

Colchester Borough Council Response to Wivenhoe Neighbourhood Plan Submission Consultation (Regulation 16)

The table below highlights the wording changes recommended by Colchester Borough Council to the Wivenhoe Neighbourhood Plan with a brief explanation of the reason for suggesting the change. Only those policies / paragraphs which are suggested for any change are included in detail in the table.

Policy (or Paragraph) in Submission Version of Wivenhoe NHP	Recommended change by CBC	Reason
Throughout the NHP update the Plan period to be consistent with the Local Plan	Change end date of Plan period from 2032 to 2033 throughout	To be consistent with the Colchester Local Plan.
Policy WIV 1- Wivenhoe Town Settlement Boundary	No change	
Policy WIV 2 Development within the Wivenhoe Neighbourhood Plan area to the north of the A133 Development within the Wivenhoe Neighbourhood Plan area to the north of the A133 must provide adequate school, health and other community facilities on the site at an early stage to serve this new community to mitigate any impact resulting from large scale development on the services and facilities in Wivenhoe.	No change	
Policy WIV 3 Settlement Coalescence All development proposals should, where appropriate: (i) retain the physical separation of the Wivenhoe settlement area from the University of Essex campus as shown in the Wivenhoe Proposals Map; and	No change	

<p>(ii) demonstrate that the proposal does not contribute to the coalescence of the Wivenhoe settlement with the University of Essex campus or potential settlements/settlement expansion in Tendring District.</p>		
<p>Policy WIV 4 Protecting the Setting of the River Countryside that contributes vistas of high value towards the River Colne and its estuary, or that can be clearly viewed from the river or land on the Rowhedge and Fingringhoe side of the river as shown on the Wivenhoe Proposals map (Colne Protection Belt) should be protected from development which significantly detracts from these vistas or views. Any development proposal should satisfy the following conditions: (i) Demonstrate a need to be located in the Colne Protection Belt area; and (ii) Be safe from flooding and not have an unacceptable impact on the estuarine coast; and (iii) Not significantly impact on the landscape character, on important nature conservation, or on maritime uses; and (iv) Have economic and social benefits important to the well-being of the estuarine coast; and (v) Take into account the effects of climate change; and (vi) Must not hinder any proposed coastal path.</p>	<p>No change but consider changing name of designation to something like River Colne Special Character Area, to make it more locally specific and relate directly to the local evidence.</p>	
<p>Action- Land to the South and West of Boundary Road The designation of land for University expansion to the south and west of Boundary Road as shown on the Borough Council's Proposals Map should be removed and the land protected from</p>	<p>The Neighbourhood Plan supports the emerging Local Plan in the removal of designation of land for University expansion to the south and west of Boundary Road as shown on the Borough Council's Proposals Map (current adopted Local Plan) should be removed and supports the land being protected</p>	<p>Need to reflect status and ability of the NHP to influence this</p>

<p>development in accordance with Policies WIV3 and WIV4.</p>	<p>from development in accordance with Policies WIV3 and WIV4</p>	
<p><i>9.17 First Paragraph</i> The adopted Colchester Borough Local Plan proposes the expansion of the University of Essex on to land south and west of Boundary Road. This area is of high landscape value as evidenced in the Open Countryside Assessment Report and has been highlighted as an area of importance to the actual and perceived separation of Wivenhoe from the University of Essex campus. It also contains a wooded wild life site. As a result the Wivenhoe Neighbourhood Plan Steering Group have been in discussions with the University of Essex and Colchester Borough Council regarding the future development plans of the University.</p>	<p><i>9.17 First Paragraph</i> The adopted Colchester Borough Local Plan proposes the expansion of the University of Essex on to land south and west of Boundary Road (although it is proposed to remove this allocation in the emerging Local Plan). This area is of high landscape value as evidenced in the Open Countryside Assessment Report and has been highlighted as an area of importance to the actual and perceived separation of Wivenhoe from the University of Essex campus. It also contains a wooded wild life site. As a result the Wivenhoe Neighbourhood Plan Steering Group have been in discussions with the University of Essex and Colchester Borough Council regarding the future development plans of the University.</p>	<p>Update to reflect the latest position in relation to the emerging Local Plan wording proposed through a SoCG to be a Modification to Section One Local Plan Final wording to be agreed between CBC / Uni and the WNP Group</p>
<p><i>9.17 Second Paragraph</i> From those discussions it seems that the University has a preference to accommodate its existing expansion plans within its current site and do not require the use of land south and west of Boundary Road. Therefore in agreement with the University and Colchester Borough Council, the Wivenhoe Neighbourhood Plan proposes the removal of this designation from the adopted</p>	<p>Replace 9.17 second paragraph as follows; Whilst the development of the Campus is constrained by a number of environmental and heritage issues, the University is of the view that it should be able to accommodate its growth needs, up to 2024 / 2025, within its existing land ownership. However, and beyond that date, it is likely that it will need to expand beyond its current boundaries. Discussions with the</p>	<p>To update to reflect the latest position in relation to the emerging Local Plan wording proposed through</p>

<p>Colchester Borough Local Plan 2001 - 2021. This University expansion designation is referenced in the Core Strategy as a proposed development in the East Colchester Growth Area and specifically in the Site Allocations DPD under Policy EC7. Following the removal of this proposed expansion site the land should revert to protection from development in accordance with Policies WIV3 and WIV4 of the Wivenhoe Neighbourhood Plan relating to settlement separation and landscape impact, respectively.</p>	<p>University have revealed that it is willing to forgo the expansion allocation, as set out in the adopted Colchester Local Plan, provided that an appropriate, replacement, allocation is made. (as proposed in the emerging Local Plan) Therefore, in agreement with the University and Colchester Borough Council, the Wivenhoe Neighbourhood Plan proposes the removal of this designation from the adopted Colchester Borough Local Plan 2001 – 2021 and the identification of a replacement allocation as part of the emerging DPD for the Tendring Colchester Borders. (see para 13.12). The current University expansion designation is referenced in the adopted Core Strategy as a proposed development in the East Colchester Growth Area and specifically in the Site Allocations DPD under Policy EC7. Following the removal of this proposed expansion site, the land should revert to protection from development in accordance with Policies WIV3 and WIV4 of the Wivenhoe Neighbourhood Plan relating to settlement separation and landscape impact, respectively</p>	<p>SoCG to be a Modification to Section One Local Plan Final wording to be agreed between the CBC / Uni and the WNP</p>
<p>Policy WIV 5 University Marshes This area of land which is a designated wild life site and which also contributes to the Green Corridor between the Wivenhoe Settlement area and Colchester should be protected from development.</p>	<p>No change</p>	
<p>Policy WIV 6 Access to the River Colne</p>	<p>No change</p>	
<p>Policy WIV 7 Protection of open spaces, places areas, sports fields and allotments Those areas shown as Open Space, Play Areas, Sports Fields and Allotments on the Wivenhoe</p>	<p>Policy WIV 7 Protection of open spaces, places areas, sports fields and allotments Those areas shown as Open Space, Play Areas, Sports Fields and Allotments on the Wivenhoe</p>	<p>Correct reference</p>

<p>Proposals Map (Section 19) shall be protected from development unless:</p> <p>(i) the proposal would not result in the loss of an area important for its amenity, including its contribution to the green infrastructure network and to the townscape character of the area; and</p> <p>(ii) alternative and improved provision is provided in a location well related to the functional requirements of the relocated use and its existing and future users.</p>	<p>Proposals Map (Section 19 Fig 21) shall be protected from development unless:</p> <p>(i) the proposal would not result in the loss of an area important for its amenity, including its contribution to the green infrastructure network and to the townscape character of the area; and</p> <p>(ii) alternative and improved provision is provided in a location well related to the functional requirements of the relocated use and its existing and future users.</p>	
<p>Policy WIV 8 Provision of Additional Sports Pitches, Play Areas and Allotments</p> <p>Development proposals in Wivenhoe Parish will be supported which satisfy the following:</p> <p>(i) Contribute to the cost of providing additional sports facilities in the Wivenhoe Parish to mitigate the impact of development through Section 106 contributions and or secured through a Community Infrastructure Levy as appropriate; and</p> <p>(ii) Provide amenity space within the development area equal to at least 10% of the site area where the development is of 25 or more dwellings.</p>	<p>Policy WIV 8 Provision of Additional Sports Pitches, Play Areas and Allotments</p> <p>Development proposals in Wivenhoe Parish will be supported which satisfy the following:</p> <p>(i) Contribute to the cost of providing additional sports / recreation land and / or facilities in the Wivenhoe Parish to mitigate the impact of development through Section 106 contributions and or secured through a Community Infrastructure Levy as appropriate; and</p> <p>(ii) Provide amenity space within the development area equal to at least 10% of the site area where the development is of 25 or more dwellings.</p>	<p>To provide flexibility to match the evidence/ justification and intended role of the Policy</p>
<p>Policy WIV 9 Local Green Spaces</p> <p>That part of Ferry Marsh (as shown on the map in Fig. 22) and the area of land opposite Millfields School (as shown on the map in Fig. 23) shall be designated as Local Green Spaces.</p>	<p>Policy WIV 9 Local Green Spaces</p> <p>That part of Ferry Marsh (as shown on the map in Fig. 22) and the area of land opposite Millfields School (as shown on the map in Fig. 23) shall be designated as Local Green Spaces as defined in the National Guidance</p>	<p>To provide the policy context</p>
<p>Policy WIV 10 The Goods Shed Station Yard Wivenhoe</p> <p>Development proposals for commercial, residential or leisure uses will be supported subject to the historical features of the building being respected otherwise the</p>	<p>Policy WIV 10 The Goods Shed Station Yard Wivenhoe</p> <p>Development proposals for commercial, residential or leisure uses will be supported where they demonstrate the protection and enhancement of</p>	<p>To improve clarity of wording</p>

<p>remains of this building must be removed and the space be used for additional car parking.</p>	<p>subject to the historical features of the building. being respected Otherwise the remains of this building must be removed and the use of the space be for additional car parking will be strongly supported.</p>	
<p>Policy WIV 11 The Quay at Wivenhoe Proposals for development in the Quay area (from Bath St to Walter Radcliffe Way) will be supported which: (i) recognise its designation as a BOAT (Byway Open to All Traffic); and (ii) recognise its location within the Wivenhoe Conservation Area; and (iii) promote the area as a place of heritage value and of importance to residents and visitors to Wivenhoe; and (iv) protect and enhance people’s safety when walking without fear for their personal safety or that of their children from cars, motor-bikes or cyclists; and (v) do not impede the view of the river or from it; and (vi) do not lead to additional car parking spaces on the Quay; and (vii) contribute to the enhancement and maintenance of the Quay’s surface to ensure it is safe and accessible to all pedestrians.</p>	<p>Policy WIV 11 The Quay at Wivenhoe Proposals for development in the Quay area (from Bath St to Walter Radcliffe Way) as shown on the proposals map (Fig ?) will be supported which: (i) recognise its designation as a BOAT (Byway Open to All Traffic); and (ii) recognise its location within the Wivenhoe Conservation Area; and (iii) promote the area as a place of heritage value and of importance to residents and visitors to Wivenhoe; and (iv) protect and enhance people’s safety when walking without fear for their personal safety or that of their children from cars, motor-bikes or cyclists; and (v) do not impede the view of the river or from it; and (vi) do not lead to additional car parking spaces on the Quay; and (vii) contribute to the enhancement and maintenance of the Quay’s surface to ensure it is safe and accessible to all pedestrians.</p>	<p>Consistency and to show spatially as for other proposals. Amend Map (Fig 24?)</p>
<p>WIV 12 Infill and Backland Development on Garden Sites</p>	<p>No change</p>	
<p>WIV 13 Townscape Character Conservation Development proposals will be supported where they: (i) Ensure extensions and conversions of residential properties are designed to conserve features of</p>	<p>No change</p>	

<p>existing streets and estates where these contribute positively to the townscape; and (ii) Protect greenswards adjacent to the highways.</p>		
<p>WIV 14 New Indoor Community Facilities Financial contributions from development sites within the Parish of Wivenhoe for new indoor sports and recreational facilities should be used to provide additional facilities within or immediately adjacent to the Settlement Area to address both the existing shortfall and to provide for the needs of an increased population .</p>	<p>WIV 14 New Indoor Community Facilities Financial contributions, required to mitigate the impact of new development within the Parish of Wivenhoe, for new indoor sports and recreational facilities should be used to provide additional facilities within or immediately adjacent to the Settlement Area to address both the existing shortfall and to provide for the needs of an increased population.</p>	<p>For clarity and consistency with the NPPF</p>
<p>WIV 15 Indoor Community Facilities Support will be given to the provision of new or improved indoor community facilities. Proposals that would result in the loss of an indoor community facility will only be permitted if alternative and equivalent indoor community facilities are provided or if there is strong evidence that the facility is surplus to requirements or economically unviable, including evidence that it has been properly marketed for at least 18 months.</p> <p>Proposals for development which result in the loss of indoor community facilities will be required to provide alternative facilities and meet the following criteria: (i) the layout and scale of any proposed facility should be suitable for the same or a wider range of activities as the existing facility; and (ii) in respect of its opening hours and restrictions of public use, the availability of the facility should be at least equal or where possible enhanced; and</p>	<p>WIV 15 Indoor Community Facilities Support will be given to the provision of new or improved indoor community facilities. Proposals that would result in the loss of an indoor community facility will only be permitted if alternative and equivalent indoor community facilities are provided or if there is strong evidence that the facility is surplus to requirements or economically unviable, including evidence that it has been properly marketed as agreed with the Local Planning Authority for at least 18 months.</p> <p>Proposals for development which result in the loss of indoor community facilities will be required to provide alternative facilities and meet the following criteria: (i) the layout and scale of any proposed facility should be suitable for the same or a wider range of activities as the existing facility; and (ii) in respect of its opening hours and restrictions of public use, the availability of the facility should be at least equal or where possible enhanced; and</p>	<p>To provide clarity and retain some flexibility</p>

<p>(iii) the location of the alternative provision should be in close proximity to the existing facility and easily accessible by foot.</p>	<p>(iii) the location of the alternative provision should be in close proximity to the existing facility and easily accessible by foot.</p>	
<p>WIV 16 The University of Essex The growth of the University within the campus area and the Knowledge Gateway business park will in general be supported subject to proposals demonstrating that new development will not adversely harm the existing residents of Wivenhoe. In particular support will be given to development proposals which improve the relationship between the university and existing residents, for example through the provision of shared facilities.</p>	<p>WIV 16 The University of Essex The growth of the University within the campus area and the Knowledge Gateway business park will in general be supported subject to proposals demonstrating that new development will not adversely harm the amenity of existing residents of Wivenhoe. In particular support will be given to development proposals which improve the relationship between the university and existing residents, for example through the provision of shared facilities.</p>	<p>To provide clarity</p>
<p>Action The land on the north side of the A133 is considered by Colchester Borough Council as a strategic development site. Some of this site should be zoned for University expansion for academic uses and / or Knowledge Gateway expansion, of at least an area equivalent to that zoned for University expansion to the south and west of Boundary road.</p> <p>2. The current University expansion area in the Coastal Protection Belt to the south and west of Boundary Road will no longer be zoned for University academic expansion provided an area of at least equivalent size is allocated in the north side of the A133. Note: See Fig.16 for the map.</p>	<p>Section 13 - page 59 Action</p> <ol style="list-style-type: none"> 1. The land on the north side of the A133 is considered by Colchester Borough Council / Tendring District Council as a strategic development site. The Neighbourhood Plan favours that some of this site should be zoned for University expansion for academic uses and / or Knowledge Gateway expansion, of at least an area equivalent to that zoned for University expansion to the south and west of Boundary road (as in the current Adopted Local Plan). 2. The Neighbourhood Plan supports the emerging Local Plan with the current University expansion area in the Coastal Protection Belt to the south and west of 	<p>To update to reflect the latest position in relation to the emerging Local Plan wording proposed through SoCG to be a Modification to Section One Local Plan Final wording to be agreed between the</p>

	<p>Boundary Road no longer being zoned for University academic expansion provided an area of at least equivalent size is allocated through the master planning for the Tendring Colchester Borders Garden Community (emerging DPD). The Neighbourhood Plan has a preference for this to be on land to the north side of the A133.</p> <p>Note: See Fig.16 for the map</p>	<p>CBC / Uni and the WNP</p>
<p>Paragraph 13.12 Whilst growth in the University will largely be accommodated on land already owned by the University, it will need to expand beyond the boundaries of Wivenhoe Park in the future. A logical place for it to expand is on the other side of the A133. This site can already be reached safely on foot by a tunnel under the A133 as well by a controlled crossing at the Knowledge Gateway junction. Access to this site for vehicles could be easily by achieved by amending the existing junction to access the Knowledge Gateway.</p>	<p>13.12 Whilst it is expected that the growth of the University will largely be accommodated on land already owned by the University up to 2024/2025, it will need to expand beyond the boundaries of Wivenhoe Park at some time in the future. An new allocation for University expansion will be identified as part of the emerging Tendring Colchester Borders DPD for the new garden community or as a direct land allocation in the emerging Colchester and / or Tendring Local Plans / DPDs. The University's preference is that the replacement allocation should be to the south of the A133 and the east of the B1028. However, the Wivenhoe preference is that it should be located on land within the Wivenhoe Neighbourhood Plan Area to the north of the A133.</p>	<p>To update to reflect the latest position in relation to the emerging Local Plan wording proposed through SoCG to be a Modification to Section One Local Plan</p> <p>Final wording to be agreed between the CBC / Uni and the WNP</p>
<p>WIV 17 Traffic in Wivenhoe</p>	<p>No Change</p>	
<p>WIV 18 Improvements to Pedestrian and Cycle Provision</p>	<p>No Change</p>	

<p>WIV 19 General Employment Proposals to convert present business or commercial properties into residential properties will be supported where it can be demonstrated that:</p> <p>(i) the commercial premises or land in question has not been in active use for at least 12 months; and (ii) the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least 12 months.</p> <p>Proposals to build or redevelop properties within the Wivenhoe Settlement area as well as on sites designated on the Proposals Map suited for retail, small business services or light industrial or engineering activities (Use classes A and B1) will be encouraged subject to them:</p> <p>(a) being sympathetic in design and layout to the area in which they are proposed; and (b) not creating noise, dust or smell directly or indirectly from excessive vehicle movements.</p>	<p>WIV 19 General Employment Proposals to convert present business or commercial properties into residential properties will be supported where it can be demonstrated that:</p> <p>(i) the commercial premises or land in question has not been in active use for at least 12 months; and (ii) the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses as demonstrated through the results both of a full valuation report and a marketing campaign to be agreed with the Local Planning Authority, lasting for a continuous period of at least 12 months, or any other agreed timescale as appropriate.</p> <p>Proposals to build or redevelop properties within the Wivenhoe Settlement area as well as on sites designated for employment use on the Proposals Map suited for retail, small business services or light industrial or engineering activities (Use classes A and B1) will be encouraged subject to them:</p> <p>(a) being sympathetic in design and layout to the area in which they are proposed; and (b) not creating noise, dust or smell directly or indirectly from excessive vehicle movements. (c) Proposals for retail / town centre uses will also need to demonstrate that that are no sequentially preferable sites where they exceed xx sq m</p>	
<p>WIV 20 The Brook Street Business Centre The Business Centre at Brook Street is an important place for small businesses and provides valuable</p>	<p>WIV 20 The Brook Street Business Centre The Business Centre at Brook Street as shown on the proposals map fig 29 is an important place for small businesses and provides valuable local</p>	<p>To clarify the intention of the policy.</p>

local employment opportunities and must be designated as an employment zone.	employment opportunities and is must be designated as an employment zone and as such will be safeguarded for employment uses.	Amend Proposals map
WIV 21 Cedric's site Proposals for redevelopment of this site will be supported providing they are sympathetic in design and layout to the surrounding area. Proposals to include a mix of uses would be supported.	WIV 21 Cedric's site Proposals for redevelopment of this site, as shown on the proposals map Fig x will be supported providing they are sympathetic in design and layout to the surrounding area. Proposals to include a mix of uses would be supported, subject to meeting other policies in this plan and the Colchester Local Plan where appropriate	To add clarity Amend Proposals map
WIV 22 A Commercial/Light Industrial Business Centre	No Change	
WIV 23 Additional Dwellings in Wivenhoe Parish	No Change	
WIV 24 New Infrastructure Proposals for new residential development will be supported which provides evidence that local infrastructure will be provided and/or improved relative to the size and scale of the development proposed. This requirement will apply to all infrastructure, including education provision and flood prevention (fluvial, sea and surface water).	No Change	
WIV 25 Residential Care Home Proposals for a residential care home (Use Class C2) within the Neighbourhood Plan area will be supported.	WIV 25 Residential Care Home Proposals for a residential care home (Use Class C2) within the Neighbourhood Plan area will be supported, where appropriate.	Add clarity
WIV 26 Flooding Risk and climate resilience Proposals for development will be supported where it: (i) Is located to minimise the risk of fluvial or surface water flooding; and	WIV 26 Flooding Risk and climate resilience Proposals for development will be supported, if they accord with other policies and where they: (i) Are located to minimise the risk of fluvial or surface water flooding; and	Add clarity

<p>(ii) Provides sustainable drainage, as outlined in the Essex County Council SuDS Guide. Wherever possible this should be designed using above ground drainage features to help ensure robust treatment to improve the quality of water entering into local water bodies. The system should also promote wildlife habitats as well as green and blue corridors in relation to any new development; and</p> <p>(iii) Maximises the use of permeable surfaces wherever possible; and</p> <p>(iv) incorporates, at the build stage, technologies, such as solar panels, which reduce reliance on fossil fuels.</p>	<p>(ii) Provide sustainable drainage, as outlined in the Essex County Council SuDS Guide. Wherever possible this should be designed using above ground drainage features to help ensure robust treatment to improve the quality of water entering into local water bodies. The system should also promote wildlife habitats as well as green and blue corridors in relation to any new development; and</p> <p>(iii) Maximise the use of permeable surfaces wherever possible; and</p> <p>(iv) Incorporate, at the build stage, technologies, such as solar panels, which reduce reliance on fossil fuels.</p>	
<p>WIV 27 Design and Access</p>	<p>No Change</p>	
<p>WIV 28 Land off Croquet Gardens</p>	<p>No Change</p>	
<p>WIV 29 Land Behind Broadfields</p>		
<p>WIV 30 Land at Elmstead Road</p>		
<p>WIV 31 Land Behind the Fire Station Colchester Road</p>		
<p>WIV 32 Recreation Avoidance from New Housing in Wivenhoe and Mitigation Strategies Any proposed Recreational Avoidance and Mitigation Strategies will apply to development in Wivenhoe and any levy on new housing as part of these Strategies will apply to the new developments proposed as part of the Wivenhoe Neighbourhood Plan.</p> <p>Paragraph 18.7</p>	<p>WIV 32 Recreational disturbance Avoidance and Mitigation from New Housing in Wivenhoe and Mitigation Strategies</p> <p>The Essex Coast Any proposed Recreational disturbance Avoidance and Mitigation Strategies (RAMS) will apply to development in Wivenhoe and any levy on new housing as part of thisese Strategyies will apply to the new developments proposed as part of the Wivenhoe Neighbourhood Plan.</p>	<p>To update on the progress of the RAMS & for consistency with Section 1 of the Local Plan.</p> <p>Building on discussion with NE at</p>

<p>To address the issues of the impact of a population increase in the Colchester Borough, together with Tendring District Council and Braintree District Council areas, are to begin work on a Recreational Avoidance and Mitigation Strategies in the summer of 2017. The strategies will identify where recreational disturbance is happening and the main recreational uses causing the disturbance. The strategies, where necessary, will require new residential development, that is likely to affect the integrity of the Colne, Blackwater and Stour European Sites, to pay for the implementation of the mitigation. The appropriate mechanism will be identified in the strategies and will be implemented by Colchester Borough Council as the local planning authority. As an alternative, developers may choose to implement bespoke mitigation measures, which will need to be agreed by Natural England and Colchester Borough Council.</p>	<p>All residential development within the zones of influence of Natura 2000 sites will be required to make a financial contribution towards mitigation measures, as detailed in the Essex coast RAMS, to avoid adverse in-combination recreational disturbance effects on Natura 2000 sites.</p> <p>In the interim period, before the Essex Coast RAMS is completed, all residential development within the zones of influence will need to deliver all measures identified (including strategic measures) through project level Habitat Regulations Assessments, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</p> <p>Delete paragraph 18.7 and replace with the following:</p> <p>Colchester Borough Council is working with ten other Greater Essex local planning authorities, and Natural England, on a Recreational disturbance Avoidance and Mitigation Strategy (RAMS) for the Essex coast. RAMS is a strategic solution to protect the Essex coast from the recreational pressures of a growing population. A RAMS is usually driven by challenges and opportunities arising from planning issues. RAMS generally applies more broadly than at a single designated European site, provides strategic scale mitigation</p>	<p>Examination wording has come from discussions and this is required as likely to be Adopted before the Local Plan.</p> <p>These changes seem to reflect the Rep from NE (need to fully consider but it makes ref to wording linked to Section One which is consistent)</p>
---	--	--

and enables the development of a generic approach to evidence collection and use.

Financial contributions will be sought for all residential development, which falls within the zones of influence, towards a package of measures to avoid and mitigate likely significant adverse effects in accordance with policy SP2b of the Shared Strategic Section 1 Plan and policy ENV1 (Environment) of the Section 2 Colchester Borough Local Plan. This includes development allocated in Neighbourhood Plans within Colchester Borough. Details of the zones of influence and the necessary measures will be included in the Essex Coast RAMS Supplementary Planning Document (SPD).

In the interim period, before the Essex Coast RAMS is completed, proposals within the zones of influence for recreational disturbance to European sites will need to carry out a project level Habitat Regulations Assessment and implement bespoke mitigation measures to ensure that in-combination recreational disturbance effects are avoided and/or mitigated.

Amend 'NATURA' in paragraph 18.2 to 'Natura'.

Amend paragraph 24.3 of Appendix 4:

Colchester Borough and Tendring District Councils are working with nine other Greater

	<p>Essex local planning authorities on a intending to introduce Recreational disturbance Avoidance and Mitigation Strategyies for the Essex coast to address the recreational impacts of increased population on the various Natura 2000 sites in Essexthe vicinity.</p>	
--	---	--