Local Development Framework

Backland Development Supplementary Planning Document

Sustainability Appraisal Report

Spatial Policy Team
Colchester Borough Council
(March 2009)

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Section 1. Summary and outcomes

1.1. Non-technical summary

Appraisal Methodology

A scoping report for the Backland Development Supplementary Planning Document (SPD) Sustainability Appraisal (SA) was prepared in January 2009 and consulted upon in February 2009 for a five week period. Following production of the scoping report work began on appraising the draft SPD and the no plan option in order to consider how sustainable the draft SPD is.

The SA was carried out by the Council's Sustainability Officer.

Difficulties encountered in compiling information or carrying out the assessment

The principal difficulty in carrying out this SA has been the consideration of alternatives. This SPD expands upon and provides further clarity to policies in the adopted Core Strategy and so it has been difficult to consider alternative options.

Background

Purpose of the SA and the SA Report

SA is about asking at various intervals during plan preparation: "how sustainable is my plan?". A range of objectives are established and all options are assessed against these objectives to compare their environmental, economic and social effects and ultimately to assess how sustainable an option is. Under the Planning and Compulsory Purchase Act 2004 (as amended), SA is mandatory for Regional Spatial Strategies (RSS), DPDs and SPDs.

One of the most widely used definitions of sustainable development comes from the report of the World Commission on Environment and Development (the Brundtland Commission), 'Our Common Future' (1987), which defines it as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". A more detailed definition is offered in the government's strategy for sustainable development, 'Securing the Future' (2005), which includes the following five guiding principles for sustainable development:
- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

Plan objectives and outline of contents

The SPD does not have any objectives, but the purpose of the SPD is to give clear guidance on backland development, thereby avoiding inappropriate development and ensuring the highest quality of design is attained.

The SPD sets out the policy framework including national and local policies, within which the SPD will be produced. The SPD then includes sections on why the guidance is necessary, provides definitions, and outlines the design process which should be followed. Detailed requirements are the covered in the later section of the SPD.

Compliance with the SEA Directive

The Strategic Environmental Assessment (SEA) Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes requires an environmental assessment to be made of certain plans or programmes. The objective of SEA, as defined in the Government's guidance on strategic environmental assessment, is *"to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans….with a view to promoting sustainable development"* (Article 1).

The Council has concluded that the Affordable Housing SPD is not likely to have significant environmental effects and consequently an environmental assessment is not required. The criteria specified in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004 has been taken into account in reaching this conclusion. Under regulation 9(2)(b) the consultation bodies must be consulted on this conclusion prior to the local planning authority making a formal determination. As part of the consultation on the SA scoping report the consultation bodies were consulted on the Council's conclusion. The SA report includes the Council's formal determination that an environmental assessment under the SEA Directive is not necessary for this SPD.

Sustainability objectives, baseline and context

Links to other policies, plans and programmes and sustainability objectives and how these have been taken into account

The following table includes the key messages from the review of relevant policies, plans and programmes, and sustainability objectives.

Key message	Source
All LDDs should encompass the vision for the future of the Borough that responds to the local challenges and opportunities, and is based on evidence, a sense of local distinctiveness and community derived objectives, within the overall framework of national policy and regional strategies.	PPS12
All development should be of a high quality	By Design – Urban design in the planning

design; There is a need to think more deeply and sensitively about the living environments being created; There is a need for high quality and inclusive design, to improve the quality of the public realm and open spaces; and protect and enhance architectural and historic heritage; Development should have a sense of place, be legible, pedestrian friendly and sustainable	system: towards better practice, PPS1, PPS3, PPS6, East of England Plan, Colchester's Core Strategy, Essex Design Guide
Development should make effective use of land, including re-use of previously-developed land, where appropriate. Colchester must provide 17,100 new dwellings between 2001 – 2021 (RSS policy H1). 60% of new housing should be on previously developed land (PPS3, RSS Policy SS2).	Planning Policy Statement 3: Housing, East of England Plan (Regional Spatial Strategy 14)
The vitality and viability of existing centres should be supported by promoting and focusing development in such centres; Sustainable locations should be fully exploited through high-density, mixed-use development and promoting sustainable transport choices; Development should promote accessibility by public transport, walking and cycling and reduce the need to travel by car.	Planning Policy Statement 6: Planning for town centres, Planning Policy Guidance 13: Transport
Direct growth to the most environmentally, economically and socially sustainable locations; to support existing communities, local businesses, sustainable transport and promote urban regeneration to protect greenfield land; Developments must be socially inclusive and seek to minimize and mitigate any potential negative effects.	Sustainable Development Framework for the East of England, Colchester's Core Strategy, Revised regional housing strategy for the East of England: Strategy Document 2005-2010, East of England Regional Social Strategy
Support appropriate local housing and employment development in villages and rural communities; Providing homes, especially affordable, to support rural communities is important for the sustainable development of the countryside.	Colchester's Core Strategy, Living working countryside: The Taylor Review of Rural Economy and Affordable Housing
LDDs should contain policies to promote and encourage, rather than restrict, the development of renewable energy resources; By 2010 10% of the region's energy and by 2020 17% of the region's energy should to come from renewable sources; Development should be designed for sustainability and also seek to be resistant to the impacts of climate change; use opportunities offered by new development to reduce the causes and impacts of flooding.	Planning Policy Statement 22: Renewable energy, East of England Plan (Regional Spatial Strategy 14), Essex Climate Change Strategy, Planning Policy Statement 25: Development and flood risk

Description of the social, environmental and economic baseline characteristics and the predicted future baseline

The Borough of Colchester is located in the county of Essex in the east of England and is situated 62 miles north east of London. The Borough covers

an area of almost 125 square miles (34,540 hectares) and has the main town of Colchester surrounded by a rural hinterland with centres of population in the larger villages of Tiptree, West Mersea and Wivenhoe. These three prosperous and growing villages each have their own strong identity, aspirations and requirements. The remainder of the Borough is largely rural in character with a number of smaller villages and many small hamlets. The northern part of the Borough which borders with Suffolk lies within the Dedham Vale Area of Outstanding Natural Beauty.

Data from the mid-2007 population estimates that the population of the Borough is 175,500. Less than 7% of the population comprises ethnic minority groups, an increase of 3% since 2001. Two–thirds of the total population is concentrated within the built-up areas of Colchester and Stanway.

Colchester's population has seen a growth of 12.5% since mid-2001. It accounts for 12.8% of the Essex County population and based on mid-2007 figures the average population density of Colchester was 533 people per square kilometre (sq km). This is an increase from 2001 when there were 329 people per sq km.

The population of Colchester is expected to grow by 30.9% (since mid-2006 population estimates) to 223,500 people in 2021. The largest growth will be in the older age groups (60+), whilst growth levels are expect to decline in the younger ages groups (aged 19 or younger). This means that by 2021, there will be an 'ageing population' in Colchester, which will affect many areas of the community for example, the economy, housing and health. The aging population is evidenced by the fact that 16.1% of Colchester's population will be aged 65 or over in 2021.

At 1st April 2008 there were approximately 72,634 dwellings within the Borough of which 80.5% were privately owned. The average household size was 2.37 people per household in 2001 but it is estimated that this may have decreased in recent years.

A total of 1,243 homes were built between 1 April 2007 and 31 March 2008. Under current policies, 825 dwellings are expected to be built in the Borough each year. There has been an annual completion of 921 flats and 555 houses in 2007/8 and 236 recorded affordable housing completions. During this same time period 81% of residential completions were located on previously developed land (brownfield sites), a decrease from over 90% in previous years. It was also recorded that no new dwellings were completed at less than 30 dwellings per hectare, 292 dwellings were completed at between 30 and 50 dwellings per hectare and 959 were completed at above 50 dwellings per hectare.

A national rise in house prices and improved commuter links to London have contributed to an increase in local house prices, out of line with local wage levels. Colchester's mean house price was £198,728 in 2007, this remains below the national and county average of £218,910 and £230,588

respectively. Colchester's mean house price has increased from a mean of £65,926 in 1996. The Borough therefore has a significant and growing issue with the supply of housing that people can afford and research shows the need for more affordable housing within the Borough.

The Borough is connected to a comprehensive network of major roads via the A12 and A120, which provide routes to London, the M25, Harlow and Cambridge. The Borough also lies in close proximity to the major seaport of Harwich (20 miles) and Stansted Airport (30 miles). Transportation provision includes six railway stations, bus routes operated by ten bus companies and several cycle trails including National Cycle Route One. Cycling infrastructure will increase in future as the town has recently been awarded Cycling Town status.

One of the biggest challenges to Colchester is traffic growth and the dominance of the car as the main mode of travel. The 2001 census indicated that 78.9% of households own one or more cars and vans and this figure is expected to have increased in recent years. The census also indicated that 61.1% of Colchester's working age population usually travelled to work by car or van, 13.0% usually travelled by public transport and a further 9.1% usually worked from home (working-age population includes full-time, part-time, self-employed and full-time students). Consequently, it is apparent that significant congestion can occur during peak times within Colchester, the A12 and on several of the minor roads to the south of the Borough.

Economic characteristics
The Borough is well connected to the strategic road and rail networks between London and East Anglia. Stansted Airport is close by, located in the district of Uttlesford. This strategic position has meant the Borough has been a magnet for growth resulting in a healthy and vibrant economy with the mean gross income estimated at £31,396 in 2006 (up from £24,065 in 2002), although the median income is significantly less at £23,874.

Colchester's economy is dominated largely by the service sector accounting for an estimated 78.9% of jobs in 2001, with 11.3% in manufacturing, 7.8% in construction and the remainder in the primary sector (agriculture, fishing, energy and water). These figures illustrate Colchester's move away from manufacturing and agriculture in recent years.

In 2007 the Department for Communities and Local Government reported that Colchester contained 385,000 sqm of retail floorspace and, 221,000 sqm of office floorspace. The Borough also held 372,000 sqm of factory floorspace and 328,000 sqm of warehouse floorspace. The overall stock of floorspace reported in 2007 totalled 1,361,000 sqm, a fall of 27,000 sqm over the total for 2006. In order to fulfil East of England 2021 targets, the Borough will need to provide a further 48,259 sqm of retail floorspace in the town centre; this figure will be slightly surpassed with the development by 2013 of the Vineyard Gate shopping complex which will deliver 50,000 sqm.

Employment targets for Colchester outline the likely employment change up to 2021 required to achieve the employment target in the East of England Plan. This illustrates the Borough's need to take advantage of growth employment sectors and minimise employment loss in declining sectors. The data shows a continuing move towards the service industry ('retail' to gain 2,400 jobs and 'hotels & catering' to gain 2,300 jobs) and away from agriculture (loss of 500 jobs) and manufacturing (loss of 1,500 jobs).

The Annual Population Survey puts the number of people economically active at approximately 92,000. Of these people 94.6% are classed as 'in employment'. Colchester's main employment is the Garrison, which has close links with the town and there are sizeable educational facilities, including the University of Essex.

The Borough is relatively prosperous ranking 224 out of 354 districts on the Index of Multiple Deprivation 2007 (rank 1 being the most deprived), the rank has improved from 217 in 2004. Although average earnings are lower than those in the rest of the East of England and Colchester has the third lowest wage levels compared to its "family group" of similar local authorities. There are variations in prosperity and there are pockets of deprivation in parts of both the towns and rural areas.

Tourism plays an important part in the local economy. In 2006 the value of tourism to the economy was £185.2 million, up from £175.3m in 2003 and representing an increase of 193% since 1993. There were over 4.3 million visitor trips in 2006, a rise of 54% from 1993, although less than 2003. These trips were made up of 54,000 trips by overseas staying visitors, 218,000 trips by domestic staying visitors and 4 million by day-trippers. Since 2003 the number of overseas visitors has increased, whilst the number of domestic visitors has decreased. The number of jobs this creates is 4496 (including part-time and seasonal) the majority are in the catering sector.

The following five areas are undergoing ambitious regeneration programmes: North Colchester, the Garrison, St. Botolph's, East Colchester and North Station. The redevelopments will collectively provide new housing, employment, a university research park, new army garrison, a visual arts facility and new community stadium.

Environmental Characteristics
Colchester has a rich and vast heritage. As Camulodonum, it was the first capital of England and it is also Britain's oldest recorded town, recorded by Pliny the Elder in AD77. The Borough has a rich archaeological and cultural heritage, dating back to at least 4000BC. There are 22 conservation areas, 1600 listed buildings (41 of these are Grade 1 listed buildings) and 40 Scheduled Monuments. There are 4 parks within Colchester on the National Register of Special Historic Interest including Colchester Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park.

The rural landscape of the Borough has a rich ecological character, influenced by geology and landform. Habitats include woodland, grassland, heath,

estuary, saltmarsh, mudflat and freshwater and open water habitats. There is a substantial amount of coastline. Many sites are recognised for their value by international and national designations, including the coastal and estuary areas in the south east and the Dedham Vale Area of Outstanding Natural Beauty in the north of the Borough.

Whilst the Borough of Colchester is extensively rural, the majority of the population live in the towns and villages. As a result, it is the built up areas, which figure most prominently in many people's lives and the appearance, and quality of their urban surroundings is an important factor in the quality of life.

There are 2 Air Quality Management Areas in Colchester. These are located on Mersea Road and Brook Street.

Between 2007 and 2008 19.7% of domestic waste was dry recycled, up from 17.8% in the previous year, and 12% was composted. During this time period Colchester's AMR recorded that no planning applications had been approved contrary to the advice of the Environment Agency.

In 2005, the average domestic consumption of gas stood at 18,364 kWh, a decrease from 20,336 kWh in 2004. The average domestic consumption of electricity stood at 4,787 kWh, a slight decrease from 4,875 kWh in 2004. In 2004 the daily domestic water use was recorded at 145 litres (per capita consumption).

Social Characteristics
Colchester is not a deprived area when measured against national statistics however three of its wards are in the most deprived 20% of wards in East of England (2007, a decrease from four wards in 2004). St Andrew's ward has the highest levels of children living in poverty in Essex. 12,084 crimes were reported between August 2007 and July 2008 and approximately a quarter of these were within Castle ward..

Life expectancy in the Borough has been estimated as nearly 78 years for men and approximately 82 years for women. There are 2 hospitals, 32 doctors and 26 dental surgeries within the Borough. In addition, there are 6 clinics, 15 opticians and 21 pharmacies.

There are 79 maintained schools: 64 primary, 11 secondary and 4 special schools. There are two further education colleges, Colchester Sixth Form College and the Colchester Institute, plus the University of Essex, making the Borough a major educational base with visiting students significantly adding to the diversity of the population. The provision of day care, nursery education and out-of-school care is a significant issue for the Borough, with there being more demand than formal supply.

Educational achievement in the Borough is generally good and has improved from recent years. In 2007 29.9% of Colchester's working age population were qualified to NVQ level 4 or above standard and over three quarters were

qualified to NVQ level 1 or above. However, 9.5% of the working age population had no qualifications.

The community has access to a wide range of council run services and facilities, including those owned by the 31 parish councils. Facilities include country parks at Cudmore Grove, East Mersea and Highwoods, Colchester; and a leisure centre (Leisure World) including swimming pools and four multi-activity centres. A 10,000 seat capacity Community Stadium in North Colchester opened in autumn 2008.

Main social, environmental and economic issues and problems identified

General Issues
It will be increasingly important to match the population growth with economic growth within the Borough and as projections indicate an aging population the impact of smaller, older households on services and housing will need to be managed. Encouraging well designed and appropriate backland and intensification schemes may help ensure new homes are located in close proximity to jobs. It may also aid the delivery of affordable housing.

Encouraging sustainable travel and a decrease in car usage are key challenges. Ensuring backland development contributes to this aim by selecting sites in the most sustainable locations and incorporating improved pedestrian and cycle provision will help to deliver this objective.

Economic Issues
As the current economy of the Borough is generally good and unemployment is low, the key sustainability issues for the economy are around maintaining a healthy, vibrant and diverse economy into the future.

Protecting and improving the vitality and vibrancy of existing centres is a key issue for the sustainable economic development of the Borough. Well-designed backland development may contribute towards this by supporting the local economy.

The rural economy which has been affected in recent years by falling incomes from farming, there is a need to support the revitalisation of the rural economy. Appropriate backland development has the potential to provide housing to help support rural communities.

Environmental Issues
Maintaining and enhancing the natural and built environment of the Borough (including the historic and built heritage) are very important to the residents and communities of Colchester. All future developments will need to take account of current cultural and heritage assets as well as continuing to protect and enhance them. New development, including backland schemes, will also need to consistently achieve best practice in sustainable construction and design.

To protect the natural environment, Colchester's LDF will promote the reuse of land (i.e. development on brownfield sites) and require a density of development that makes the most efficient use of land. This will reduce the pressure for greenfield sites, where landscape and biodiversity value is greater. Brownfield sites however can sometimes also have ecological importance, as they may provide a refuge for species in an otherwise urban area. Although backland development can contribute to these objectives, it is therefore important that schemes include an adequate assessment of the biodiversity value of potential sites.

Climate change is a major issue that the whole LDF will need to consider. Although design issues related to climate change are largely covered in other parts of the LDF such as the sustainable construction SPD, it is important that any design guidance given in the Backland Development SPD complements these requirements.

Social Issues

The provision of housing to meet government targets and local needs is a major issue in Colchester. It is also particularly important that new development is of a high quality design, layout and respects the character of the area in which it is located. The design of backland development should seek to address these issues whilst making efficient use of land. It is important to encourage social inclusion through the design of new communities and to ensure adequate community infrastructure and services are available.

Rural isolation can also be identified as an issue. Backland development should seek to contribute towards ensuring the vitality and vibrancy of communities in rural parts of the Borough.

The SA framework, including objectives, targets and indicators

The table below is the SA framework for this SPD. It will be used for the appraisal of the draft SPD and alternative options and to monitor the effects of this SPD.

Objectives	Assessment Criteria	Indicators	Evidence
To ensure that development is located sustainably and makes efficient use of land	- Will it promote the efficient use of land? - Will it reduce the need for development on greenfield land? - Will it provide people with good access to their needs? - Will it reduce the risk of flooding?	- Number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds - Number of applications resulting in the loss of community facilities - Properties at risk from flooding, as defined by the EA	Housing Land Availability Assessment Housing Topic Paper Strategic Flood Risk Assessment

To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created? - Will actual crime be reduced? - Will the fear of crime be reduced?	- Increase in areas of public open space - All crime – number of crimes per 1000 residents per annum - Number of Domestic Burglaries per 1000 households	Urban Place Supplement Crime Safety Audit
To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough? - Will it enhance the character and attractiveness of the Borough's settlements?	- Condition of Landscape Character Areas - Buildings of Grade I and II* and scheduled monuments at risk - Number of new pieces of community art installed in the Borough	Townscape Character Assessment Landscape Character Assessment
To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it help to support the vitality and viability of town centres? - Will it provide for well designed housing at accessible locations? - Will it help sustain the rural economy?	- Number of applications resulting in new, extended or improved community facilities - Percentage of new residential development accessible to community facilities - Amount of leisure floorspace (Use Class D2) completed (gross) - Financial contributions towards leisure facilities - Number of new businesses setting up in the Borough - Percentage of employment floorspace (Use Classes B1, B2 and B8) on previously developed land (completed and occupied)	Retail Study Haven Gateway Employment Land Study Employment Study (initial report) Employment Land Study Centres and Employment Topic Paper
To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel? - Will the levels of sustainable travel increase? - Will it reduce dependence on car travel?	- Monetary investment in sustainable transport schemes, such as public transport facilities, cycleways, traffic calming measures and bus shelters - proportion of journeys to work by public transport - proportion of journeys to work by car	Local Transport Plan Transport Topic Paper

To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	- percentage of population of working age qualified to NVQ level 3 or equivalent - percentage of adults with poor literacy and numeracy skills - percentage of new residential development accessible to community facilities	Community Strategy
To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will it help deliver the number of houses needed to support the existing and growing population? - Will it deliver a range of housing types to meet the diverse needs of the Borough? - Will it deliver good quality and sustainable housing?	- Number of affordable homes completed annually - Housing completions per annum (net) - Number of dwellings built to code for sustainable homes level 3 and above - Number of households accepted as full homeless - Financial contributions towards affordable housing provision - Number of key worker households delivered annually	Housing Land Availability Assessment Housing Needs Study Housing Market Assessment Housing Topic Paper
To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it help conserve and enhance the natural environment, natural resources and biodiversity?	-Condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & Ramsar) - Number and area of Local Sites within the Borough - Area of ancient woodland within the Borough. - Change in priority habitats and species	Landscape Character Assessment Essex Biodiversity Action Plan (BARS monitoring) Appropriate Assessment
To make efficient use of energy and resources, and reduce waste and our contribution to climate	- Will it help make efficient use of energy and resources, reduce waste, and reduce our contribution to climate change?	- Number of developments built to BREEAM /code for sustainable homes level 3+ standards - Number of developments using reclaimed/recycled materials in construction - Percentage of electricity consumed that is generated from	Sustainability Topic Paper

change.		renewables - Domestic energy consumption per household - Percentage of domestic waste composted - Per capita consumption of water	

Compatibility between SA objectives and SPD objectives

Chapter 3 of the SPD ('Why is this guidance necessary?') sets out the issues that the SPD attempts to address. The overall intention is to ensure backland and infill development make a useful contribution to delivering housing targets for the Borough but also avoid the significant adverse impacts on local communities and individuals that can result from such development. The SPD provides guidance on the Council's expectations for the provision, design and layout of backland development. The purpose of the SPD is therefore highly compatible with the SA objectives 'To ensure that development is located sustainably and makes efficient use of land' and 'To conserve and enhance the townscape character, historic and cultural assets of the Borough.' The location of development within existing settlements should also contribute to the objective surrounding improving the vitality of town centres.

SPD options

Main options considered and how they were identified

It has been difficult to consider alternatives as this SPD expands upon and provides further clarity to policies in the adopted Core Strategy, saved Local Plan policies, and policies in the emerging Development Policies DPD. As a result the only realistic options are the draft SPD and the no plan option.

Comparison of the social, environmental and economic effects of the options

The option of adopting the SPD was found to have a positive effect when judged against many of the assessment criteria and objectives. Particularly beneficial effects include the environmental benefits of making more efficient use of land, the economic benefits of supporting the vitality of town centres through allowing backland development in such settlements, and the beneficial social effects associated with higher quality design and greater consideration of area character and context. Without an SPD in place the delivery of appropriate backland development may decrease making less efficient use of land with the associated environmental impacts. With no guidance in place covering the design process and detailed requirements for backland schemes the social impact of poorly designed or inappropriate backland development would only be dealt with by overall LDF policies that do not cover the particular requirements for backland design.

It is clear that an SPD is needed covering the issues associated with backland development. The options would have a positive effect in social, environmental and economic terms when compared with the option of having no Backland Development SPD in place.

Likely effects of the SPD

<u>Significant social, environmental and economic effects of the draft SPD</u>

The section above sets out the likely effects of the SPD. The plan is anticipated to have positive social, environmental and, to some extent, economic effects. The SPD would build upon other positive policies that already from part of the LDF. The SPD expands upon existing policies in the adopted Core Strategy or other parts of the Development Plan.

<u>Proposed mitigation and enhancement measures</u>

It is not considered that any mitigation or enhancement measures are necessary. As previously explained this SPD provides further information in support of adopted Core Strategy and saved Local Plan policies and therefore the options are limited. As part of the appraisal of the draft SPD no adverse impacts that will need mitigation or potential enhancement measures were identified.

Monitoring and implementation

An Annual Monitoring Report (AMR) is compiled every December and monitoring is carried out in accordance with government guidance (Local Development Framework Monitoring: a good practice guide 2005) which proposes the inclusion of the following types of indicators:

a) Contextual indicators for monitoring the wider background against which the plan operates.
b) Output indicators to monitor the direct effect of plan policies and progress towards policy targets. These include both mandatory Core output indicators as well as discretionary local outputs indicators.
c) Significant effects indicators

The SA framework will be monitored as part of the AMR, which will ensure that the impacts of all Local Development Documents are monitored. If adverse impacts are identified consideration will be given to how these can be mitigated and avoided in the future.

1.2. How to comment on the report

We welcome your comments on this SA Report for the Backland Development SPD. Comments should be sent to:

Planning Policy
Colchester Borough Council

FREEPOST NAT4433
Box 885
Colchester
CO1 1ZE

Alternatively email your comments to planning.policy@colchester.gov.uk .
The closing date of the consultation is 29th May 2009.

Section 2. Appraisal Methodology

2.1. Approach adopted to the SA

A SA scoping report was prepared in January 2009. In February the consultation bodies under the Environmental Assessment of plans and programmes Regulations, Natural England, the Environment Agency and English Heritage; and GO East, the Highways Agency, and EERA were consulted on 9 February 2009 for a five week period. The scoping report was also placed on the Council's website.

Following production of the scoping report work began on appraising the draft SPD and the no plan option in order to consider how sustainable the draft SPD is.

On 6 April 2009 the Town and Country Planning (Local Development) (England) Regulations 2004 were amended in accordance with Section 180 of the Planning Act 2008. The 2009 Regulations remove the duty to provide a Sustainability Appraisal report for Local Development Documents other than Development Plan Documents. Therefore, a SA is no longer required for SPDs. At the time these amended Regulations entered into force the Council had already prepared a SA report for this SPD and it will continue to be published for consultation.

2.2. Who carried out the SA

The SA was carried out by the Council's Sustainability Officer.

2.3. Difficulties encountered in compiling information or carrying out the assessment

The most common difficulty in terms of SA generally is lack of information; however the Council have commissioned a number of local evidence base studies which along with the Borough's baseline monitoring information has meant availability of information has not been a difficulty for the SA of this SPD.

It has been difficult to consider alternatives as this SPD expands upon and provides further clarity to policies in the adopted Core Strategy or other parts of the Development Plan and so it has been difficult to consider alternative options.

Section 3. Background

3.1. Purpose of the SA and the SA Report

SA is about asking at various intervals during plan preparation: "how sustainable is my plan?". A range of objectives are established and all options are assessed against these objectives to compare their environmental, economic and social effects and ultimately to assess how sustainable an option is. Under the Planning and Compulsory Purchase Act 2004 (as amended), SA is mandatory for Regional Spatial Strategies (RSS), DPDs and SPDs.

<u>Sustainable Development Principles</u>

One of the most widely used definitions of sustainable development comes from the report of the World Commission on Environment and Development (the Brundtland Commission), 'Our Common Future' (1987), which defines it as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". A more detailed definition is offered in the government's strategy for sustainable development, 'Securing the Future' (2005), which includes five guiding principles for sustainable development, set out below.

Living within environmental limits:

This involves respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.

The Backland Development SPD will promote high quality design including the efficient use of natural resources. The provision of additional guidance on how to achieve efficient and sustainable backland schemes will help avoid the need for greenfield development and help reduce the impact of, and on, climate change. The Backland Development SPD also emphasizes the importance of accessible local infrastructure, ensuring layouts are efficient, and encouraging the use of public transport, all of which will contribute towards the principle of living within environmental limits.

Ensuring a strong, healthy and just society:

This includes meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion and creating equal opportunity for all.

The promotion of high quality developments within existing settlements will help to support the vibrancy and vitality of communities, direct growth to more environmentally, economically and socially sustainable locations, and protect greenfield land from development. Through ensuring high quality design and layout, the Backland Development SPD can help ensure developments are

socially inclusive and seek to minimize and mitigate any potential negative impacts.

Achieving a sustainable economy:

This includes building a strong, stable and sustainable economy which provides prosperity and governance and opportunities for all, and in which environmental and social costs fall on those who impose them (the polluter pays principle) and efficient resource use is incentivised.

The Backland Development SPD will set out how development can support and promote vitality and viability of existing centres. Well designed and appropriate backland development in villages locations, in particular, has a role in supporting rural communities and achieving the sustainable development of the countryside.

Promoting good governance:

This is the active promotion of effective participative systems of levels of society – engaging people's creativity and diversity.

Active involvement of stakeholders is essential in the development and implementation of the Local Development Framework. The Council will therefore need to ensure that it involves all relevant stakeholders at all stages of production as set out in the Statement of Community Involvement.

Using sound science responsibly:

This ensures that policy is developed and implemented on the basis of strong scientific evidence, whist taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

Decisions should be based around a robust evidence base, which will ensure that decisions are credible. A comprehensive evidence base was developed for the Core Strategy and this should be built upon where necessary.

Stages & tasks involved in the SA process

Table 1, overleaf, demonstrates how the SA is incorporated within the SPD process.

Figure 9 – Incorporating SA within the SPD process

SPD Stage 1: Pre-production – Evidence gathering

SA stages and tasks

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- **A1:** Identifying other relevant policies, plans and programmes, and sustainable development objectives.

- **A2:** Collecting baseline information.

- **A3:** Identifying sustainability issues and problems.

- **A4:** Developing the SA framework.

- **A5:** Consulting on the scope of the SA.

SPD Stage 2: Production – Prepare draft SPD

SA stages and tasks

Stage B: Developing and refining options and assessing effects

- **B1:** Testing the SPD objectives against the SA framework.

- **B2:** Developing the SPD options.

- **B3:** Predicting the effects of the draft SPD.

- **B4:** Evaluating the effects the draft SPD.

- **B5:** Considering ways of mitigating adverse effects and maximising beneficial effects.

- **B6:** Proposing measures to monitor the significant effects of implementing the SPD.

Stage C: Preparing the Sustainability Appraisal Report

- **C1:** Preparing SA Report.

Stage D: Consulting on draft SPD and Sustainability Appraisal Report

- **D1:** Public participation on the SA Report and the draft SPD.

- **D2:** Assessing significant changes.

SPD Stage 3: Adoption

SA stages and tasks

- **D3:** Making decisions and providing information.

Stage E: Monitoring the significant effects of implementing the SPD

- **E1:** Finalising aims and methods for monitoring.

- **E2**: Responding to adverse effects.

(ODPM Guidance (2005). 'Sustainability Appraisal of Regional Spatial Strategies & Local Development Frameworks'. p 59.)

3.2. Plan objectives and outline of contents

The SPD does not have any objectives, but the purpose of the SPD is to give clear guidance on backland development, thereby avoiding inappropriate development and ensuring the highest quality of design is attained.

The SPD sets out the policy framework including national and local policies, within which the SPD will be produced. The SPD then includes sections on why the guidance is necessary, provides definitions, and outlines the design process which should be followed. Detailed requirements are the covered in the later section of the SPD.

3.3. Compliance with the SEA Directive

The Strategic Environmental Assessment (SEA) Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes requires an environmental assessment to be made of certain plans or programmes. The objective of SEA, as defined in the Government's guidance on strategic environmental assessment, is *"to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans….with a view to promoting sustainable development"* (Article 1)*.*

The Council has concluded that the Affordable Housing SPD is not likely to have significant environmental effects and consequently an environmental assessment is not required. The criteria specified in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004 has been taken into account in reaching this conclusion. Under regulation 9(2)(b) the consultation bodies must be consulted on this conclusion prior to the local planning authority making a formal determination. As part of the consultation on the SA scoping report the consultation bodies were consulted on the Council's conclusion. The SA report includes the Council's formal determination that an environmental assessment under the SEA Directive is not necessary for this SPD.

Section 4. Sustainability objectives, baseline and context

4.1. Links to other policies, plans and programmes and sustainability objectives and how these have been taken into account

A review of relevant policies, plans and programmes, and sustainability objectives was undertaken for the SA of the Core Strategy. This review was updated as part of revised scoping for the Development Policies and Site Allocations DPDs to include a greater number of documents and update documents already reviewed where necessary, and has been further updated and amended to ensure that the policies, plans, programmes and sustainability objectives reviewed are relevant to this SPD.

The purpose of reviewing policies, plans and programmes is to help set the context for the SA and consider relevant constraints and targets. Generally plans and programmes tend to sit in a hierarchy, with the same issues covered in increasing detail from the international level through to the local level. Consequently this review of policies, plans and programmes focuses more closely on regional and local level plans and only deals with a few plans at international and national level. The full review of policies, plans and programmes was appended to the scoping report, which is available on the Council's website and is available upon request. The table below includes the key messages from this review.

Table 2. Key messages from review of relevant policies, plans, programmes, and sustainability objectives

Key message	Source
All LDDs should encompass the vision for the future of the Borough that responds to the local challenges and opportunities, and is based on evidence, a sense of local distinctiveness and community derived objectives, within the overall framework of national policy and regional strategies.	PPS12
All development should be of a high quality design; There is a need to think more deeply and sensitively about the living environments being created; There is a need for high quality and inclusive design, to improve the quality of the public realm and open spaces; and protect and enhance architectural and historic heritage; Development should have a sense of place, be legible, pedestrian friendly and sustainable	By Design – Urban design in the planning system: towards better practice, PPS1, PPS3, PPS6, East of England Plan, Colchester's Core Strategy, Essex Design Guide
Development should make effective use of land, including re-use of previously-developed land, where appropriate. Colchester must provide 17,100 new dwellings between 2001 – 2021 (RSS policy H1). 60% of new housing should be on previously developed land (PPS3, RSS Policy SS2).	Planning Policy Statement 3: Housing, East of England Plan (Regional Spatial Strategy 14)
The vitality and viability of existing centres	Planning Policy Statement 6: Planning for

should be supported by promoting and focusing development in such centres; Sustainable locations should be fully exploited through high-density, mixed-use development and promoting sustainable transport choices; Development should promote accessibility by public transport, walking and cycling and reduce the need to travel by car.	town centres, Planning Policy Guidance 13: Transport
Direct growth to the most environmentally, economically and socially sustainable locations; to support existing communities, local businesses, sustainable transport and promote urban regeneration to protect greenfield land; Developments must be socially inclusive and seek to minimize and mitigate any potential negative effects.	Sustainable Development Framework for the East of England, Colchester's Core Strategy, Revised regional housing strategy for the East of England: Strategy Document 2005-2010, East of England Regional Social Strategy
Support appropriate local housing and employment development in villages and rural communities; Providing homes, especially affordable, to support rural communities is important for the sustainable development of the countryside.	Colchester's Core Strategy, Living working countryside: The Taylor Review of Rural Economy and Affordable Housing
LDDs should contain policies to promote and encourage, rather than restrict, the development of renewable energy resources; By 2010 10% of the region's energy and by 2020 17% of the region's energy should to come from renewable sources; Development should be designed for sustainability and also seek to be resistant to the impacts of climate change; use opportunities offered by new development to reduce the causes and impacts of flooding.	Planning Policy Statement 22: Renewable energy, East of England Plan (Regional Spatial Strategy 14), Essex Climate Change Strategy, Planning Policy Statement 25: Development and flood risk

4.2. Description of the social, environmental and economic baseline characteristics

The Borough of Colchester is located in the county of Essex in the east of England and is situated 62 miles north east of London. The Borough covers an area of almost 125 square miles (34,540 hectares) and has the main town of Colchester surrounded by a rural hinterland with centres of population in the larger villages of Tiptree, West Mersea and Wivenhoe. These three prosperous and growing villages each have their own strong identity, aspirations and requirements. The remainder of the Borough is largely rural in character with a number of smaller villages and many small hamlets. The northern part of the Borough which borders with Suffolk lies within the Dedham Vale Area of Outstanding Natural Beauty.

Data from the mid-2007 population estimates that the population of the Borough is 175,500. Less than 7% of the population comprises ethnic minority groups, an increase of 3% since 2001. Two–thirds of the total population is concentrated within the built-up areas of Colchester and Stanway.

Colchester's population has seen a growth of 12.5% since mid-2001. It accounts for 12.8% of the Essex County population and based on mid-2007 figures the average population density of Colchester was 533 people per square kilometre (sq km). This is an increase from 2001 when there were 329 people per sq km.

The population of Colchester is expected to grow by 30.9% (since mid-2006 population estimates) to 223,500 people in 2021. The largest growth will be in the older age groups (60+), whilst growth levels are expect to decline in the younger ages groups (aged 19 or younger). This means that by 2021, there will be an 'ageing population' in Colchester, which will affect many areas of the community for example, the economy, housing and health. The aging population is evidenced by the fact that 16.1% of Colchester's population will be aged 65 or over in 2021.

At 1st April 2008 there were approximately 72,634 dwellings within the Borough of which 80.5% were privately owned. The average household size was 2.37 people per household in 2001 but it is estimated that this may have decreased in recent years.

A total of 1,243 homes were built between 1 April 2007 and 31 March 2008. Under current policies, 825 dwellings are expected to be built in the Borough each year. There has been an annual completion of 921 flats and 555 houses in 2007/8 and 236 recorded affordable housing completions. During this same time period 81% of residential completions were located on previously developed land (brownfield sites), a decrease from over 90% in previous years. It was also recorded that no new dwellings were completed at less than 30 dwellings per hectare, 292 dwellings were completed at between 30 and 50 dwellings per hectare and 959 were completed at above 50 dwellings per hectare.

A national rise in house prices and improved commuter links to London have contributed to an increase in local house prices, out of line with local wage levels. Colchester's mean house price was £198,728 in 2007, this remains below the national and county average of £218,910 and £230,588 respectively. Colchester's mean house price has increased from a mean of £65,926 in 1996. The Borough therefore has a significant and growing issue with the supply of housing that people can afford and research shows the need for more affordable housing within the Borough.

The Borough is connected to a comprehensive network of major roads via the A12 and A120, which provide routes to London, the M25, Harlow and Cambridge. The Borough also lies in close proximity to the major seaport of Harwich (20 miles) and Stansted Airport (30 miles). Transportation provision includes six railway stations, bus routes operated by ten bus companies and several cycle trails including National Cycle Route One. Cycling infrastructure will increase in future as the town has recently been awarded Cycling Town status.

One of the biggest challenges to Colchester is traffic growth and the dominance of the car as the main mode of travel. The 2001 census indicated that 78.9% of households own one or more cars and vans and this figure is expected to have increased in recent years. The census also indicated that 61.1% of Colchester's working age population usually travelled to work by car or van, 13.0% usually travelled by public transport and a further 9.1% usually worked from home (working-age population includes full-time, part-time, self-employed and full-time students). Consequently, it is apparent that significant congestion can occur during peak times within Colchester, the A12 and on several of the minor roads to the south of the Borough.

Economic characteristics
The Borough is well connected to the strategic road and rail networks between London and East Anglia. Stansted Airport is close by, located in the district of Uttlesford. This strategic position has meant the Borough has been a magnet for growth resulting in a healthy and vibrant economy with the mean gross income estimated at £31,396 in 2006 (up from £24,065 in 2002), although the median income is significantly less at £23,874.

Colchester's economy is dominated largely by the service sector accounting for an estimated 78.9% of jobs in 2001, with 11.3% in manufacturing, 7.8% in construction and the remainder in the primary sector (agriculture, fishing, energy and water). These figures illustrate Colchester's move away from manufacturing and agriculture in recent years.

In 2007 the Department for Communities and Local Government reported that Colchester contained 385,000 sqm of retail floorspace and, 221,000 sqm of office floorspace. The Borough also held 372,000 sqm of factory floorspace and 328,000 sqm of warehouse floorspace. The overall stock of floorspace reported in 2007 totalled 1,361,000 sqm, a fall of 27,000 sqm over the total for 2006. In order to fulfil East of England 2021 targets, the Borough will need to provide a further 48,259 sqm of retail floorspace in the town centre; this figure will be slightly surpassed with the development by 2013 of the Vineyard Gate shopping complex which will deliver 50,000 sqm.

Employment targets for Colchester outline the likely employment change up to 2021 required to achieve the employment target in the East of England Plan. This illustrates the Borough's need to take advantage of growth employment sectors and minimise employment loss in declining sectors. The data shows a continuing move towards the service industry ('retail' to gain 2,400 jobs and 'hotels & catering' to gain 2,300 jobs) and away from agriculture (loss of 500 jobs) and manufacturing (loss of 1,500 jobs).

The Annual Population Survey puts the number of people economically active at approximately 92,000. Of these people 94.6% are classed as 'in employment'. Colchester's main employment is the Garrison, which has close links with the town and there are sizeable educational facilities, including the University of Essex.

The Borough is relatively prosperous ranking 224 out of 354 districts on the Index of Multiple Deprivation 2007 (rank 1 being the most deprived), the rank has improved from 217 in 2004. Although average earnings are lower than those in the rest of the East of England and Colchester has the third lowest wage levels compared to its "family group" of similar local authorities. There are variations in prosperity and there are pockets of deprivation in parts of both the towns and rural areas.

Tourism plays an important part in the local economy. In 2006 the value of tourism to the economy was £185.2 million, up from £175.3m in 2003 and representing an increase of 193% since 1993. There were over 4.3 million visitor trips in 2006, a rise of 54% from 1993, although less than 2003. These trips were made up of 54,000 trips by overseas staying visitors, 218,000 trips by domestic staying visitors and 4 million by day-trippers. Since 2003 the number of overseas visitors has increased, whilst the number of domestic visitors has decreased. The number of jobs this creates is 4496 (including part-time and seasonal) the majority are in the catering sector.

The following five areas are undergoing ambitious regeneration programmes: North Colchester, the Garrison, St. Botolph's, East Colchester and North Station. The redevelopments will collectively provide new housing, employment, a university research park, new army garrison, a visual arts facility and new community stadium.

Environmental Characteristics
Colchester has a rich and vast heritage. As Camulodonum, it was the first capital of England and it is also Britain's oldest recorded town, recorded by Pliny the Elder in AD77. The Borough has a rich archaeological and cultural heritage, dating back to at least 4000BC. There are 22 conservation areas, 1600 listed buildings (41 of these are Grade 1 listed buildings) and 40 Scheduled Monuments. There are 4 parks within Colchester on the National Register of Special Historic Interest including Colchester Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park.

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

Whilst the Borough of Colchester is extensively rural, the majority of the population live in the towns and villages. As a result, it is the built up areas, which figure most prominently in many people's lives and the appearance, and quality of their urban surroundings is an important factor in the quality of life.

There are 2 Air Quality Management Areas in Colchester. These are located on Mersea Road and Brook Street.

Between 2007 and 2008 19.7% of domestic waste was dry recycled, up from 17.8% in the previous year, and 12% was composted. During this time period Colchester's AMR recorded that no planning applications had been approved contrary to the advice of the Environment Agency.

In 2005, the average domestic consumption of gas stood at 18,364 kWh, a decrease from 20,336 kWh in 2004. The average domestic consumption of electricity stood at 4,787 kWh, a slight decrease from 4,875 kWh in 2004. In 2004 the daily domestic water use was recorded at 145 litres (per capita consumption).

Social Characteristics
Colchester is not a deprived area when measured against national statistics however three of its wards are in the most deprived 20% of wards in East of England (2007, a decrease from four wards in 2004). St Andrew's ward has the highest levels of children living in poverty in Essex. 12,084 crimes were reported between August 2007 and July 2008 and approximately a quarter of these were within Castle ward..

Life expectancy in the Borough has been estimated as nearly 78 years for men and approximately 82 years for women. There are 2 hospitals, 32 doctors and 26 dental surgeries within the Borough. In addition, there are 6 clinics, 15 opticians and 21 pharmacies.

There are 79 maintained schools: 64 primary, 11 secondary and 4 special schools. There are two further education colleges, Colchester Sixth Form College and the Colchester Institute, plus the University of Essex, making the Borough a major educational base with visiting students significantly adding to the diversity of the population. The provision of day care, nursery education and out-of-school care is a significant issue for the Borough, with there being more demand than formal supply.

Educational achievement in the Borough is generally good and has improved from recent years. In 2007 29.9% of Colchester's working age population were qualified to NVQ level 4 or above standard and over three quarters were qualified to NVQ level 1 or above. However, 9.5% of the working age population had no qualifications.

The community has access to a wide range of council run services and facilities, including those owned by the 31 parish councils. Facilities include country parks at Cudmore Grove, East Mersea and Highwoods, Colchester; and a leisure centre (Leisure World) including swimming pools and four multi-activity centres. A 10,000 seat capacity Community Stadium in North Colchester opened in autumn 2008.

4.3. Main social, environmental and economic issues and problems identified

General Issues

It will be increasingly important to match the population growth with economic growth within the Borough and as projections indicate an aging population the impact of smaller, older households on services and housing will need to be managed. Encouraging well designed and appropriate backland and intensification schemes may help ensure new homes are located in close proximity to jobs. It may also aid the delivery of affordable housing.

Encouraging sustainable travel and a decrease in car usage are key challenges. Ensuring backland development contributes to this aim by selecting sites in the most sustainable locations and incorporating improved pedestrian and cycle provision will help to deliver this objective.

Economic Issues
As the current economy of the Borough is generally good and unemployment is low, the key sustainability issues for the economy are around maintaining a healthy, vibrant and diverse economy into the future.

Protecting and improving the vitality and vibrancy of existing centres is a key issue for the sustainable economic development of the Borough. Well-designed backland development may contribute towards this by supporting the local economy.

The rural economy which has been affected in recent years by falling incomes from farming, there is a need to support the revitalisation of the rural economy. Appropriate backland development has the potential to provide housing to help support rural communities.

Environmental Issues
Maintaining and enhancing the natural and built environment of the Borough (including the historic and built heritage) are very important to the residents and communities of Colchester. All future developments will need to take account of current cultural and heritage assets as well as continuing to protect and enhance them. New development, including backland schemes, will also need to consistently achieve best practice in sustainable construction and design.

To protect the natural environment, Colchester's LDF will promote the reuse of land (i.e. development on brownfield sites) and require a density of development that makes the most efficient use of land. This will reduce the pressure for greenfield sites, where landscape and biodiversity value is greater. Brownfield sites however can sometimes also have ecological importance, as they may provide a refuge for species in an otherwise urban area. Although backland development can contribute to these objectives, it is therefore important that schemes include an adequate assessment of the biodiversity value of potential sites.

Climate change is a major issue that the whole LDF will need to consider. Although design issues related to climate change are largely covered in other parts of the LDF such as the sustainable construction SPD, it is important that

any design guidance given in the Backland Development SPD complements these requirements.

<u>Social Issues</u>
The provision of housing to meet government targets and local needs is a major issue in Colchester. It is also particularly important that new development is of a high quality design, layout and respects the character of the area in which it is located. The design of backland development should seek to address these issues whilst making efficient use of land. It is important to encourage social inclusion through the design of new communities and to ensure adequate community infrastructure and services are available.

Rural isolation can also be identified as an issue. Backland development should seek to contribute towards ensuring the vitality and vibrancy of communities in rural parts of the Borough.

4.4. Limitations of the information and assumptions made

The information collected is up to date. As part of the evidence base for the Core Strategy numerous studies were commissioned, which provides current detail on the Borough.

4.5. The SA framework, including objectives, targets and indicators

Developing SA objectives is a recognised way in which sustainability effects can be described, analysed and compared. Table 3, below, outlines the sustainability objectives and assessment criteria (sub-objectives) against which the draft SPD and alternatives will be appraised. The SA objectives have remained the same for all SA work undertaken to date, however the assessment criteria have changed for some of the documents in order to ensure that the SA framework remains relevant to each LDD. Whilst some of the SA objectives will not be relevant to this SPD they have remained in the SA Framework in order to ensure consistency throughout all of the Council's SA work. The table also identifies the indicators and evidence that relates to each sustainability objective. These indicators and evidence will provide a basis for appraising and scoring how well each proposed development policy option performs against the various objectives and criteria.

Table 3: The SA framework, including objectives, targets and indicators

Objectives	Assessment Criteria	Indicators	Evidence
To ensure that development is located sustainably and makes efficient use of land	- Will it promote the efficient use of land? - Will it reduce the need for development on greenfield land? - Will it provide people with good	- Number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds - Number of applications resulting in the loss of community facilities	Housing Land Availability Assessment Housing Topic Paper Strategic Flood Risk Assessment

	access to their needs? - Will it reduce the risk of flooding?	- Properties at risk from flooding, as defined by the EA	
To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created? - Will actual crime be reduced? - Will the fear of crime be reduced?	- Increase in areas of public open space - All crime – number of crimes per 1000 residents per annum - Number of Domestic Burglaries per 1000 households	Urban Place Supplement Crime Safety Audit
To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough? - Will it enhance the character and attractiveness of the Borough's settlements?	- Condition of Landscape Character Areas - Buildings of Grade I and II* and scheduled monuments at risk - Number of new pieces of community art installed in the Borough	Townscape Character Assessment Landscape Character Assessment
To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it help to support the vitality and viability of town centres? - Will it provide for well designed housing at accessible locations? - Will it help sustain the rural economy?	- Number of applications resulting in new, extended or improved community facilities - Percentage of new residential development accessible to community facilities - Amount of leisure floorspace (Use Class D2) completed (gross) - Financial contributions towards leisure facilities - Number of new businesses setting up in the Borough - Percentage of employment floorspace (Use Classes B1, B2 and B8) on previously developed land (completed and occupied)	Retail Study Haven Gateway Employment Land Study Employment Study (initial report) Employment Land Study Centres and Employment Topic Paper
To achieve more sustainable travel behaviour and reduce the need to	- Will it reduce the need to travel? - Will the levels of sustainable travel increase? - Will it reduce dependence on car	- Monetary investment in sustainable transport schemes, such as public transport facilities, cycleways, traffic calming measures and bus shelters	Local Transport Plan Transport Topic Paper

travel.	travel?	- proportion of journeys to work by public transport - proportion of journeys to work by car	
To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	- percentage of population of working age qualified to NVQ level 3 or equivalent - percentage of adults with poor literacy and numeracy skills - percentage of new residential development accessible to community facilities	Community Strategy
To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will it help deliver the number of houses needed to support the existing and growing population? - Will it deliver a range of housing types to meet the diverse needs of the Borough? - Will it deliver good quality and sustainable housing?	- Number of affordable homes completed annually - Housing completions per annum (net) - Number of dwellings built to code for sustainable homes level 3 and above - Number of households accepted as full homeless - Financial contributions towards affordable housing provision - Number of key worker households delivered annually	Housing Land Availability Assessment Housing Needs Study Housing Market Assessment Housing Topic Paper
To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it help conserve and enhance the natural environment, natural resources and biodiversity?	-Condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & Ramsar) - Number and area of Local Sites within the Borough - Area of ancient woodland within the Borough. - Change in priority habitats and species	Landscape Character Assessment Essex Biodiversity Action Plan (BARS monitoring) Appropriate Assessment
To make efficient use of energy and resources, and reduce	- Will it help make efficient use of energy and resources, reduce waste, and reduce our contribution to	- Number of developments built to BREEAM /code for sustainable homes level 3+ standards - Number of developments using reclaimed/recycled	Sustainability Topic Paper

waste and our contribution to climate change.	climate change?	materials in construction - Percentage of electricity consumed that is generated from renewables - Domestic energy consumption per household - Percentage of domestic waste composted - Per capita consumption of water	33

Compatibility between SA objectives and SPD objectives

Chapter 3 of the SPD ('Why is this guidance necessary?') sets out the issues that the SPD attempts to address. The overall intention is to ensure backland and infill development make a useful contribution to delivering housing targets for the Borough but also avoid the significant adverse impacts on local communities and individuals that can result from such development. The SPD provides guidance on the Council's expectations for the provision, design and layout of backland development. The purpose of the SPD is therefore highly compatible with the SA objectives 'To ensure that development is located sustainably and makes efficient use of land' and 'To conserve and enhance the townscape character, historic and cultural assets of the Borough.' The location of development within existing settlements should also contribute to the objective surrounding improving the vitality of town centres.

Section 5. SPD options

5.1. Main options considered and how they were identified

It has been difficult to consider alternatives as this SPD expands upon and provides further clarity to policies in the adopted Core Strategy and elsewhere in the development plan. Realistically there are therefore only two options; the draft SPD and the no plan option.

The policies from the Core Strategy, Saved Local Plan, and emerging Development Policies DPD that are considered relevant are listed in section 2 of the SPD.

Two options have been appraised; the first is the draft SPD and the second is the no plan option. The appraisal is set out in table 4, below

Table 4: Developing the DPD options and predicting and evaluating the effects of the DPD

Objective	Assessment Criteria (sub-objective)	Option 1: SPD	Option 2: No SPD	General Evaluation
To ensure that development is located sustainably and makes efficient use of land	Will it promote the efficient use of land?	+	0	The SPD would help applicants to produce acceptable schemes and deliver well designed backland development. Delivering development within the existing urban areas helps to reduce the need for development on greenfield land. There is scope for the SPD to provide further guidance on well designed intensification schemes which would further help the efficient use of land. The SPD could include more detail on how SuDS may be applied to backland development.
	Will it reduce the need for development on greenfield land?	+	0	
	Will it provide people with good access to their needs?	+	0	
	Will it reduce the risk of flooding?	-	0	
To create safe and attractive public spaces and reduce crime.	Will attractive and safe public spaces be created?	n/a	n/a	In the case of a larger backland scheme a well designed layout may help reduce the fear of and actual crime. Depends upon the extent to which development incorporate 'designing out crime' measures.
	Will actual crime be reduced?	I	I	
	Will the fear of crime be reduced?	I	I	
To conserve and enhance the townscape character, historic and cultural assets of the Borough.	Will it enhance the historic and cultural assets of the Borough?	?	?	Generally backland development would avoid listed buildings and historic assets. Without an SPD such assets often benefit from statutory protection and backland development would be likely to be refused. With an SPD in place development is likely to be of a higher quality.
	Will it enhance the character and attractiveness of the Borough's settlements?	++	+	
To achieve a prosperous and	Will it help to support the vitality	+	0	The SPD will increase design quality of

sustainable economy and improve the vitality of town centres	and viability of town centres?			backland schemes and give better guidelines allowing applicants to deliver good schemes. Backland development within existing towns or villages is likely to help support local shops and services and by its nature its located within the existing settlement is likely to be more easily accessible than edge of settlement schemes.
	Will it provide for well designed housing at accessible locations?	**+**	**0**	
	Will it help sustain the rural economy?	**+**	**0**	
To achieve more sustainable travel behaviour and reduce the need to travel.	Will it reduce the need to travel?	**I**	**0**	Policies in other parts of the LDF already seek to achieve more sustainable travel behaviour. Whether the backland SPD will help reduce need to travel or car dependence is dependent on where the scheme is location, already as backland development is located within existing settlements it is likely to have better access to services and employment/leisure opportunities.
	Will the levels of sustainable travel increase?	**0**	**0**	
	Will it reduce dependence on car travel?	**I**	**0**	
To improve the education, skills and health of the Borough's population	Will it provide equitable access to education, health, recreation and community facilities?	**+**	**0**	Backland schemes, located within existing settlements, will provide access to existing community facilities and services. Commuted sums will be required by other policies to address the impact of new development on existing facilities.
To ensure that everyone has the opportunity to live in a decent and affordable home.	Will it help deliver the number of houses needed to support the existing and growing population?	**++**	**+**	The SPD would provide guidance to aid applications for well designed backland development. This is likely to assist with housing delivery.
	Will it deliver a range of housing types to meet the diverse	**?**	**+**	Housing mix is covered by the Core Strategy. The SPD could include more

	needs of the Borough?			guidance on appropriate mix for backland developments. There is also potential for the SPD to provide greater guidance on sustainable construction.
	Will it deliver good quality and sustainable housing?	**-**	**0**	
To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	Will it help conserve and enhance the natural environment, natural resources and biodiversity?	**+**	**0**	Although having guidance in place may result in more successful applications, the guidance will also ensure that proposals consider biodiversity value and assessments.
To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	Will it help make efficient use of energy and resources, reduce waste, and reduce our contribution to climate change?	**+**	**0**	The guidance will result in a higher standard of design making more efficient use of energy and resources. Guidance on the sustainable construction methods that are applicable to backland schemes could be improved.

Summary

The appraisal indicates that the Backland Development SPD would have a generally positive affect when judged against the assessment criteria. The SPD would have a positive affect on the efficient use of land within the Borough and help support existing centres. The guidance within the SPD would also help ensure character, historic and cultural assets are respected, and would help ensure schemes consider their environmental implications. Appropriate and well-designed backland development would also contribute towards providing homes for the existing and growing population.

Recommendation

In its current form the SPD would have a positive impact on the Borough. The appraisal noted that the inclusion of additional guidance on the types of housing mix, SuDS / run off management, and sustainable construction that are applicable to backland schemes would be beneficial.

Key	
	++ Clear and substantive positive effect in response to criteria
	+ Some positive effect in response to criteria
	- - Clear and substantive negative effect in response to criteria
	- Some negative effect in response to criteria
	I Effect depends on implementation
	O No effect in response to criteria
	? Effect uncertain
	n/a Not applicable

5.2. Comparison of the social, environmental and economic effects of the options

The summary in table 4, above, sets out the likely effects of the SPD.

Under the no plan option, without guidance in place regarding the design of backland schemes, such development may well be of a lower quality and therefore have a detrimental effect on the character of the areas in which it is located. Having no guidance in place may also result in less backland development coming forward, thereby making less efficient use of land, and resulting in the need for more development on greenfield sites in order to meet housing and employment targets.

The appraisal found that the SPD would help ensure character, historic and cultural assets are respected, ensuring backland development better integrates into existing communities. Appropriate and well-designed backland development would contribute towards providing homes for the existing and growing population.

The guidance in the SPD would also help ensure schemes consider their environmental implications and includes guidance on design that is appropriate to backland schemes.

The appraisal found that the SPD would have a positive impact on the efficient use of land within the Borough and would help support existing centres through ensuring appropriate development within existing communities is of a high quality and design.

The SPD would have a positive effect in social, environmental and economic terms when compared with the option of having no Backland Development SPD in place.

Section 6. Likely effects of the SPD

6.1. Significant social, environmental and economic effects of the draft SPD

Table 4, above, appraises the draft SPD and sets out the likely effects. As the SPD provides further detail on policies in other Development Plan Documents it's effects are limited in their scope.

Particularly beneficial effects include the environmental benefits of making more efficient use of land, the economic benefits of supporting the vitality of town centres through allowing backland development in such settlements, and the beneficial social effects associated with higher quality design and greater consideration of area character and context. Without an SPD in place the delivery of appropriate backland development may decrease making less efficient use of land with the associated environmental impacts. With no guidance in place covering the design process and detailed requirements for backland schemes the social impact of poorly designed or inappropriate backland development would only be dealt with by overall LDF policies that do not cover the particular requirements for backland design.

6.2. Proposed mitigation and enhancement measures

It is not considered that any mitigation or enhancement measures are necessary. As previously explained this SPD provides further information in support of policies in other Development Plan Documents and therefore the options are limited. As part of the appraisal of the draft SPD no adverse impacts that will need mitigation or potential enhancement measures were identified.

Section 7. Monitoring and implementation

7.1. Links to other tiers of plans and programmes and the project level

This SPD expands upon policies in adopted the Core Strategy, Saved Local Plan policies or policies in the emerging Development Policies DPD. The Core Strategy is a higher level document and all further Development Plan Documents and SPDs the Council produce will need to be in accordance with the Core Strategy.

7.2. Proposals for monitoring

An Annual Monitoring Report is compiled every December and monitoring is carried out in accordance with government guidance (Local Development Framework Monitoring: a good practice guide 2005) which proposes the inclusion of the following types of indicators:

a) Contextual indicators for monitoring the wider background against which the plan operates.
b) Output indicators to monitor the direct effect of plan policies and progress towards policy targets. These include both mandatory Core output indicators as well as discretionary local outputs indicators.
c) Significant effects indicators

The SA framework will be monitored as part of the AMR, which will ensure that the impacts of all Local Development Documents are monitored. If adverse impacts are identified consideration will be given to how these can be mitigated and avoided in the future.

Section 8. Determination that an SEA is not required

The Strategic Environmental Assessment (SEA) Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes requires an environmental assessment to be made of certain plans or programmes. The objective of SEA, as defined in the Government's guidance on strategic environmental assessment, is *"to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans….with a view to promoting sustainable development"* (Article 1). The SEA Directive has been transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004.

This section of the SA scoping report is the Council's screening opinion for an environmental assessment under these regulations. The first table is the Council's draft determination, which will be finalised following consultation with the environmental bodies specified in the regulations. The second table supports this draft determination and shows how the Council has systematically reached its conclusion.

Table 5: SEA Screening Determination

Environmental Regulations Paragraph	SEA Requirement	Comments
2	Is the plan: (a) subject to preparation or adoption by an authority at national, regional or local level; or (b) prepared by an authority for adoption, through a legislative procedure by Parliament or Government; and, in either case, (c) required by legislative, regulatory or administrative provisions?	Yes, the plan is prepared by Colchester Borough Council. It is set out in the Local Development Scheme and therefore required by administrative provisions.
5(2)	Is the plan (a) prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, and does it (b) sets the framework for future development consent of projects listed in Annex I or II to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Council Directive 97/11/EC(9)?	Yes, the plan is prepared for town and country planning purposes and sets the framework for future development consent of projects listed in Annex I or II to Council Directive 85/337/EEC (urban development projects).
4(c)	Is the plan or programme likely to have significant environmental effects?	No, the plan is topic based and does not allocate land. It addresses a design issue and no environmental effects are likely.
6	Does the plan (a) determine the use of a small area at local level; or (b) is a minor modification to a plan or programme of the description set out	(a) No, the plan does not determine the use of an area of land. (b) The plan provides additional guidance to support other LDF

	in either of those paragraphs?	policies and therefore can be considered a minor modification to the Colchester Borough Adopted Core Strategy.
5(3)	Has it been determined that the plan requires an assessment pursuant to Article 6 or 7 of the Habitats Directive?	No (see section 7).
The local planning authority has concluded that the Backland Development Supplementary Planning Document is not likely to have significant environmental effects and consequently a Strategic Environmental Assessment (SEA) is not required. The criteria specified in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004 has been taken into account in reaching this conclusion. Under regulation 9(2)(b) the consultation bodies must be consulted on this conclusion prior to the local planning authority making a formal determination. This draft statement records the local planning authority's reason for the conclusion that an SEA is not required. Following the results of the consultation the local planning authority will make a determination under regulation 9(1) and send the consultation bodies a formal copy of the determination.		

Schedule 1 of The Environmental Assessment of Plans and Programmes Regulations 2004 - Criteria for determining the likely significance of effects on the environment:

Table 6: Likely significant effects

SEA Requirement	Comments
1. The characteristics of plans and programmes, having regard, in particular, to -	
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The plan is topic based and will be applied across the whole Borough. However, it will provide additional guidance on backland development to complement policies in Development Plan Documents. The plan will therefore not significantly influence the location, nature and scale of development proposals.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The plan will seek to improve the design of backland development schemes in the Borough; however it will not influence development proposals or other plans in terms of location, nature and scale.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The plan will promote sustainable development by maximizing the efficient use of land, avoiding the need for greenfield development and delivering homes within existing centres However, it will not have an impact on environmental issues.
(d) environmental problems relevant to the plan or programme; and	There are no environmental problems relevant to this plan.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	This plan has no relevance to the implementation of Community legislation.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to -	

(a) the probability, duration, frequency and reversibility of the effects;	The plan will result in a highly quality standard of backland development being delivered. There is a high probability of this happening and the effects will be seen in the long term as more schemes comply with the guidance. A review to the Core Strategy, which includes policies on design and layout that this plan is compliant with, could amend the Council's policy with regards to backland development.
(b) the cumulative nature of the effects;	The cumulative effect of this plan and other policies within the LDF will likely lead to a improvement in the design and layout of backland development within the Borough. This will likely have benefits in terms of community integration and satisfaction.
(c) the transboundary nature of the effects;	There are no transboundary effects; this plan applies to Colchester Borough only.
(d) the risks to human health or the environment (for example, due to accidents);	The plan poses no risk to human health.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The whole Borough will be affected by this plan.
(f) the value and vulnerability of the area likely to be affected due to - (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	The plan will likely have a positive effect on the built and historic environment. The plan should ensure that backland development schemes are more sensitive to their local context. This plan will have a positive social effect. The plan will not impact upon on the natural environment.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	No effects to areas of high quality landscape will occur as a result of this plan.
Conclusion	
The SA Scoping Report sets out the characteristics of the Borough, which are of relevance to this SPD. It shows that making efficient use of land and delivering growth in sustainable locations will be important issues for the Borough. This SPD will result in positive improvements to these issues, ensuring backland development is of the highest quality. As the SPD is topic based and builds upon adopted DPD policies, the SPD will not affect the location, scale and nature of development and no environmental effects will occur. Therefore, an assessment of the significant environmental effects of the SPD under the SEA Directive and Environmental Assessment Regulations is not required.	

Appendix A. Colchester's Economic Social & Environmental Baseline Data relevant to this SPD

Indicators	Colchester	Essex County	East of England	England	Trends	Data sources
Population						
Population of area	175,500	1,376,400	5,661,000	51,092,000	Colchester increases by 12.5% since mid-2001. The largest district accounting for 12.8% of Essex County.	Mid-2007 Population Estimates, ONS.
Number of males	86,500	672.2	2,778.3	25,114.5		Mid-2007 Population Estimates, ONS.
Number of females	89,000	704.3	2,882.7	25,977.5		Mid-2007 Population Estimates, ONS.
Life expectancy males	78.1					Colchester Health Profile, 2008. APHO and Department of Health. © Crown Copyright, 2008.
Life expectancy females	82.6					Colchester Health Profile, 2008. APHO and Department of Health. © Crown Copyright, 2008.
Population density (people per sq km)	533					Calculation based on Colchester area geography (329 sqm - Regional Trends) and the mid-2007 estimate.
Population projected to 2021	223,500	1562.2	6471.0	57154.8	Increase of 30.9% for Colchester since mid-2006 population estimates. Take caution - estimates and projections may be inaccurate due to ONS migration calculation.	2006-based Subnational Population Projections, ONS. © Crown Copyright, 2008.
% of population over the age of 65 in 2021	16.1					2006-based Subnational Population Projections, ONS. © Crown Copyright, 2008.

	Colchester					
% of Colchester that is 'White'	92.86%, 158,600 people	94.15	92.25	88.68	This is a decrease from 96.18% on Census Day 2001.	Mid-2006 Experimental Population Estimates by Ethnic Group, ONS, 2008.
% of population in an ethnic minority group (excluding 'other white')	7.09%, 12,100 people	5.85%			This is an increase from 3.82% on Census Day 2001. The Colchester proportion is probably higher than the Essex proportion due to the University of Essex residents being counted.	Mid-2006 Experimental Population Estimates by Ethnic Group, ONS, 2008.
Inflow migration	8,900					Internal Migration Estimates, mid-2006 to mid-2007, ONS, 2008.
Outflow migration	7,800					Internal Migration Estimates, mid-2006 to mid-2007, ONS, 2008.
Housing						
Number of dwellings	72,634					Colchester Hip Return, April 2008.
Number and % of privately owned households	58,465 dwellings = 80.5%					Colchester Hip Return, April 2008.
Number and % of Registered Social Landlord	3,260 dwellings = 4.5%					Colchester Hip Return, April 2008.
Average household size	2.37	2.38	2.37	2.36	Colchester's average household size is the same as that of the East of England. Expected that this may have decreased in recent years.	Census 2001, ONS
Housing Stock Conditions						Retrieve from AMR.
Number of vacant dwellings	2,227 = 3.1%					Colchester Hip Return, April 2008.

Mean house prices	£198,728	£230,588		£218,910		The Strategic Housing Market Assessment (SHMA), 2007.
Average number of rooms	5.5					Census 2001, ONS
% of households with an occupancy rating of -1 or less	5.57	4.91			'Occupancy rating' measures overcrowding. A value of -1 implies that there is one room too few and that there is overcrowding in the household.	Census 2001, ONS
Net additional dwellings for the five year period	7,128					Retrieve from AMR 2008.
Net additional dwellings for the current year	1,243					Retrieve from AMR 2008.
Projected net additional dwellings	15,786					Retrieve from AMR 2008.
Annual net additional dwellings requirement	825					Retrieve from AMR 2008.
Annual average number of net additional dwellings needed to meet overall housing requirement	830					Retrieve from AMR 2008.
Annual completion of flats.	921				An significant increase from 735 the previous year.	Retrieve from AMR 2008.
Annual completion of houses.	555				Not much increase from 515 the previous year.	Retrieve from AMR 2008.
% of new and converted dwellings on PDL	1,027 = 81.0%					Retrieve from AMR 2008.
Affordable housing completions	265 completions				Currently unable to measure the 25% target of affordable houses in developments over 1ha or 25 units.	HIP Return (National), 2007-2008.
% of new dwellings completed at less than 30 dwellings per hectare	none					Retrieve from AMR 2008.

% of new dwellings completed at between 30 and 50 dwellings per hectare	23.34%					Retrieve from AMR 2008.
% of new dwellings completed at above 50 dwellings per hectare	76.60%					Retrieve from AMR 2008.
% of households with one or more car or van	78.9	80.7				Census 2001, ONS
Average gross household income (£)	24,065		27,000	22,500		Housing Needs Survey, Colchester Borough Council, 2002.
Number of registered homeless people	283					CBC Policy Performance Team, 2007-08
Number of people on the housing register	5,085					CBC Policy Performance Team, 2007-08
Number of people in Temporary Accommodation	223				This figure is a snapshot at the end of each quarter and is not cumulative for the financial year. However, it is a decrease from the previous year's snapshot of 279 people.	CBC Policy Performance Team, 2007-8
% of new residential development within 30 minutes public transport time of a GP, hospital and major health centre	GP = 99.7% (1,239 homes) Hospital = 99.5% (1,237 homes)					Retrieve from AMR 2008.
% of new residential development within 30 minutes public transport time of a employment and major retail centre	Employment area = 99.8% (1,240 homes) Retail Centre = 99.5%					Retrieve from AMR 2008.

	(1,237 homes)					
% of new residential development within 30 minutes public transport time of a primary and secondary school.	Primary school = 99.5% (1,237 homes) Secondary schoold = 99.0% (1,230 homes)					Retrieve from AMR 2008.
Total No. of Gypsy & Traveller Caravans	23	1039	4,443	17,898	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of social rented caravans on authorised sites (with planning permission)	0	183	1,333	6,696	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of private caravans on authorised sites (with planning permission)	15	498	2,126	7,351	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on authorised, gypsies own land (tolerated)	1	51	237	1,054	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008

Number of caravans on authorised, gypsies own land (not tolerated)	7	296	491	1,233	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on unauthorised sites and not owned by gypsies (tolerated)	0	2	141	731	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on unauthorised sites and not owned by gypsies (not tolerated)	0	9	115	833	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Employment						
Number of population economically active	92,000					Annual Population Survey, 2008
No. and % of people in employment	87,000 = 94.6%				% is of those economically active (92,000 people).	Annual Population Survey, 2008
Number of people of working age classed as employees	76,600				An increase over the previous year's estimate of 5,200 people, equivalent growth of 7.3%.	Annual Population Survey, 2008
Number of people of working age classed as self-employed	9,500					Annual Population Survey, 2008
% of population who are economically active but unemployed	3,800 = 4.2%				% is of the economically active population (model-based unemployment).	Annual Population Survey, 2008
No. of people claiming Job Seekers Allowance (JSA)	1,773				Equates to 1.6% of the resident working age population (110,600). Males =1,228, Females = 545.	Annual Population Survey, 2008

Gross weekly pay for full time residents of Colchester (2008)	£498.40		£498.70	£479.30	Colchester's gross weekly pay is in line with the Eastern figure.	Earnings by residence 2008, NOMIS
Gross weekly pay for full time workers in Colchester (2008)	£425.70					Earnings by workplace 2008, NOMIS
Deprivation						
% of people in Colchester living in seriously deprived small areas.	5% (7,790 people)				% is from 2001 Census population estimate for Colchester of 155,796 people).	Index of Multiple Deprivation Data, 2007.
Levels of deprivation in Essex	Colchester had 2nd highest local concentration score of all 12 Essex districts				This suggests that where deprivation exists in Colchester, it is concentrated in small areas.	Index of Multiple Deprivation Data, 2007.
Number of areas in Colchester in the top 20% most deprived in England	3 small areas - St Andrew's, St Anne's and Harbour				The most deprived small area in Colchester was located in St Anne's Estate within St Anne's ward.	Index of Multiple Deprivation Data, 2007.
Number of areas in Colchester in the top 40% most deprived in England	21 areas					Index of Multiple Deprivation Data, 2007.
% of areas within the top 20% most affected by Barriers to Housing and Services.	28%	19%				Index of Multiple Deprivation Data, 2007.
% of small areas that are seriously deprived in terms of living environment	2%					Index of Multiple Deprivation Data, 2007.
% of small areas that are seriously deprived in terms of education, skills and training	15%					Index of Multiple Deprivation Data, 2007.

Biodiversity						
Change in priority habitats and species						
Condition of internationally and nationally important wildlife and geographical sites (SSSI, SPA, SAC & Ramsar)						
Number of sites of international or national importance for nature, or ANOB, SSSIs or SINC, to be lost to or damaged by development	0					Colchester Borough Council's Annual Monitoring Report, 2008
% of residential development on greenfield land	19%				An increase from 7.4% the previous year.	Colchester Borough Council's Annual Monitoring Report, 2008
Amount of development in designated areas	34 applications were approved in a SINC. 5 applications approved in a SSSI. 49 applications approved in an ANOB.				None of these applications resulted in damage or loss. More applications were submitted than approved due to environmental constraints on the site.	Colchester Borough Council's Annual Monitoring Report, 2008
Environment						
Number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds	0					Colchester Borough Council's Annual Monitoring Report, 2008
Number of Air Quality Management Areas	2				These are Mersea Road and Brook Street.	Colchester Borough Council, 2006.

Proportion of journeys to work by public transport against the proportion of journeys to work by car	12.96% by public transport, 61.1% by car/van and 9.11% work from home.				Percentages are based on working-age population including full-time, part-time, self-employed workers and full-time students.	Census 2001, ONS.
% of developed land that is derelict	0					National Land Use Database, CBC data, March 2006.
% of relevant land and highways assessed as having combined deposits of litter and detritus.	11%				This has increased from 9% the previous year.	Audit Commission, BVPI 199, (2005-05)
% of land designated as sites of specific scientific interest (SSSI) in favourable condition	69					English Nature, 2005
Extensive Flood Risk Areas	North coast of Mersea Island and opposite on the mainland.					Essex County Council, Sustainability Appraisal, 2006.
High Flood Risk Areas	Abberton Reservoir, Ardleigh Reservoir, Stour Valley and Colne Valley					Essex County Council, Sustainability Appraisal, 2006.

Appendix B. Glossary

Affordable Housing (or sub-market housing) - This breaks down into 2 subcategories: social housing where rent levels are set in line with the Governments rent influencing regime. And intermediate housing: a mix of low cost home ownership products (e.g. shared ownership) and other reduced cost rental products primarily in the form of key worker housing.

Appropriate Assessment - An assessment of a plan or project under the Habitats Regulations. This assessment relates to the integrity of Special Areas of Conservation and Special Protection Areas and is conducted specifically and solely in relation to the features for which they were designated and any supporting habitats, species or processes. Only projects determined as having no significant effect on site integrity may proceed.

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

Core Strategy - The Core Strategy will set out the long-term vision for Colchester and the strategic policies required to deliver that vision. Its main aim is to promote sustainable development. It will also seek to protect and enhance the environment, as well as defining the general locations for delivering strategic development including housing, employment, retail, leisure, community and transport.

Development Plan Document (DPD) - Development Plan Documents that the council are required to prepare include the core strategy, site specific allocations of land and area action plans. There will also be a proposals map, which will illustrate the spatial extent of policies that must be prepared and maintained to accompany all development plan documents. All Development Plan Documents must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.

Development Policies DPD – A document that the council have produced to guide future development of the Borough. The Policies contained within this DPD will eventually replace the Local Plan Policies and be used to determine planning applications in the future. The Development Policies DPD is currently at Issues and Options Stage.

East of England Plan (also known as Regional Spatial Strategy/RSS) - A strategy formerly known as Regional Planning Guidance (RPG), for how a region should look in 15-20 years time and possibly longer. It identifies the scale and

distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal.

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

Industrial Sites – Sites within the Borough that are considered appropriate for uses which fall within the B1, B2 and B8 Class.

Lifetime Homes - Lifetime Homes make life as easy as possible, for as long as possible because they are thoughtfully designed. They are homes for everyone and bring benefits to anyone who lives in them because of the individual choices that they make possible. The flexibility and adaptability of Lifetime Homes accommodate life events quickly, cost effectively and without upheaval. (www.lifetimehomes.org.uk).

Local Development Framework (LDF) - This is the term given to the portfolio of Local Development Documents (see above), which will provide the framework for delivering the spatial planning strategy for the area.

Local Development Scheme (LDS) - This is the project plan for a three year period for the production of all documents that will comprise the Local Development Framework. It identifies each Local Development Document stating which are to be Development Plan Documents (see above) and which are to be Supplementary Planning Documents, and establishes a timetable for preparing each.

Mixed Use Development - A well integrated mix of land uses (retail, employment, leisure and other service uses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes.

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

Planning Policy Guidance Notes (PPG) – Guidance notes issued by Government setting out planning policy and main land uses. They provide guidance and advice on the application of national policy.

Planning Policy Statements (PPS) - Statements issued by Government setting out planning policy and the main land uses. They are supported by a range of good practice and other documents providing guidance and advice on the application of policy. Planning Policy Statements are the replacements for the Planning Policy Guidance Notes.

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

Ramsar Sites - Ramsar sites are wetlands of international importance designated under the Ramsar Convention.

Regeneration Areas – An area in the Borough identified on the basis of potential for brownfield land redevelopment, economic and social need and proximity to the town centre. The Regeneration Areas are key elements in the aim of Colchester becoming a prestigious regional centre. Five Regeneration Areas have been identified across the Borough; St Botolph's, North Station, East Colchester, North Colchester and Garrison.

Regional Spatial Strategy (RSS) - see East of England Plan.

Site Specific Allocations - Land allocated for specific uses will be identified in specific Development Plan Documents. Specific policies that relate to these designations will be set out in a Development Plan Document and will cover principles such as design or specific requirements for implementation. Policies relating to the delivery of the Site Specific Allocations, such as any critical access requirements, any broad design principles or any planning obligations, which may be sought, must be set out in a development plan document.

Spatial Planning – "Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means." (PPS 1 ODPM, 2004, p3).

Special Areas of Conservation - Special Areas of Conservation are strictly protected sites designated under Article 3 of the EC Habitats Directive. Article 3 requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended). The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Of the Annex I habitat types, 78 are believed to occur in the UK. Of the Annex II species, 43 are native to, and normally resident in, the UK.

Special Protection Areas - Special Protection Areas are strictly protected sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (the Birds Directive). They are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species.

Statement of Community Involvement (SCI) - This will set out the standards that the council intend to achieve in relation to involving the community and all stakeholders in the preparation, alteration and continuing review of all Local Development Plan Documents and in significant planning applications, and also how the local planning authority intends to achieve those standards. The Statement of Community Involvement will not be a Development Plan Document (see above) but will be subject to independent examination. A consultation statement showing how the council has complied with its Statement of Community Involvement should accompany all Local Development Documents.

Strategic Environmental Assessment (SEA) - This is an assessment that is required (by a European Directive) to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adaption of plans with a view to promoting sustainable development.

Supplementary Planning Document (SPD) – A document produced by the Council to add further detailed guidance and information on a particular subject such as Sustainable Construction or Open Space, Sport and Recreational Facilities. An SPD is subject to a formal consultation period and then is used as a material consideration when determining planning applications.

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

Sustainable Communities - are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Sustainable Community Strategy - All local planning authorities have a duty to prepare community strategies under the Local Government Act 2000 in conjunction with other public, private and community sector organisations. Community Strategies should promote the economic, social and environmental well being of their areas and contribute to the achievement of sustainable development. The intention is that Local Development Frameworks will provide the spatial expression to those elements of the Community Strategy that relate to

the use and development of land. Copies of the Colchester Community Strategy can be viewed at www.colchester2020.com

Sustainable Construction – is the name given to building in an energy efficient way. The incorporation of many new technologies and energy saving techniques into a building can dramatically reduce the CO_2 emissions and carbon foot print of a building. Initiatives include grey water recycling systems, solar panels, home recycling, wind turbines and ground water heating systems. Full details can be found in the Council's Sustainable Construction SPD.

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

Sustainable Transportation - Sustainable transportation refers to walking, cycling and public transport, including train and bus. Sustainable transportation is transport that makes efficient use of natural resources and minimises pollution. In particular, Sustainable Transportation seeks to minimise the emissions of carbon dioxide – a greenhouse gas associated with climate change – as well as nitrogen oxides, sulphur oxides, carbon monoxide and particulates, all of which affect local air quality.

Town Centre - The Town Centre is cultural and commercial heart of the Borough. Colchester's Town Centre includes the historic core of Colchester, as well as the surrounding fringe areas that are characterised by a mix of retail, residential, office, community facilities and other uses often found in other Centres. North Station and Hythe Station will be major gateways to Colchester and are therefore considered to be another important element of the Town Centre.

Appendix C. References

European Union Guidance
European Commission, *Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6 (3) and (4) of the Habitats Directive 92/43/EEC,* 2001

National Planning Guidance
Planning Policy Guidance and Statements:

1 – *Sustainable Development* (February 2005)
3 – *Housing* (November 2006)
4 – *Industrial, commercial development and small firms* (November 1992)
6 – *Town centres* (March 2005)
7 – *Sustainable development in rural areas* (August 2004)
9 – *Biodiversity & Geological Conservation (*August 2005)
12 – *Local Development Frameworks* (September 2004)
13 – *Transport* (March 2001)
15 – *Planning and the historic environment* (September 1994)
16 – *Archaeology and planning* (November 1990)
17 – *Planning for open space, sport and recreation* (July 2002)
20 – *Coastal planning* (September 1992)
23 – *Planning and pollution control* (November 2004)
24 – *Planning and noise* (September 1994)
25 – *Development and flood risk* (July 2001)

Other policy documents from Government departments and national agencies:
Commission for Architecture and the Built Environment (CABE), *Spatial planning by design*, July 2005
CABE, *Transforming our Streets*, 2006
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Appendix D. Local Development Scheme extract

Local Development Framework Project Chart 2008

LDS Programme	2008	2009	2010	2011	2012	2013

Rows:
- Core Strategy DPD — E 34, R 36
- Site Specific Allocations DPD + Proposals Map — 25, 27/28, 30, P, E 34, R 36
- Development Policies DPD — 25, 27/28, 30, P, E 34, R 36
- North Station Masterplan SPD — 17, 18, 19
- North Colchester Masterplan SPD — 17, 18, 19
- Stanway Masterplan SPD — 17, 18, 19
- Community Facilities SPD — 17, 18, 19
- Affordable Housing SPD — 17, 18, 19
- Parking Standards SPD — 17, 18, 19
- Backland Development SPD — 17, 18, 19

Legend:

- Document preparation or amendments
- Member approval
- Public Participation Stage/Options
- Publication Public Participation Stage
- Submit to GO / SOS
- P/ E /R Pre-hearing meeting/Examination /Report
- Adopt document

2004 Regulations
The Town and Country Planning (Local Development) (England) Regulations 2004

17 - Public Participation on Draft SPD
18 - Consider representations on Draft SPD
19 - Adoption of SPD
34 - Independent examination
36 - Inspector's Report & adoption

2008 Regulations The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

25 - Public participation in the preparation of a development plan document
27 - Publication of a development plan document
28 - Representations relating to a development plan document
30 - Submission of documents and information to the Secretary of State