p>The Council's Strategic Plan promotes a new Cultural Strategy that supports town's cultural assets. The MP relates specifically to the management and promotion of the Circus however this is not considered to prejudice the goals and aims of the proposed Cultural Strategy</p>	<p>The Council is currently working on the development of a new cultural strategy. The aims and objectives of this document should be compatible with the stated aims of the Roman Circus Management Plan</p>
<p>A major attraction needs associated facilities</p>	<p>The development of a strategy for the promotion and enhancement of the Circus will create a better understanding of the facilities need to support the Circus as a visitor attraction. The draft Development Brief for the DSG site provides for the potential expansion of Roman Circus House</p>	<p>The MP seeks to promote the Circus as a tourist and heritage attraction. The MP promotes and supports the ongoing development of the heritage offer by Colchester Archaeological Trust at Roman Circus Centre. The requirement for additional facilities will emerge as the site develops and MP will be kept under review.</p>
<p>Need to see action</p>	<p>To date, the interpretation and demarcation of the Circus has</p>	<p>The MP provides a coordinated framework for the</p>

	<p>been secured through works associated with the redevelopment of the former garrison land and/or the work for the Trust. Museum Services are also currently working on proposals for the installation of an interpretation panel. The purpose of the MP is to promote a coherent and comprehensive strategy for the interpretation and enhancement the Circus; from this will flow new proposals for the presentation of the monument</p>	<p>conservation, enhancement, interpretation, presentation and celebration of the Circus</p>
<p>Lack of parking / coach park required</p>	<p>There are three public car parks in the general vicinity of the Circus and as such the monument is well served by public car parks. In developing future facilities at the Circus, sustainable modes of transport should be promoted over the use of the private car.</p>	<p>The purpose of the management plan is to promote a coherent and comprehensive strategy for the interpretation and enhancement the Circus. As these proposals are developed, an assessment of the parking requirements can be considered.</p>
<p>The plan only considers the scheduled monument not the wider setting</p>	<p>The purpose of the MP is to provide an overarching strategy for the management and interpretation of the scheduled monument. The MP proposes a boundary review of the scheduled monument to ensure there is an appropriate buffer around all sides of the archaeological remains. The MP requires new development to be informed and supported by appropriate assessments to adequately assess the significance of the Roman Circus and also to accurately identify the impact of proposals on the setting. The plan also requires all new development will have regard to local context and precedence, scale and massing, layout and design</p>	<p>The management plan sets out various objective to safeguard the monument and its setting.</p>
<p>No discussion about the removal of roads to create an enlarged unhindered space</p>	<p>The purpose of the MP is to promote a coherent and comprehensive strategy for the interpretation and enhancement the Circus. This could in the future include exploring the feasibility of removing roads to create an enlarged unhindered space.</p>	<p>The stakeholder will need to developer further the aspirations for the future management and interpretation of the Circus. This could include exploring the feasibility of closing sections of adopted highway; any such proposals would</p>

		need to be subject of a detailed traffic assessment
Retained Garrison building could be used as exhibition space	The DSG site includes several historic garrison buildings; the Draft Development Brief notes that these could be used for a variety of uses.	The MP does not preclude the potential for re-using existing Garrison buildings for exhibition space.
Holy Trinity Church should be used as a heritage centre / exhibition space to Circus and other assets	The desire for a heritage centre is acknowledge however this is considered to fall outside the scope of the MP. It is understood that there is a proposal to convert Holy Trinity Church into a community hub.	If desired, the potential for developing a Heritage Centre could be explored by a separate working group
Events should be held on Abbey Field to promote the circus	Organised events will help to raise the profile of the circus. An objective of the MP is to investigate creative and imaginative ways of using the amenity space for events.	The promotion of the circus through associated events is provided for in the MP
The plan fails to say what enhancement is proposed	The purpose of the MP is to provide an overarching framework for proposals to be developed for the interpretation and enhancement of the circus. It is for the working to determine the most appropriate form of enhancement	It is the purpose of the MP to develop proposals for the interpretation and enhancement of the circus
No reference to funding / funding should be made available	The purpose of the MP is to provide a framework for the interpretation and enhancement of the circus. Once the nature of the interpretation proposals is known, a bid for funding can be made. The MP explains that the working group will promote (and also scrutinise) initiatives and seek partnerships and external funding opportunities for proposals that better reveal the significance of, and create better access to, the Circus.	The funding and investment necessary to deliver the promotion of the Roman Circus can only be developed once there is agreement on how the Circus should be management / promoted
What is the preferred management solution ... CBC, the Trust or a.n.other ... each will require a different approach	At present the Circus has a number of different landowners, each of which are responsible for the management and maintenance of land within their control. An objective of the MP is to create a working group, with representatives of the key stakeholder groups, to support the protection, enhancement and promotion of the Circus. The MP also seeks to review how the long-	The MP includes provision for exploring how the site may be effectively managed in the long term

	term management of the Circus can be most effectively delivered, for example, by the Council or sub-leased to another organisation.	
Not enough done to maintain and promote the town's heritage	The enhancement of the town's heritage is an important Corporate objective. Grant funding has been secured to enhance Balmerne Square and St Nicholas Square as new public spaces. The Council also takes the opportunity to enhance and promote the town's heritage by better revealing our assets by supporting projects and initiatives to increase public awareness and access to their heritage in daily life.	Noted; however general concerns about how the Borough promotes the town's heritage falls outside the scope of the MP
A working group should be established to develop proposals for the enhancement of the circus	The MP aims to create a working group, with representatives of the key stakeholder groups, to support the protection, enhancement, and promotion of the Circus as an important part of Colchester's public realm/heritage offer, and which will promote and support the ongoing development of the heritage offer by Colchester Archaeological Trust at Roman Circus Centre.	The MP proposes the establishment of a working group to support the protection, enhancement and promotion of the Circus as an important part of Colchester's public realm/heritage offer
Biodiversity of the area should be enhanced	The MP seek to ensure the significance of the biodiversity (both flora and fauna) of the Circus area is informed by appropriate up-to-date biodiversity assessments, to protect important species and to minimise and mitigate the disturbance to species that make a positive contribution to the site	This is covered by the MP
The Plan should be adopted as soon as possible	Noted	The plan is before Members to adopt

Local Plan Committee - Background Information

What is a Local Plan?

A Local Plan is the strategy for the future development of a local area, drawn up by the Local Planning Authority (LPA) in consultation with the community. The Local Plan sets out the vision, objectives, spatial strategy and planning policies for the entire Colchester Borough over a 15-year period. The Plan provides the overall framework for the borough in terms of how much employment land and how many new homes are required as well as where they should be located. It also identifies infrastructure needs and things that require protection i.e., open space and community buildings.

In law, this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. A Local Plan must be prepared in accordance with national policy and guidance.

Planning involves making decisions about the future of borough which are vital to balance the need to develop areas where we live and work with ensuring the surrounding environment is not negatively affected for everyone. It includes considering the sustainable needs of future communities.

An independent Planning Inspector is appointed to examine all Local Plans. The Plan can only be adopted by the Council if the Inspector thinks it is sound and meets all the statutory requirements.

Why is a Local Plan important?

Without a Local Plan to identify where and how the borough should develop, planning applications are determined in accordance with national policy which does not reflect the local context. Without a Local Plan, the borough would be at significant risk from speculative development. A Local Plan provides certainty of where development can be delivered sustainably across the Borough.

What is a Neighbourhood Plan?

A Neighbourhood Plan is a planning document that communities can prepare to set out how they would like their town, parish or village to develop. The Neighbourhood Plan is prepared by the local community (usually this is undertaken by the Parish/Town Council) for a designated neighbourhood area. A Neighbourhood Plan Development Forum can be established for areas without a parish/town council.

A Neighbourhood Plan enables communities to identify where new homes and other development can be built and enables them to have their say on what those new buildings should look like and what infrastructure should be provided. This provides local people the ability to plan for the types of development to meet their community's needs.

A Neighbourhood Plan must undergo a number of formal processes to ensure it is robust and well-evidenced. This includes two formal consultation periods, independent examination and a public referendum.

If a Neighbourhood Plan passes the referendum, this becomes part of the Statutory Development Plan for that area. It is then used when determining planning applications alongside the local plan and national policy.

What is included in the Development Plan for Colchester?

The Development Plan is a suite of documents that set out the Council's planning policies and proposals for the development and use of land and buildings in the authority's area. This includes Local Plans, Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Within Colchester Borough this currently includes:

- Section 1 Local Plan (2021)
- Emerging Section 2 Local Plan (Submitted October 2017) – currently subject to Examination
- Core Strategy (2008) as amended by the Focused Review (2014)
- Site Allocations Policies (2010)
- Development Policies (2010) amended by Focused Review (2014)
- Proposals Maps (2010) and
- Neighbourhood Plans;
 - Myland and Braiswick
 - Boxted
 - Wivenhoe
 - West Bergholt and
 - Eight Ash Green.

When Section 2 of the Local Plan is adopted it will supersede the Core Strategy, Site Allocations Policies, Development Policies and Proposals Maps.

Section 1 of the Colchester Local Plan sets out the overarching strategy for future growth across Braintree, Colchester and Tendring, as well as including policies setting the overall housing and employment requirements for North Essex up to 2033. Section 2 of each of the three Local Plans contain more specific local policies and allocations relevant to each individual area.

In Partnership with Tendring District Council, a Development Plan Document (DPD) is being prepared to further guide development on the Tendring Colchester Borders Garden Community.

Supplementary Planning Documents (SPD)

An SPD is a document produced to add further detailed guidance and information on a particular subject or area. It is subject to a formal consultation period but there is no independent examination. Once adopted it can be used as a material consideration when determining planning applications. An SPD cannot create new policy, only add detail to a policy established in a local plan.

The following SPD's have been adopted in Colchester:

- Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) – August 2020
- Affordable Housing – August 2011
- Backland and Infill – December 2010
- Better Town Centre – December 2012
- Cycling Delivery Strategy – January 2012
- Provision of Community Facilities – July 2013
- Provision of Open Space, Sport and Recreational Facilities – July 2006, updated April 2019
- Shopfront Design Guide – June 2011
- Street Services Delivery Strategy – October 2012
- Sustainable Design and Construction – June 2011
- Sustainable Drainage Systems Design Guide – December 2014
- Vehicle Parking Standards – September 2009
- North Colchester Growth Area – June 2012
- Colne Harbour Masterplan – January 2011
- Garrison Masterplan – November 2002
- St Botolphs Masterplan – June 2005

Statement of Community Involvement (SCI)

The SCI sets out the standards that the Council applies in relation to involving the community and stakeholders in the preparation of Local Plan documents and in determining planning applications.

Local Development Scheme (LDS)

The LDS is a project plan for a three-year period setting out what documents will be produced and a timescale for preparing each.

Annual Monitoring Report (AMR)

The AMR is a report published annually by the Council containing information on the implementation of the Local Development Scheme and the extent to which planning policies set out in the Council's adopted Local Plan are being achieved.

What are housing targets and why do we have them?

The Government have committed to delivering 300,000 new homes per year across England to significantly boost the supply of homes.

The Local Plan identifies the minimum number of homes needed through policies which are informed by a local housing need assessment produced in accordance with national planning policy and guidance. An approach known as the Standard Methodology is used unless exceptional circumstances justify an alternative approach.

For Colchester, the minimum housing requirement is 920 new dwellings per year or 14,720 new homes for the plan period (2017 to 2033). The Council must identify sufficient sites in the Local Plan to accommodate these new homes.

As well identifying sites to meet the requirements across the whole plan period, the Council are also required to identify and update annually, a five year supply of specific, deliverable sites, this is often referred to as the five year housing land supply (5YHLS).

The Council publish annually a Housing Land Supply Position Statement which sets out the housing land supply position over a rolling five-year period. The Statement explains how this position complies with the stringent requirements of national policy and guidance. It is prepared by the LPA with engagement from developers and agents regarding expected delivery of new homes.

What happens if the borough does not meet their housing target?

If a Local Planning Authority cannot demonstrate a five-year supply of housing, national planning policy takes precedence over the Local Plan. The '*presumption in favour of sustainable development*' as outlined in national policy will be triggered.

This means that if a planning application is considered to deliver sustainable development, then planning permission should be granted, even if the site is not identified for development in the Local Plan. In effect, the Council would have little control over where new homes are built. Speculative applications can be submitted, and the authority may have limited grounds on which to refuse them. Even where schemes are refused they may be challenged and planning permission granted on appeal.