



Wivenhoe Neighbourhood Plan

Strategic Environmental Assessment (SEA)

Environmental Report

August 2016

Contents

1	Non-Technical Summary	13
1.1	The Plan’s Vision	13
1.2	The Plan’s Objectives	13
1.3	The Plan’s policies	13
1.4	The Plan’s site allocations	14
1.4.1	Policy WIV28: Land off Croquet Gardens	14
1.4.2	Policy WIV29: Land behind Broadfields	14
1.4.3	Policy WIV30: Land off Elmstead Road	14
1.4.4	Policy WIV31: Land behind the Fire Station	14
1.4.5	Alternative sites	15
2	Introduction.....	16
2.1	Background	16
2.2	The Neighbourhood Plan	16
2.3	Strategic Environmental Assessment (SEA) and SEA Screening	17
2.4	The SEA Methodology	18
3	Sustainability Context, Baseline and Objectives.....	19
3.1	Introduction.....	19
3.2	Plans and Programmes (Stage B1)	19
3.3	Baseline Information (Stage B2)	22
3.3.1	Economy and Employment	22
3.3.2	Housing and Population	22
3.3.3	Health	23
3.3.4	Transport.....	24
3.3.5	Cultural Heritage	24
3.3.6	Biodiversity and Nature Conservation	25
3.3.7	Landscapes	25
3.3.8	Water Environment, Climate, Air and Noise	26
3.3.9	Sport and Open Space	26
3.3.10	Education	27
3.3.11	Data Limitations	28
3.4	Key Sustainability Issues and Problems and SEA Objectives (Stage B3 and B4)	28
3.4.1	The Compatibility of the SEA Objectives	35
4	The SEA Framework (Stage B4)	38

4.1	The Appraisal of Policies	40
4.1.1	Description of ‘Significant Effects’	41
4.1.2	Description of ‘Temporal Effects’	41
4.1.3	Description of ‘Secondary, Cumulative and Synergistic Effects’	41
4.1.4	Description of ‘Alternatives Considered’	42
4.1.5	Description of ‘Proposed Mitigation Measures / Recommendations’	42
4.2	The Site Pro Forma (Stage A4)	42
4.2.1	Note on the Appraisal of Sites in this Document	42
4.3	Consultation on the Scoping Report	56
4.4	Requirements relating to the Habitats Directive: Habitats Regulations Assessment (HRA)	60
4.4.1	Wivenhoe Neighbourhood Plan HRA Screening Assessment.....	60
4.4.2	In-Combination Effects Considered in the Wivenhoe Neighbourhood Plan HRA Screening Assessment and Mitigation Measures	60
4.4.3	The Colchester Borough Council Local Plan HRA and AA	60
4.4.4	The Potential East Colchester Garden Community Allocation	61
5	The Vision and Objectives	63
5.1	The Vision	63
5.1.1	Significant Effects	63
5.1.2	Temporal Effects	64
5.1.3	Alternatives Considered	64
5.1.4	Proposed Mitigation Measures / Recommendations	64
5.2	The Plan’s Objectives	64
5.2.1	Significant Effects	65
5.2.2	Temporal Effects	65
5.2.3	Alternatives Considered	65
5.2.4	Proposed Mitigation Measures / Recommendations	66
6	Wivenhoe General Development Policies	67
6.1	Policy WIV1: Wivenhoe Town Settlement Boundary	67
6.1.1	Significant Effects	67
6.1.2	Temporal Effects	67
6.1.3	Alternatives Considered	68
6.1.4	Proposed Mitigation Measures / Recommendations	68
6.2	Policy WIV2: Development on Wivenhoe Neighbourhood Plan land to the north of the A133.	68
6.2.1	Significant Effects	68
6.2.2	Temporal Effects	69

6.2.3	Alternatives Considered	69
6.2.4	Proposed Mitigation Measures / Recommendations	69
7	Countryside, The Environment and Open Space Policies.....	70
7.1	Policy WIV3: Settlement Coalescence	70
7.1.1	Significant Effects	70
7.1.2	Temporal Effects	70
7.1.3	Alternatives Considered	71
7.1.4	Proposed Mitigation Measures / Recommendations	71
7.2	Policy WIV4: Protecting the Setting of the River Colne	71
7.2.1	Significant Effects	71
7.2.2	Temporal Effects	72
7.2.3	Alternatives Considered	72
7.2.4	Proposed Mitigation Measures / Recommendations	72
7.3	Policy WIV5: University Marshes	72
7.3.1	Significant Effects	72
7.3.2	Temporal Effects	73
7.3.3	Alternatives Considered	73
7.3.4	Proposed Mitigation Measures / Recommendations	73
7.4	Policy WIV6: Access to the River Colne	73
7.4.1	Significant Effects	73
7.4.2	Temporal Effects	74
7.4.3	Alternatives Considered	74
7.4.4	Proposed Mitigations Measures / Recommendations	74
7.5	Policy WIV7: Protection of Open Spaces, Play Areas, Sports Facilities & Allotments.....	75
7.5.1	Significant Effects	75
7.5.2	Temporal Effects	75
7.5.3	Alternatives Considered	75
7.5.4	Proposed Mitigations Measures / Recommendations	76
7.6	Policy WIV8: Provision of Additional Sports Pitches, Play Areas & Allotments	76
7.7	Significant Effects	76
7.7.1	Temporal Effects	76
7.7.2	Alternatives Considered	76
7.7.3	Proposed Mitigation Measures / Recommendations	77
7.8	Policy WIV9: Local Green Space.....	77
7.8.1	Significant Effects	77

7.8.2	Temporal Effects	77
7.8.3	Alternatives Considered	78
7.8.4	Proposed Mitigation Measures / Recommendations	78
8	Heritage and Townscape Policies	79
8.1	Policy WIV10: The Goods Shed, Station Yard, Wivenhoe	79
8.1.1	Significant Effects	79
8.1.2	Temporal Effects	79
8.1.3	Alternatives Considered	79
8.1.4	Proposed Mitigation Measures / Recommendations	79
8.2	Policy WIV11: The Quay area at Wivenhoe	80
8.2.1	Significant Effects	80
8.2.2	Temporal Effects	80
8.2.3	Alternatives Considered	80
8.2.4	Proposed Mitigation Measures / Recommendations	81
8.3	Policy WIV12: Infill and Backland Development on Garden Sites	81
8.3.1	Significant Effects	81
8.3.2	Temporal Effects	82
8.3.3	Alternatives Considered	82
8.3.4	Proposed Mitigation Measures / Recommendations	83
8.4	Policy WIV13: Extensions and Conversions of Residential Properties within the Settlement Area	83
8.4.1	Significant Effects	83
8.4.2	Temporal Effects	83
8.4.3	Alternatives Considered	83
8.4.4	Proposed Mitigation Measures / Recommendations	84
9	Community Wellbeing Policies.....	85
9.1	Policy WIV14: New Indoor Community Facilities	85
9.1.1	Significant Effects	85
9.1.2	Temporal Effects	85
9.1.3	Alternatives Considered	86
9.1.4	Proposed Mitigation Measures / Recommendations	86
9.2	Policy WIV15: Indoor Community Facilities.....	87
9.2.1	Significant Effects	87
9.2.2	Temporal Effects	87
9.2.3	Alternatives Considered	88
9.2.4	Proposed Mitigation Measures / Recommendations	88

10	The University of Essex Policy	89
10.1	Policy WIV16: The University of Essex	89
10.1.1	Significant Effects	89
10.1.2	Temporal Effects	89
10.1.3	Alternatives Considered	89
10.1.4	Proposed Mitigation Measures / Recommendations	89
11	Getting Around Wivenhoe and Traffic Policy	91
11.1	Policy WIV17: Traffic in Wivenhoe	91
11.1.1	Significant Effects	91
11.1.2	Temporal Effects	91
11.1.3	Alternatives Considered	91
11.1.4	Proposed Mitigation Measures / Recommendations	91
11.2	Policy WIV18: Walking and Cycling	92
11.2.1	Significant Effects	92
11.2.2	Temporal Effects	92
11.2.3	Alternatives Considered	92
11.2.4	Proposed Mitigation Measures / Recommendations	92
12	Employment Policy	93
12.1	Policy WIV19: General Employment	93
12.1.1	Significant Effects	93
12.1.2	Temporal Effects	93
12.1.3	Alternatives Considered	94
12.1.4	Proposed Mitigation Measures / Recommendations	94
12.2	Policy WIV20: The Brook Street Business Centre	95
12.2.1	Significant Effects	95
12.2.2	Temporal Effects	95
12.2.3	Alternatives Considered	95
12.2.4	Proposed Mitigations Measures / Recommendations	95
12.3	Policy WIV21: Cedric’s Site	96
12.3.1	Significant Effects	96
12.3.2	Temporal Effects	96
12.3.3	Alternatives Considered	96
12.3.4	Proposed Mitigation Measures / Recommended	96
12.4	Policy WIV22: A commercial / Light Industrial Business Centre	97
12.4.1	Significant Effects	97

12.4.2	Temporal Effects	97
12.4.3	Alternatives Considered	97
12.4.4	Proposed Mitigation Measures / Recommendations	97
13	Housing Policies	98
13.1	Policy WIV23: Additional dwellings in the Wivenhoe Parish	98
13.1.1	Significant Effects	98
13.1.2	Temporal Effects	98
13.1.3	Alternatives Considered	99
13.1.4	Proposed Mitigation Measures / Recommendations	99
13.2	Policy WIV24: Housing for the frail elderly	100
13.2.1	Significant Effects	100
13.2.2	Temporal Effects	100
13.2.3	Alternatives Considered	100
13.2.4	Proposed Mitigation Measures / Recommendations	100
13.3	Policy WIV25: Residential Care Home	101
13.3.1	Significant Effects	101
13.3.2	Temporal Effects	101
13.3.3	Alternatives Considered	101
13.3.4	Proposed Mitigation Measures / Recommendations	101
13.4	Policy WIV26: Flooding Risk and Climate Resilience	102
13.4.1	Significant Effects	102
13.4.2	Temporal Effects	102
13.4.3	Alternatives Considered	102
13.4.4	Proposed Mitigation Measures / Recommendations	102
13.5	Policy WIV27: Design and Access	102
13.5.1	Significant Effects	103
13.5.2	Temporal Effects	104
13.5.3	Alternatives Considered	104
13.5.4	Proposed Mitigation Measures / Recommendations	104
13.6	The cumulative and synergistic effects of the Plan policies (non-site allocations)	104
13.7	How the SEA process has influenced the Plan’s policies	106
14	Site Allocation Policies	111
14.1	Introduction to the Plan’s Proposed Site Allocations	111
14.2	Policy WIV28: Land off Croquet Gardens	112
14.2.1	Significant Effects	117

14.2.2	Temporal Effects	117
14.2.3	Proposed Mitigation Measures / Recommendations	117
14.3	Policy WIV29: Land behind Broadfields	118
14.3.1	Significant Effects	122
14.3.2	Temporal Effects	123
14.3.3	Proposed Mitigation Measures / Recommendations	123
14.4	Policy WIV30: Land off Elmstead Road, Wivenhoe.....	124
14.4.1	Significant Effects	128
14.4.2	Temporal Effects	128
14.4.3	Proposed Mitigation Measures / Recommendations	129
14.5	Policy WIV31: Land behind the Fire Station	129
14.5.1	Significant Effects	133
14.5.2	Temporal Effects	134
14.5.3	Proposed Mitigation Measures / Recommendations	134
14.6	The cumulative and synergistic effects of the site allocation policies.....	134
14.6.1	The sites explored	134
14.6.2	The approach to identifying effects	134
14.6.3	Housing.....	134
14.6.4	Efficient use of land.....	135
14.6.5	Sustainable Transports and reducing congestion	135
14.6.6	Design and townscape	136
14.6.7	Education, health and social outcomes	136
14.6.8	Community facilities.....	136
14.6.9	Rural nature	137
14.6.10	Green setting and coastal issues	137
14.6.11	Access to green spaces, open countryside and the river	137
14.6.12	Biodiversity.....	138
14.6.13	Heritage assets	138
14.6.14	Landscape and townscape	139
14.6.15	Employment and business activity	139
14.6.16	Flooding.....	139
15	Conclusions and Recommendations.....	140
15.1	Conclusions.....	140
15.1.1	The Vision	140
15.1.2	The Plan’s Objectives	140

15.1.3	The Plan’s non-site allocation policies	141
15.2	Policy Recommendations	143
15.2.1	Summary of recommendations to the policies	143
15.3	The Plan’s site allocation Policies	143
15.3.1	Policy WIV28: Land off Croquet Gardens	143
15.3.2	Policy WIV29: Land behind Broadfields	144
15.3.3	Policy WIV30: Land off Elmstead Road	145
15.3.4	Policy WIV31: Land behind the Fire Station	146
16	Monitoring.....	148
17	Next Steps – Consulting on the SEA	149
18	Appendix 1 - Appraisal of Reasonable Alternative Sites	150
18.1	Reasons for selecting the alternatives dealt with.....	150
18.2	Summary of sustainability effects of the alternatives and the reason for rejection	156
18.3	Detailed Alternative Site Appraisal - SITE 078 (Land adjoining Millfields School)	157
19	Appendix 2 – Sites excluded from the plan-making and SEA processes.....	162
19.1	Land at Bowes Road, Wivenhoe	162
19.1.1	Reason for Rejection	162
19.2	Land fronting Bobbits Way, Wivenhoe	162
19.2.1	Reason for Rejection	162
19.3	Area of Woodland north of Elm Grove, Wivenhoe.....	162
19.3.1	Reason for Rejection	163
19.4	Land between University and Wivenhoe settlement, Wivenhoe.....	163
19.4.1	Reason for Rejection	163
19.5	King George Field, Wivenhoe	164
19.5.1	Reason for Rejection	164
19.6	Land west of King George Field, Wivenhoe	164
19.6.1	Reason for Rejection	164
19.7	Land south east of Wivenhoe Wood, Wivenhoe	164
19.7.1	Reason for Rejection	165
19.8	Land adjacent to Broomgrove School, Wivenhoe	165
19.8.1	Reason for Rejection	165
19.9	Land north west of Cricket Ground, Wivenhoe	166
19.9.1	Reason for Rejection	166

Annexes

SEA Environmental Report – August 2016

Annex A: Plans and Programmes

Annex B: Baseline Information

Glossary of Acronyms

ANGSt	Accessible Natural Greenspace Standard
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
BARR	Buildings At Risk Register
CPZ	Countryside Protection Zone
DCLG	Department for Communities and Local Government
DEFRA	Department for Environment, Food and Rural Affairs
DPD	Development Plan Document
EA	Environment Agency
EC	European Community
ECC	Essex County Council
EEC	European Economic Community
EU	European Union
IMD	Index of Multiple Deprivations
KSI	Killed or Seriously Injured
LDF	Local Development Framework
LoWS	Local Wildlife Sites
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Need
ODPM	Office of the Deputy Prime Minister
ONS	Office for National Statistics
PDL	Previously Developed Land
PPG	Planning Policy Guidance
SA	Sustainability Appraisal
SA/SEA	Sustainability Appraisal incorporating the Strategic Environmental Assessment
SEA	Strategic Environmental Assessment
S(H)LAA	Strategic (Housing) Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

1 Non-Technical Summary

1.1 The Plan's Vision

There will be significant positive impacts on a wide range of sustainability themes resulting from the success in achieving the Plan's Vision.

The plan's policies in conjunction with Colchester Borough Council (as the Local Planning Authority [LPA]) policies will ensure that a wider range of sustainability aspirations will be met.

1.2 The Plan's Objectives

Particularly strong positive impacts will be experienced in regards to building a sustainable community with good education, health and social outcomes and preserving and enhancing access to green spaces, the open countryside and the river. There will be no negative impacts resulting from the Plan's Objectives.

1.3 The Plan's policies

The Plan's policies would have a range of positive impacts, and no negative impacts, associated with their implementation. As can be seen, none of the Plan's policies will give rise to negative effects. As a whole, the plan's policies can be seen to have the following broad impacts on the following themes:

- **Housing:** There will be a large amount of positive impacts associated with the Plan's housing allocations and specific requirements to meet needs regarding particular shortages of housing types, such as starter homes and homes for the elderly.
- **Sustainable Transport:** There will be significant positive impacts on promoting sustainable transport methods through the locational-criteria elements of policies and their general, more direct, requirements.
- **Design, townscape and landscape:** There will be strong positive impacts associated through a range of policy requirements to ensure high quality design is forthcoming in the Plan Area and also the focus on the redevelopment of some areas within some policies.
- **Education, health and community facilities:** The Plan's policies will have positive impacts, through a focus of many policies ensuring that current services and facilities do not have capacity issues resulting from new development. Similarly, some policies set requirements or aspirations of new developments to provide infrastructure improvements directly or through appropriate contributions.
- **Rurality, green spaces and the setting of the River Colne:** The preservation of Wivenhoe's rural nature, the green setting of the river and access to green spaces and the countryside will be ensured through a number of the Plan's policies, either directly or indirectly through focusing development to the existing settlement boundary or extensions thereof. In addition specific policies with such a focus ensure that there will be strong positive impacts in unison.
- **Heritage and the historic environment:** There are strong links between those positive impacts regarding design and townscape with the preservation of heritage assets. As such there will be significant positive impacts resulting from the Plan's policies.
- **Business growth:** Positive impacts on business growth will be realised through those policies that singularly focus on new employment development or redevelopment schemes and look to the safeguarding of existing uses.

1.4 The Plan's site allocations

1.4.1 Policy WIV28: Land off Croquet Gardens

The site will generally have positive impacts on providing affordable and appropriate housing, transport and congestion, good design of dwellings, protection of community facilities and the inclusion of additional provisions, the rural nature of Wivenhoe, preservation of the setting of the River Colne, protection of heritage assets and alleviation of flood risk.

Of the uncertain or negligible impacts that could be expected, these predominantly relate to the efficient use of land, the preservation of access to open spaces, protection of biodiversity and the protection and enhancement of the townscape however it should be noted that the site's policy conditions alleviate these potential issues suitably and effectively.

1.4.2 Policy WIV29: Land behind Broadfields

The site will generally have positive impacts on affordable and appropriate housing, transport and congestion, good design of dwellings, protection of existing community facilities and inclusion of additional provisions, the rural nature of Wivenhoe, the preservation of the setting of the River Colne, protection of heritage assets and alleviation of flood risk.

Of the uncertain or negligible impacts that could be expected, these predominantly relate to the efficient use of land, access to health services, access to open spaces, the protection of biodiversity, and protection of the townscape. It should be acknowledged however that the site's policy conditions alleviate these potential issues suitably and effectively.

1.4.3 Policy WIV30: Land off Elmstead Road

The site will generally have positive impacts on affordable and appropriate housing, transport and congestion, good design, protection of existing community facilities and inclusion of additional provisions, the rural nature of Wivenhoe, preservation of the setting of the River Colne, protection of Wivenhoe's heritage assets and flood risk from the river.

Of the uncertain or negligible impacts that could be expected, these predominantly relate to the efficient use of land, access to health services, access to open space, protection of biodiversity, protection of the townscape and flood risk from surface water. It should be noted however that the site's policy conditions alleviate these potential issues suitably and effectively, and the presence of a specific flood risk policy in the Plan will act to mitigate any negative impacts in this regard.

1.4.4 Policy WIV31: Land behind the Fire Station

The site will generally have positive impacts on affordable and appropriate housing, transport and congestion, good design of dwellings, protection of existing community facilities and inclusion of additional provisions, protection of heritage assets and alleviation of flood risk.

Of the uncertain or negligible impacts that could be expected, these predominantly relate to the efficient use of land, the rural nature of Wivenhoe, the preservation of the setting of the river, access to green spaces, protecting biodiversity and protecting and enhancing the townscape. It should be noted however that the site's policy conditions alleviate these potential issues suitably and effectively.

1.4.5 Alternative sites

The Neighbourhood Plan identifies two alternative sites that were considered throughout the plan-making process. These are 'Land Adjoining Millfields School' and 'Edge of Wivenhoe Woods.'

The land at the Edge of Wivenhoe Woods was not considered suitable as its dwelling yield is considered too small to allocate. In addition to this, the site was also ruled out according to the Plan's site assessment criteria due to being on the edge of Wivenhoe Woods, the Colne Nature Reserve, and presently being covered as part of the Coastal Protection Belt. Although fenced since it was privately acquired, it is generally considered to be part of the green area of the woods and it should be protected from development in the future.

The only other alternative site considered reasonable for allocation, would be to allocate land adjoining to Millfields School. The site has been principally rejected due to the land being too far from local shops and services and sufficiently more so than the allocated sites. The land's close proximity to, and subsequent impact on the school was also considered a significant reason for rejection alongside traffic impacts with access to wider services being directed through to the settlement's most congested roads and Conservation Area. In addition, the land is rated highly for its views across and towards the River Colne and its estuary. The Neighbourhood Plan Group also have concerns regarding the site being within 0.8 km of the Colne Estuary (mid Essex Coast phase 2) SPA, and that development could lead to increased dog-walking adjacent to the SPA which would run contrary to the SPA's protection objectives.

2 Introduction

2.1 Background

The Wivenhoe Neighbourhood Plan Group (WNPG) commissioned Place Services of Essex County Council to undertake an independent Strategic Environmental Assessment (SEA) on the Wivenhoe Neighbourhood Plan.

2.2 The Neighbourhood Plan

The Wivenhoe Neighbourhood Plan (referred to hereafter as the Plan) is a new type of planning document responding to the Localism Act of April 2012 which aims to give local people more say about what gets built in their area. Colchester Borough Council continues to be the Local Planning Authority (LPA).

The principal purpose of the Neighbourhood Plan is to guide development within the Plan Area and provide guidance to anyone wishing to submit a planning application for development within it. The Plan provides a vision for the future of the Plan Area, and sets out clear policies, principles and objectives to realise this. These policies accord with higher policy, namely the National Planning Policy Framework (referred to hereafter as the NPPF) and the Borough Council's Local Plan Focused Review 2014 as required by the Localism Act.

The Plan has been developed through extensive consultation with the people of Wivenhoe and others with an interest in the town. The principal purpose of the Neighbourhood Plan is to guide development within the Neighbourhood Plan area and provide guidance to anyone wishing to submit a planning application for development within the Neighbourhood Plan area

The Plan is for the Plan Area as a whole and looks at a wide range of issues, including:

- The conservation and enhancement of Wivenhoe's heritage assets and townscape
- The maintenance of Wivenhoe's rural setting
- The preservation and improvement of access to green spaces, countryside and the river
- Ensuring new residential development meets the needs of the local community
- The encouragement of the use of sustainable modes of transport and reduce reliance on the private car
- The protection and improvement of existing community facilities and the negotiation of additional facilities in consequence of new development.
- Ensuring Wivenhoe's infrastructure is adequate to meet the need of its residents
- The protection of Wivenhoe's natural environment for the benefit of people, flora and wildlife
- The creation of more employment opportunities for local people
- Fostering a more engaged relationship with the University of Essex.

2.3 Strategic Environmental Assessment (SEA) and SEA Screening

SEA originates from the European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” (the ‘SEA Directive’) which came into force in 2001. It seeks to increase the level of protection for the environment; integrate environmental considerations into the preparation and adoption of plans and programmes; and promote sustainable development.

National Planning Practice Guidance (NPPG) on Strategic Environmental Assessment requirements for neighbourhood plans states that, ‘In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a “screening” assessment and the requirements are set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.’

‘The local planning authority, as part of its duty to advice or assist, should consider putting in place processes to determine whether the proposed neighbourhood plan will require a strategic environmental assessment. The qualifying body should work with the local planning authority to be sure that the authority has the information it needs.’

NPPG continues ‘if likely significant environmental effects are identified, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of those Regulations. Whether a neighbourhood plan proposal requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed. A strategic environmental assessment may be required, for example, where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Colchester Borough Council, in line with their duty to assist, have deemed that the content of the emerging Neighbourhood Plan is such that an SEA should be undertaken due to the likelihood of significant effects on the environment. This is due to the Plan allocating sites for development.

2.4 The SEA Methodology

The methodology adopted for the SEA of the Wivenhoe Neighbourhood Plan at this stage follows that of the Strategic Environmental Assessment process. Stage A (Screening) has been undertaken by Colchester Borough Council as the LPA. The following 5 sequential stages are documented below.

The Scoping Report, responding to Stage B of the SEA process in Table 1, was undertaken by the WNPG and subject to review and where necessary amendment, by Place Services.

Table 1: Stages in the SEA Process and their purpose

Stage B: Setting the context and objectives, establishing the baseline and deciding on the scope
1 Identify other relevant policies, plans and programmes, and SEA objectives
2 Collect baseline information
3 Identify sustainability issues and problems
4 Develop the strategic environmental assessment framework
5 Consult the environmental assessment consultation bodies on the scope of the SEA
Stage C: Developing and refining alternatives and assessing effects
1 Test the neighbourhood plan objectives against the SEA framework
2 Develop the neighbourhood plan options using reasonable alternatives
3 Evaluate the likely effects of the neighbourhood plan and alternatives
4 Consider ways of mitigating adverse effects and maximising beneficial effects
5 Propose measures to monitor the significant effects of implementing the neighbourhood plan
Stage D: Prepare the Environmental Report
Prepare the Environmental Report
Stage E: Publish and consult the consultation bodies and the public on the Environmental Report
Publish and consult the consultation bodies and the public on the Environmental Report
Stage F: Post making reporting and monitoring
1 Prepare and publish post-adoption statement
2 Monitor significant effects of implementing the neighbourhood plan
3 Respond to adverse effects

3 Sustainability Context, Baseline and Objectives

3.1 Introduction

The following section outlines the plans and programmes, the baseline information profile for the Plan Area, together with the SEA Objectives and Site Pro Forma formulated.

3.2 Plans and Programmes (Stage B1)

The Plan must comply with existing policies, plans and programmes at national and local levels and strengthen and support other local plans and strategies. It is therefore important to identify and review those policies, plans and programmes and SEA objectives which are likely to influence the Plan. Local supporting documents which form the evidence base of the higher level planning documents have also been included within this list where relevant as they will shape policies and decisions in the Plan Area.

It is recognised that no list of plans or programmes can be definitive and as a result this report describes only the key documents which influence the Plan. Table 2 outlines the key documents, whilst a comprehensive description of these documents together with their relevance to the Plan is provided within Annex A.

Table 2: Key Documents

International and National Plans and Programmes
Planning Practice Guidance (March 2014)
The Localism Act 2011
National Planning Policy Framework (March 2012)
Building a Greener Future: Policy Statement (July 2007)
Community Infrastructure Levy An Overview, CLG (9th May 2011)
Underground, Under Threat - Groundwater protection: policy and practice (GP3)
Model Procedures for the Management of Land Contamination – Contaminated Land Report 11 (September 2004)
Natural Environment and Rural Communities Act 2006
Countryside and Rights of Way Act 2000
Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora
Directive 2009/147/EC on the conservation of wild birds
Planning and Compulsory Purchase Act 2004
The Conservation of Habitats and Species Regulations (2010) and the Joint Nature Conservation Committee

National Planning Practice Guidance (PPG)
Historic England Good Practice in Planning Advice Notes - No 1: Local Plans
Historic England Good Practice in Planning Advice Notes - No 2: Significance
Historic England Good Practice in Planning Advice Notes - No 3: Setting of Heritage Assets
Historic England Historic Environment and Site Allocations in Local Plans (Consultation Draft - June 2015).
JNCC/Defra UK Post-2010 Biodiversity Framework (2012)
Defra Flood and Water Management Act (2009)
Defra Safeguarding our soils (2009)
Sub-national Plans and Programmes
Haven Gateway Programme of Development: A Framework for Growth 2008 - 2017, Haven Gateway Partnership, 2007
Draft Anglian River Basin Management Plan 2015
Draft Anglian Flood Risk Management Plan 2015
Essex Transport Strategy: the Local Transport Plan for Essex, Essex County Council, June 2011
2011 Essex Biodiversity Action Plan
Commissioning school places in Essex 2014/19, Essex County Council, April 2015
Essex Wildlife Trust Living Landscape plans
The Essex Local Area Agreement – ‘Health and Opportunity for the People of Essex’ 2008 – 2011 (2010 Refresh)
Essex Rural Strategy: 2020 Vision for Rural Essex 2010
The Essex Strategy 2008 – 2018
Essex and South Suffolk Shoreline Management Plan (2010)
Site Improvement Plan: Essex Estuaries (SIP077) (2014)
Essex Design Guide, Essex Planning Officers Association, 2005
North Essex Catchment Flood Management Plan, Environment Agency, 2009
Essex Minerals Local Plan, 2014
Education Contribution Guidelines Supplement, Essex County Council
Development Management Policies, Essex County Council, February 2011

The Greater Essex Integrated County Strategy, Essex County Council, December 2010
Local Plans and Programmes
Colchester Borough Council Strategic Flood Risk Assessment (2008 - to be updated in the evidence base of the forthcoming new Local Plan)
Environmental Sustainability Strategy 2014 – 2018, Colchester Borough Council, 2014
Colchester Borough's Core Strategy, Colchester Borough Council, 2008
Development Policies, Colchester Borough Council, 2010
Colchester's Site Allocations, Colchester Borough Council, 2010
Colchester Borough's Focussed Review of the Core Strategy and Development Policies, July 2014
Colchester Borough's Strategic Plan, 2012-2015, Colchester Borough Council 2012
PPG17: Colchester Open Space, Sport and Recreation Study, PMP on behalf of Colchester Borough Council November 2007
Safer Colchester Partnership Annual Partnership Plan 2013-14, Colchester Borough Council
Townscape Character Assessment, Chris Blandford Associates on behalf of Colchester Borough Council, June 2006
Landscape Character Assessment, Chris Blandford Associates on behalf of Colchester Borough Council, November 2005
Landscape Capacity of Settlement Fringes in Colchester Borough, Chris Blandford Associates 2005
Wivenhoe Conservation Area, Appraisal and Management Guidelines, Qube3 for Colchester Borough Council, 2007
Affordable Housing SPD, Colchester Borough Council, August 2011
Provision of Community Facilities SPD, Colchester Borough Council, September 2009 & updated July 2013
Sustainable Design & Construction SPD, Colchester Borough Council, June 2011
Colchester Housing Strategy, Colchester Borough Council, 2012/13
Colchester Borough Sustainability Appraisal Scoping Report July 2014
Colchester Borough Issues and Options Consultation, January 2015
Developing a Landscape for the Future: A Strategy for Landscape Planning of Development Sites within Colchester Borough, Colchester Borough Council, September 2013
Habitat Regulations Assessment Survey and Monitoring Programme, Final Report, Colchester Borough Council 2013
Strategic Housing Market Assessment (SHMA), David Couttie Associates on behalf of the following LPAs: Braintree,

Brentwood, Chelmsford, Colchester & Maldon, June 2014
Colchester Borough Green Infrastructure Strategy, Land Use Consultants on behalf of Colchester Borough Council, October 2011
An Economic Strategy for Tendring, Regeneris Consulting Ltd on behalf of Tendring District Council, 2013
Wivenhoe Town Plan, 2008
Survey of residents (Wivenhoe NP Evidence Base)

3.3 Baseline Information (Stage B2)

Annex B details the complete Baseline Information profile for the plan area and where relevant the district relevant to the content of the Plan.

The following section outlines a summary of the key baseline information and therefore the current state of the environment for Wivenhoe.

3.3.1 Economy and Employment

- For the Parish 38.3% of those over 16 had educational qualifications of level 4 or above compared to 27.2% for Colchester as a whole. For the NP area the percentage was 31.5%.
- In 2011 68% of the Parish population aged 16 to 74 was economically active, a lower percentage than for Colchester (71%) however 17% of the age group in Wivenhoe were retired compared to 13% for Colchester. Of those still economically active 3.4% were unemployed compared to 4.1% for Colchester. The percentage in the age group who were long term sick or disabled was 2.2% compared to 4.1% for Colchester.
- The major employer in the NP area is the University with approximately 2,000 employees. Around 670 university employees live locally in the CO7 9 postal area (Source: the University). There is the potential for an extra 2,000 jobs as the Knowledge Gateway expands.
- There is a small business park with 27 units and some poly-functional units in Cook’s Shipyard and there are also a few other business premises within the settlement area. The WivenhoeFirst website lists over 200 small businesses/tradespersons based in Wivenhoe.
- Within the Parish there are three convenience food stores, two post offices, hairdressers/barbers, some speciality shops and outlets. On the University Campus there are some shops aimed mainly at students, a post office and two bank branches. Wivenhoe outlets are in competition with nearby supermarkets and Colchester town centre. Wivenhoe settlement area has 6 pubs. These, the shops and other small-scale ventures contribute to local employment.
- The 2011 Census showed that Wivenhoe Parish had a slightly higher proportion of economically active 16 to 74 year olds who worked from home than for Colchester as a whole – 6.1% as opposed to 5.2%.

3.3.2 Housing and Population

- 10,025 persons were recorded in the 2011 Census for the two wards of the NP area. This includes students living on the University of Essex Campus. There were 2,214 students living in communal educational establishments in 2011 on the Campus.
- The Parish of Wivenhoe which covers the main settlement area had a population of 7,629 persons in 2011 of whom around 500 were University of Essex students. Some of these students are likely to be permanent

residents, some are students with families. In 2011 there were 285 students in Wivenhoe Parish who were living in all student households.

- For the NP area as a whole 74.6% described themselves as White British. For the Parish area the percentage was 87.6%, comparable to Colchester as a whole. Students come from all over the world which explains the difference in percentages.
- In 2011 Wivenhoe had a higher percentage of persons over 60 than Colchester and of England as a whole.
- Assuming a 75% ten year survival rate for the 65 to 74 age group, Wivenhoe would see a rise from 439 persons aged 75 to 84 in 2011 to 601 persons between 75 and 84 in 2021, a percentage rise of 37%. Post 2021, assuming a 50% survival rate the estimated percentage increase in those over 85 is 71%.
- The University has land allocated for student housing and wishes to expand the number of students living on campus by about 20% over the next 5 years.
- The total number of dwellings in the two Wivenhoe wards was 3,239 in 2001 and 3595 in 2011, an increase of 11.0%. Since 2011 around 50 additional houses have been built.
- In Wivenhoe Parish there were 3,186 dwellings in 2001 and 3,482 in 2011, an increase of 9.3%. Despite this increase in dwellings, most of which were family size homes, the population of Wivenhoe Parish only rose by 5.8%.
- In 2011, 50% of household spaces in Wivenhoe Parish contained 6 or more rooms and 23% contained 4 or fewer rooms, compared to 45% and 31% respectively for Colchester Borough. In 2001 the number of household spaces in Wivenhoe with 6 or more rooms was 44% and with 4 or fewer was 26%.
- The estimate of the average selling price of a dwelling in Wivenhoe over the last three years is £248,472 compared to the average price in 2013 in Colchester as a whole of £202,717 (source: Colchester scoping report).
- In 2011, for the Parish area 76.6% of households owned their homes, with over a half owning the property outright. 17.8% rented privately. Only 4.4% lived in socially rented housing.
- Much of the post war LA housing in Wivenhoe has been sold and not adequately replaced. In 2013 there were 25 families and 29 single people living in Wivenhoe who were on the Colchester Borough housing register.
- Wivenhoe is relatively short of supported housing for older people. It does not have a care home. In Colchester as a whole in 2013 there were 126 units of supported housing/housing with care per 1000 people over 75 and for Essex the equivalent number was 155. For Wivenhoe in 2011 the number per 1000 over 75 was only 55.
- In addition to the LA supported units, the Wivenhoe Housing Trust, a registered charity, owns 13 almshouses which it rents to older local people at a social rent.

3.3.3 Health

- Wivenhoe has a doctor's surgery which it is hoped is shortly is going to move to larger premises. The Practice is stretched and at the present time there is a waiting time of around a month for non-urgent appointments. There is also a medical centre on the University Campus which is staffed by doctors from the Rowhedge Practice.
- Wivenhoe also has a pharmacy, two dental practices, a practice offering physiotherapy and osteopathy, an optician and an acupuncturist. Because of the need to change buses Wivenhoe does not meet the Borough's recommended standard of being within 30 minutes travel time by bus from the General Hospital, though it does meet the target for the County Hospital but that is soon to be closed.

- In 2011 83.9% of Wivenhoe Parish residents described themselves as of very good or good health. This percentage of 83.9% is more heavily weighted towards the elderly than that of Colchester as whole but this percentage is slightly higher than that for Colchester which was 83.7%. However, the lack of care home facilities in Wivenhoe may mean that the very frail elderly have moved elsewhere.
- For the NP area as a whole, which includes the student population, 86.5% said they enjoyed very good or good health.

3.3.4 Transport

- Apart from very local motor vehicle trips Wivenhoe is linked to the wider road network by the A133 which, particularly at rush hour, is frequently congested at that part known as Clingoe Hill on the approach to the roundabout at Greenstead. Links to the A120/A12 are poor.
- Within Wivenhoe there are two roads which carry the brunt of the traffic – the B1028 which links to the A133 and a minor road which links to Alresford. Both of these are also residential streets within the settlement area. Congestion on these roads was an issue for many residents in the survey.
- Wivenhoe has a station with direct trains to London but the station is not fully accessible for the disabled. The Station is less conveniently located for the University which would like an additional station, one that would be situated more conveniently for the University and its students and employees.
- There is a very frequent bus service to Colchester.
- There is a permissive cycle track alongside the river linking Lower Wivenhoe, the University and Colchester. A new cycle track to link upper Wivenhoe and the University is due to be built by the end of 2015.
- Of the residents of Wivenhoe travelling to work (i.e. excluding those working from home) 62% went in a car or van (66% for Colchester), 13.2% used the train (Colchester 8.2%), 15.3% walked or used a bike (17.4% for Colchester) and only 7.2% used the bus, despite the 10 minute frequency to Colchester centre, (6.1% for Colchester).

3.3.5 Cultural Heritage

- Wivenhoe has long been recognised as an historic town with its maritime heritage. In the Council for British Archaeology's list of towns of architectural and historic importance (Historic Towns 1965) Wivenhoe was one of a number of Essex towns which were noted as being 'outstanding'.
- There are 74 buildings in Wivenhoe listed by the Secretary of State at the Dept of Culture, Media and Sport, on the advice of Historic England (formerly English Heritage) and a further 76 assets on the Colchester Local List.
- Of the 74 listed buildings within Wivenhoe, one is listed at Grade I and one at Grade II*. The remainder are listed at Grade II.
- Part of Wivenhoe was designated a conservation area in 1969. Most of the listed buildings are located within this Conservation Area though there are a few elsewhere including Wivenhoe House on the University Campus. Assets on the Local List are more widely dispersed and include vistas and parcels of land as well as buildings. There is a grouping at the Cross which was at one time a small settlement in its own right.
- The Goods Shed at the Station is on the Heritage at Risk register with a priority A rating and the barn beside Wivenhoe Lodge with a D priority rating. Despite the recent fire damage to the Goods Shed, beneficial redevelopment of this heritage asset remains a priority with the potential for positive impacts on the wider Wivenhoe community.
- Wivenhoe Park on the University Campus is on the National Register of Parks of Special Historic Interest. As

well as being on the National Register of Parks and Gardens, it also contains Wivenhoe Hall, which is listed at Grade II*.

- Wivenhoe townscape has been formed by population growth following the construction of the University of Essex. Most of the housing built during this period of growth is typical of its date – low rise, built around closes and cul-de-sacs and with quite a high proportion of bungalows for the 1970 and 1980 houses.
- The more recent building on brown field sites close to the river has attempted to echo the style of adjoining housing in the historic part of Wivenhoe, by including more 3 storey properties and has been to a higher density. The new development by the river has incorporated pedestrian areas along the riverbank.
- The historic part of Wivenhoe includes many listed buildings and is characterised by narrow streets. The older parts suffer from on-street parking as many of the properties have no garages or parking space. There are few trees on publicly-owned land within the settlement area. Those trees within gardens are therefore important to the townscape. Wivenhoe Woods and the King George V playing field lie outside the settlement area but contribute to the townscape setting.

3.3.6 Biodiversity and Nature Conservation

- There is a diversity of landscapes and habitats within the NP area. It contains marshland and woodland; non-residential and predominantly agricultural land; the Mineral Safeguarding zone (much of this has been restored but there is still sand and gravel processing on part of the area); the parkland setting of the University area; and some predominantly agricultural with ancient woodland land (in the area to the North of the A133, the land rises from the Salary Brook valley).
- The Neighbourhood Plan area contains several areas designated as Sites of Special Scientific Interest. The Upper Colne marshes site has several geographically discrete parts and includes land on both sides of the river and extends into Tendring. The estuary foreshore is particularly important for birdlife and the marshes support a water vole population. There is an SSSI of geological interest (Wivenhoe Gravel Pit).
- 100% of the Wivenhoe Gravel Pit SSSI is in favourable condition. 53.26% of the Upper Colne Valley SSSI is in favourable condition and 46.74% is unfavourable recovering.
- There are no Natura sites within the area.
- The boundary of Wivenhoe is only about 800 metres from a Ramsar site on the Colne, from a Special Area of Conservation and from a Special Protection Area all of which overlap.
- There are two local nature reserves: one in Wivenhoe Parish including Wivenhoe Woods and part of Ferry Marsh with an area of 25.3 hectares; the other is the Salary Brook nature reserve in the area to the North of the A133 with an area of 17.09 hectares.
- There are also several Local Wildlife sites. There are 3 in the area to the North of the A133 with a combined area of 30.52 hectares. Much of the University Campus is also designated with a combined area of 38.13 hectares. There is a marshland area to the west of the Campus (25.97 hectares).
- There are two local wildlife sites in the Parish totalling 18.8 hectares.
- Coastal squeeze and recreational disturbance are pressures affecting the Colne Estuary SPA within 500m of the Plan Area.

3.3.7 Landscapes

- The University is situated on the site of the former Wivenhoe Park, part of which is on the National Register of Parks of Special Historic Interest. It is well-wooded and most of the buildings are screened from the A133 and the B1028 by trees.

- The area on the other side of the A133 from the University is agricultural land and partly wooded. The general effect is that this stretch of the A133 appears to be rural. The B road which leads off the A133 to Wivenhoe is bounded first by trees and by fields on either side until the built-up area is reached.
- The Wivenhoe settlement area is defined as a rural district settlement area. Its physical separation from the University by a strategic green break as well as the rural approach along the A133 is very important to the residents, giving Wivenhoe its “sense of place”.
- To the west and south the NP area is bounded by the River Colne. Much of the land in the Parish outside the settlement area is designated as Coastal Protection Belt.
- The land rises on the Wivenhoe side of the river to a plateau. The land sloping up from the river contains wooded areas both in the Parish and adjacent to the University. The importance of the river and the associated rural walks and fine views and vistas was highly valued by survey respondents.

3.3.8 Water Environment, Climate, Air and Noise

- The River Colne is susceptible to the effects of climate change. Intertidal areas are being lost. It is proposed that after 2025 the sea defences south of the barrier on the Colne will no longer be protected in the way they are now, and that the sea defence will be breached and an area lying within the Parish will be allowed to flood. The public footpath to Brightlingsea runs along the sea defence and will need to be realigned.
- The settlement area of Wivenhoe and land further up the Colne is protected from tidal flooding by a barrier. There is a potential risk if an extreme fluvial event coincided with high tides or surges necessitating the closing of the barrier. The low lying marshland in the Parish and adjacent to the University is in flood zone 3 but protected by sea defences which provide a potential overflow area if such an event were to occur.
- There are two other small water courses in the NP area. Salary Brook to the north has in the past overflowed blocking the A133 caused by a blockage somewhere along its length. Some of the land immediately adjacent to Salary Brook is in flood zone 3.
- A brook runs through the settlement area (known as The Town Drain). This on occasions has flooded in Queens Road again due to a blockage. If climate change leads to more substantial downpours both these watercourses could again overflow. Maintenance of the culverts is very important.
- The water quality in the Colne is sometimes affected by spillage problems at the sewage treatment plant up stream.
- Affinity Water supplies most of the Wivenhoe NP area. There is no predicted water supply short fall for Affinity’s Eastern supply region (North East Essex) in Affinity’s plan period which runs to 2040.
- Traffic is a contributor to air pollution. The number of cars or vans per household in the Parish area in 2011 was 1.22 compared to 1.27 for Colchester Borough as a whole and 1.16 for England. For the NP area as a whole there were 1.19 cars or vans per household. There are no declared AQMA in the NP area.

3.3.9 Sport and Open Space

- The Broad Lane Sport Ground has an area of 10.5 acres and includes a football pitch with stadium and club-house plus 3 additional football pitches and 4 tennis courts. This land is leased from Colchester Borough.
- A further 7 acres are owned by Wivenhoe Youth Football club. This area contains 4 football pitches and a floodlit training pitch.
- The facilities are used by Wivenhoe people as well as from both the rest of Colchester and parts of Tendring.
- There is a shortage of pitches for football and a waiting list for the various children’s and youth teams. Other

sports such as American Football, rugby and hockey cannot be accommodated.

- Wivenhoe has a bowling club and a cricket ground and the Club would like to extend its site.
- The University has numerous sports facilities, both indoor and outdoor. The general public can use these facilities for the payment of an annual fee. The University has expressed a desire to extend its outdoor pitches facilities.
- There is no swimming pool at the University or elsewhere within the NP area. The nearest public swimming pool is in Colchester but is not on a bus route. In the survey 51% of respondents said they went swimming regularly or occasionally. For almost all of these trips a car would have been used.
- There is a sailing club with slipways and club-house. This facility is also used by people from outside the NP area. A new public slipway has also recently been built.
- Wivenhoe Parish has no dedicated indoor sports facility apart from a snooker club.
- In Wivenhoe Parish, the King George V playing field (around 16 acres) lies on the western edge of the settlement area. Wivenhoe Woods, the adjacent marshland nature reserve and Lower Lodge farm are also public open space (with a combined area of about 41 hectares).
- There are two areas of land presently designated as Proposed Open Space: part of Ferry Marsh and land to the east of the Broadfields estate and the Cricket Club. Part of this land is currently not farmed and is used as a recreational area for residents in Upper Wivenhoe.
- Within the settlement area there are some small play/recreational areas. The University parkland provides recreational open space. The Salary Brook Nature Reserve provides accessible open space for the land to the North of the A133. This is less used by Wivenhoe residents but is very important to our Greenstead neighbours.

3.3.10 Education

- There are over 10,000 students studying at the Colchester campus, over 2,000 of whom live on the site and around 500 reside in Wivenhoe.
- The University has a day nursery which takes children from three months old. Priority is given to University students but surplus places are made available to the general public. Within the settlement area there are 3 pre-schools and 2 Montessori Schools which provide mainly for the pre-school age range.
- There are three primary schools – Broomgrove Infants and Broomgrove Junior School and Millfields Primary School. Combined these provide 90 school places for each primary school year group. The Schools are currently fully subscribed both currently and for the 2015 entry.
- At present some children attending the schools are accepted from outside the two priority areas, which is effectively the NP area. For the academic year 2014 to 2015 there are 78 children attending the combined schools who live outside the priority areas. An increase in demand for school places at age 5 could be accommodated by excluding applicants from outside the area, but there are difficulties in accommodating children already of primary school age who move into the area. A rough estimate is that around 45 to 50 children resident in Wivenhoe attend schools elsewhere.
- There are no secondary schools in the NP area. The closest school is in neighbouring Greenstead but currently the majority of children attend the Colne School in Brightlingsea. Free school transport to the Colne is being phased out so the situation could change. Travel to school can add to carbon emissions. There is no safe cycling route to either the Colne School or Colchester Academy for children living in the settlement area.
- There is a public library which is open part time.

3.3.11 Data Limitations

Not all relevant information was available at the local level and specific to the Neighbourhood Plan Area and as a result there are some gaps within the data set. It is believed however that the available information shows a comprehensive view on sustainability within the Plan Area.

It should be noted that while the baseline will be continually updated throughout the SEA process, the information outlined within this report represents a snapshot of the information available at the beginning of March 2016.

3.4 Key Sustainability Issues and Problems and SEA Objectives (Stage B3 and B4)

The outcome of Stages B3 – B4 of the SEA Process is the identification of key sustainability issues and problems facing the district which assist in the finalisation of a set of relevant SEA Objectives which would set the framework for the appraisal of the Plan during its preparation. The objectives are also derived from the review of plans and programmes and a strategic analysis of the baseline information.

The appraisal will then be able to evaluate, in a clear and consistent manner, the nature and degree of impact and whether significant effects are likely to emerge from the Plan's proposed policies. The following table outlines the stages which led to the formulation of the SEA Objectives, which were based on the key issues for the Plan Area.

Table 3: Key Sustainability Issues and Problems

Key Issues	Description / Supporting Evidence	State of environment in absence of Plan	SEA Objective
Ageing Population	This is a problem for the Borough as a whole and is particularly acute for Wivenhoe. Provision of housing adapted to the needs of older people is one of the challenges for the NP area.	There is a need to provide appropriate housing to ensure the growing elderly population in the settlement area can retain independence and avoid having to relocate from Wivenhoe. In the absence of the plan, the Colchester Policy DP12 states an intention to include flexible floor plans to accommodate different lifestyles. The Plan additionally allocates such provision as part of site allocation policies. The market can not be expected or relied upon to provide such housing, and as such the issue would exacerbate.	1. To meet the housing needs of Wivenhoe residents which will enable them to live in a decent, safe house at a price they can afford.
Affordable Housing	There is a shortage of affordable housing (in the sense of subsidised housing) and of market housing at prices or rents which younger people can afford. The current housing stock is biased towards family-sized housing.	The Plan should support the provision of affordable housing on specific sites. Without such a direction, it could be expected that the market would not provide the desired mix of housing sizes and tenures that the Plan seeks to ensure.	
Small sized dwellings	Wivenhoe is currently relatively short of smaller dwellings so new terraced		

Key Issues	Description / Supporting Evidence	State of environment in absence of Plan	SEA Objective
	dwelling would be appropriate.		
Housing growth	Objectively assessed growth needs for the wider Borough indicate that proportionate growth is likely to be required across all the Borough's towns and larger villages.	Without a focus of the Plan to seek to increase infrastructure capacities, it could be considered that there would be likelihood that existing infrastructure capacities, including services and facilities within the Plan Area would be stretched by this increase in population to the detriment of current residents.	
Infill and backland development	With relatively limited available and suitable development sites within or adjacent to the settlement boundary, infill and backland development could provide a possible alternative to further settlement expansion onto greenfield land. However the number of potential sites is limited. Many of the streets in the settlement area are narrow or effectively narrowed by necessary on street parking. Care must be taken to avoid associated negative impacts such as loss of amenity, traffic flow problems, parking, green links, trees, hedgerows, overshadowing, overlooking and building separation.	In the absence of the Plan, the Colchester Borough Council Backland and Infill Development SPD provides a detailed framework for acceptable and unacceptable development of this nature; however the Plan provides a local context without which could lead to perceived inappropriate development.	2. Development to make an efficient use of land
Sustainable transport	There is a need to reduce reliance on car travel and to locate developments to minimise effects on congestion and air pollution and to encourage greener travel and more home working. Some areas are nearer to	Policies in the neighbourhood plan address the issue of sustainable transport. The proximity to local services should also be a thread running throughout the Plan as a key tenet of sustainability. Without such a focus, it is possible that peripheral sites are promoted for development and that new communities would increase congestion on key routes.	3. Location of new development should encourage walking and use of sustainable transport and minimise impact on current traffic congestion.

Key Issues	Description / Supporting Evidence	State of environment in absence of Plan	SEA Objective
	bus routes than others. Some offer potential for additional cycle routes.		
Townscape preservation	The current townscape is characterised by low rise buildings. Dwellings should complement the existing built environment to preserve the character of Wivenhoe settlement area.	Townscape preservation allows for continuity in the built environment. In the absence of the neighbourhood plan, Colchester Policy DP1 provides similar design restrictions to preserve built character however in a less locally specific context.	4. Dwellings should be of good design, environmentally friendly and should complement the current townscape
Environmentally friendly dwelling design	Space should be provided for recycling storage and bicycles to encourage the use of sustainable transport.		
Encouraging home working	Dwellings including spaces that are conducive to home working will be encouraged, such as access to copper, fibre and other home office services.		
Schools	There is some pressure on primary school places.	In the absence of the neighbourhood plan, Colchester Policy DP4 provides some protection for community facilities however the Neighbourhood Plan can ensure the specific identification and support for additional facilities.	5. To build a sustainable community with good education, health and social outcomes.
Medical Facilities	There is pressure on GP facilities.		
Community Facilities	These are already stretched so an increase in population will add to the strain.		
Community facilities	The William Loveless Hall is small for the size of the community.	In the absence of this safeguarding and enhancement community facilities, there would be a significant shortfall in community facility capacity with subsequent social impacts. Aside from the neighbourhood plan, Colchester Policy DP4 provides some protection for community facilities however the Neighbourhood Plan can ensure the specific identification and support for additional facilities.	6. To protect existing community facilities and to secure additional facilities.
	Upper Wivenhoe is less well supplied with meeting space than Lower Wivenhoe. The Youth club has no place to meet.		
	There is unmet demand for sporting activities. There is		

Key Issues	Description / Supporting Evidence	State of environment in absence of Plan	SEA Objective
	a shortage of allotments and the cemetery is nearly full.		
Settlement coalescence	Wivenhoe residents are strongly in favour of preserving Wivenhoe's rural setting and retaining a strategic break between the University and the settlement area and also between the settlement area and other possible developments in neighbouring Tendring. The need to provide for possible future University expansion could be an issue.	Although national and existing local policy exists to restrict coalescence there would be a risk that a reliance on such policy would not reflect the specific circumstances of the Plan area.	7. To preserve the rural nature of Wivenhoe
Preserving the rural approach to Wivenhoe	The strategic green break between Wivenhoe and the University and other potential developments is important to the residents. There are wooded areas and hedgerows which are important to the landscape.	The allocation of a strategic break within the Plan will reinforce this level of protection against inappropriate development or extensions to the settlement boundary. The absence of such an approach, in light of current growth requirements, could lead to large extensions being permitted.	
Protection of the setting of the River Colne	The land adjacent to the Colne is currently in the Coastal Protection Belt. The Borough is considering reviewing the extent of the CPB. The green setting of the river and the vistas to and from the river are important to residents of Wivenhoe and to those in Rowhedge, to river users and riverside walkers.	In the absence of the Plan there is likely to continue to be some element of coastal protection but this may not safeguard all the views and vistas that are important to residents and river and riverside users. As such this could give rise to inappropriate development.	8. To preserve the green setting of the river Colne
Coastal Protection Belt	The land adjacent to the Colne is currently in the Coastal Protection Belt. The Borough is considering reviewing the extent of the CPB.	The Plan has the opportunity to identify and reinforce those areas considered by residents to be important to protecting the rural setting of the Colne estuary.	

Key Issues	Description / Supporting Evidence	State of environment in absence of Plan	SEA Objective
Biodiversity conservation	Numerous Wildlife designations exist in close proximity to the River Colne. Preservation of these areas is vital for the continued protection of important habitats.	It is unlikely that the protection of wildlife designations would not be ensured in the absence of the Plan; however the Plan has the opportunity to reinforce this stance in a local context.	
Access to open spaces and countryside	Development needs to be located so that open spaces are as far as possible protected and so that all parts of the settlement area and our neighbours in Greenstead have access to open spaces and rural walks.	The Plan can seek to protect and allocate new open spaces. In the absence of the neighbourhood plan, Colchester Policies DP15 and DP16 provide protection and enhancement for open spaces; however the neighbourhood plan provides a more local context.	9. To preserve and enhance access to green spaces, the open countryside and the river
Loss of open space recreation land	Some of the sites put forward are on proposed open space and others on areas used for recreation.		
Local green space	With the loss of some open spaces as highlighted above, Policy WIV9 allocates land to be local green space.		
Biodiversity	Development needs to be located so that the impact on biodiversity is kept to a minimum and where possible should be associated with improvements to natural habitats. Some habitats are currently not being maintained optimally from the wildlife point of view.	It is unlikely that the protection of wildlife designations would not be ensured in the absence of the Plan; however the Plan has the opportunity to reinforce this stance in a local context.	
Wildlife designations	The NP area contains sites of special scientific interest, two local nature reserves and a number of local wildlife sites. There are also areas of wildlife value with		10. Protect and enhance biodiversity

Key Issues	Description / Supporting Evidence	State of environment in absence of Plan	SEA Objective
	no current designation.		
Spatial pressures on the Colne Estuary	Coastal squeeze and recreational disturbance are pressures affecting the Colne Estuary SPA within 500m of the Plan Area.	It is unlikely that the protection of wildlife designations would not be ensured in the absence of the Plan; however the Plan has the opportunity to reinforce this stance in a local context.	
Conservation Area	The Conservation Area does not cover all the relevant older parts of Wivenhoe and there has been some degradation within the area as no Article 4 orders are in place. There is one listed building that is in a very bad state and currently constitutes an eyesore.	In the absence of the Plan heritage assets would continue to be protected by Borough Policies but the Plan provides an opportunity to strengthen the level of protection.	11. To protect and enhance Wivenhoe's designated and undesignated Heritage Assets
Heritage assets	Wivenhoe contains a large number of listed buildings and includes a conservation area. It was recommended that the Conservation be expanded and that more control should be placed on alterations to dwellings within the conservation area.		
Retention of green and open spaces within the townscape	Within the settlement area there are green spaces, trees and visually important gardens.	The Plan can seek to protect and allocate new open spaces which are identified on the Wivenhoe Proposals Map. In the absence of the neighbourhood plan, Colchester Policies DP15 and DP16 provide protection and enhancement for open spaces; however the neighbourhood plan provides a more local context.	12. To protect and enhance the townscape of the settlement area
Educational and employment expansion	The University and the Knowledge Gateway have plans to grow. Land for this expansion may be necessary at some future date. Sites for small business expansion may also be necessary.	In the absence of the neighbourhood plan, Colchester Policies DP5 and DP9 address the issue of employment zones and the expansion of employment uses. However, the neighbourhood plan policies provide a more local context.	13. To increase employment and business activity in Wivenhoe and to encourage home working

Key Issues	Description / Supporting Evidence	State of environment in absence of Plan	SEA Objective
Reduction of flood risk	Some of the NP area lies in flood zone 3.	It is unlikely that notions of reducing flood risk would not be ensured in the absence of the Plan; however the Plan has the opportunity to reinforce this stance in a local context.	14. To improve resilience to climate change including potential impact on flooding

The above highlighted key sustainability issues and problems have formulated relevant SEA Objectives, which are shown in the final column. This definitive list can be found in the following table alongside their relevance to the environmental, social or economic themes of sustainable development.

Table 4: The SEA Objectives

SEA Objective	Environmental	Social	Economic
1. To meet the housing needs of Wivenhoe residents which will enable them to live in a decent, safe house at a price they can afford.	✓	✓	
2. Development to make an efficient use of land		✓	✓
3. Location of new development should encourage walking and use of sustainable transport and minimise impact on current traffic congestion.		✓	✓
4. Dwellings should be of good design, environmentally friendly and should complement the current townscape	✓		
5. To build a sustainable community with good education, health and social outcomes.		✓	✓
6. To protect existing community facilities and to secure additional facilities.		✓	
7. To preserve the rural nature of Wivenhoe	✓		
8. To preserve the green setting of the River Colne	✓	✓	
9. To preserve and enhance access to green spaces, the open countryside and the river	✓	✓	
10. Protect and enhance biodiversity	✓		
11. To protect and enhance Wivenhoe's designated and undesignated Heritage Assets		✓	✓
12. To protect and enhance the townscape of the settlement area		✓	✓

SEA Objective	Environmental	Social	Economic
13. To increase employment and business activity in Wivenhoe and to encourage home working		✓	✓
14. To improve resilience to climate change including potential impact on flooding	✓	✓	

3.4.1 The Compatibility of the SEA Objectives

A total of 14 SEA Objectives have been derived for the appraisal of the Plan. They are based on the scope of the document, policy advice and guidance and to the assessment of the current state of the environment.

It is useful to test the compatibility of SEA Objectives against one another in order to highlight any areas where potential conflict or tensions may arise. The result of this internal compatibility of the SEA Objectives is shown in the figure below.

In the compatibility matrix the 9 SEA objectives are numbered in sequence along each axis and they represent a balance of economic, social and environmental factors.

The following key has been used to illustrate their compatibility:

✓	Where the objectives are compatible
/	Where it is uncertain the objectives are related
0	Where the objectives are not related
x	Where the objectives are incompatible

The matrix below illustrates the compatibility of the SEA Objectives.

Figure 1: Compatibility Matrix of the SEA Objectives

1															
2	✓														
3	0	✓													
4	✓	✓	✓												
5	✓	✓	✓	0											
6	✓	✓	✓	0	✓										
7	/	✓	0	✓	0	0									
8	/	✓	0	✓	0	0	✓								
9	/	✓	✓	0	✓	✓	✓	✓							
10	/	✓	/	0	0	0	✓	✓	✓						
11	/	✓	✓	✓	0	0	✓	✓	✓	✓					
12	✓	✓	✓	✓	0	0	✓	0	0	0	✓				
13	0	✓	✓	0	✓	✓	/	/	/	/	/	✓			
14	0	✓	✓	✓	0	0	0	✓	✓	✓	/	/	0		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	

It is to be expected that some objectives are not compatible with other objectives. Objectives which are based around environmental issues sometimes conflict with economic and social objectives, and vice versa. The compatibility of the objectives relevant to the Plan are shown in the compatibility matrix above. Instances of uncertainty between objectives are explained further:

- **Objective 1 and Objectives 7, 8, 9, 10 & 11:** There is uncertainty surrounding the objective that seeks to meet housing needs and those objectives relevant to issues of the rural nature of the Plan Area, the green setting of the River Colne, green spaces, biodiversity and heritage assets. This is due to the possibility of generally and broadly conflicting land uses.
- **Objective 3 and Objective 10:** There is uncertainty between objective 3 (Location of new development should encourage walking and use of sustainable transport) and objective 10 (Protect and enhance biodiversity) as encouraging walking means having development closer to services, which are in turn closer to designated sites (the Colne Estuary SPA) and SSSI in the Plan Area.
- **Objective 13 and Objectives 7, 8, 9, 10 & 11:** There will also be uncertainty surrounding the objective that seeks to increase employment and business activity in Wivenhoe and to encourage home working with those objectives relevant to issues of the rural nature of the Plan Area, the green setting of the River Colne, green spaces, biodiversity and heritage assets. This is again due to the possibility of generally and broadly conflicting land uses, although it should be acknowledged that a focus on home working will seek to minimise

many of these pressures.

- **Objective 14 and Objectives 11 & 12:** There is uncertainty regarding the compatibility of those objectives that seek to improve resilience to climate change including potential impact on flooding and those that seek to protect and enhance heritage assets and townscape. This is due to the possibility of the form and structure of Sustainable Drainage Systems (SuDS) or any other flood prevention measures not conforming to or being compatible with the specific character and the architectural merit of specific features of the historic environment. It should be acknowledged however that the wider principle of reducing flooding by any means possible would also seek to safeguard such features from flood risk in the long term.

4 The SEA Framework (Stage B4)

The SEA Framework is an important tool in the SEA process. It provides the context against which the Plan's emerging policies can be assessed and sets out the SEA objectives with additional criteria / key questions that should be asked to decipher whether the suggested approach adheres to the principles of sustainability; and indicators which can monitor the impact of the documents.

Table 5: The SEA Framework (Policy Content)

SEA Objective	Context and assessment questions	Indicators
1) To meet the housing needs of Wivenhoe residents which will enable them to live in a decent, safe house at a price they can afford.	<ul style="list-style-type: none"> - Housing for older people has been identified in the survey as a need, also housing that local people can afford. - Does the plan provide for these needs? 	<ul style="list-style-type: none"> Number of new dwellings that meet the needs of the elderly. Number of affordable dwellings delivered. Proportion of new housing stock comprising smaller dwellings.
2) Development to make an efficient use of land	<ul style="list-style-type: none"> - Wivenhoe is currently relatively short of smaller dwellings so new terraced dwellings would be appropriate. - Does the plan make efficient use of land? 	<ul style="list-style-type: none"> Number of dwellings at at least 30 per hectare.
3) Location of new development should encourage walking and use of sustainable transport and minimise impact on current traffic congestion.	<ul style="list-style-type: none"> - Some areas are nearer to bus routes than others. Some offer potential for additional cycle routes. - Does the plan encourage sustainable transport modes? - Does it provide for footpaths and cycle paths? - Would development lead to additional public transport provision? 	<ul style="list-style-type: none"> Whether there is a modal shift towards greener forms of travel. Whether peak hour traffic from new developments feeds on to roads with less congestion. New cycle paths/footpath links
4) Dwellings should be of good design, environmentally friendly and should complement the current townscape	<ul style="list-style-type: none"> - The current townscape is characterised by low rise buildings. Space should be provided for recycling storage and bicycles. - Will the plan lead to good design features and energy efficiency? 	<ul style="list-style-type: none"> How the scale and design of new dwellings relates to the existing townscape. Will it deliver effective SUDS schemes?
5) To build a sustainable community with good education, health and social outcomes.	<ul style="list-style-type: none"> - There is some pressure on primary school places. There is pressure on GP facilities. - Does the plan provide adequately for future educational and medical needs? 	<ul style="list-style-type: none"> Whether children in the NP area will be able to attend the local schools. Waiting times for medical

SEA Objective	Context and assessment questions	Indicators
		appointments.
6) To protect existing community facilities and to secure additional facilities.	<p>- The William Loveless Hall is small for the size of the community; Upper Wivenhoe is less well supplied with meeting space than Lower Wivenhoe. The Youth club has no place to meet. There is unmet demand for sporting activities. There is a shortage of allotments and the cemetery is nearly full.</p> <p>- Does the plan provide for adequate community facilities for current and potential new residents?</p>	<p>Whether 106/CIL contributions provide additional facilities and whether developers make sites available for playing fields/allotments/ cemetery.</p> <p>Whether any existing community facilities are lost.</p>
7) To preserve the rural nature of Wivenhoe	<p>- The strategic green break between Wivenhoe and the University and other potential developments is important to the residents. There are wooded areas and hedgerows which are important to the landscape.</p> <p>- Does the plan provide adequate safeguards for the landscape?</p>	<p>Whether there is new development on the current green break or on the border with Tendring.</p> <p>Whether potential new development on the north side of the A133 is adequately screened by tree planting.</p> <p>Whether valued trees and woods are preserved.</p>
8) To preserve the green setting of the river Colne	<p>- The land adjacent to the Colne is currently in the Coastal Protection Belt. The Borough is considering reviewing the extent of the CPB. The green setting of the river, and the vistas to and from the river are important to residents of Wivenhoe and to those in Rowhedge, to river users and walkers.</p> <p>- Does the plan steer development away from sensitive coastal areas?</p>	<p>Whether there is new residential or other development on land which is sensitive for the setting of the Colne.</p>
9) To preserve and enhance access to green spaces, the open countryside and the river	<p>- Some of the sites put forward are on proposed open space and on areas used for recreation.</p> <p>- Does the plan strike the right balance between development and other needs?</p>	<p>Whether open spaces are lost.</p> <p>Whether new open space provision is be provided; Whether footpath networks are affected; whether residents have access to nearby green spaces.</p>
10) Protect and enhance biodiversity	<p>- The NP area contains sites of special scientific interest, two local nature reserves and a number of local wildlife sites. There are also areas of wildlife value with no current designation.</p>	<p>Whether new development is likely to have a negative impact on an SSSI or a European Protected site.</p> <p>Whether new development would</p>

SEA Objective	Context and assessment questions	Indicators
	- Does the plan steer development away from areas important to biodiversity?	lead to the loss of a priority habitat. Whether nature reserves or wildlife site are lost; Whether new nature reserves/ country parks are created.
11) To protect and enhance Wivenhoe's designated and undesignated Heritage Assets	- Wivenhoe contains a large number of listed buildings and includes a conservation area. It was recommended that the Conservation be expanded and that more control should be placed on alterations to dwellings within the conservation area. - Does the plan adequately protect Wivenhoe's Heritage?	The condition of listed buildings. Whether the conservation area is expanded. Whether the appearance of buildings in the conservation area are significantly altered.
12) To protect and enhance the townscape of the settlement area	- Within the settlement area there are green spaces, trees and visually important gardens - Does the plan protect good features of the existing townscape	Loss of green spaces in the settlement area, development on visually important gardens, scale of any new dwellings relative to their neighbours.
13) To increase employment and business activity in Wivenhoe and to encourage home working	- The University and the Knowledge Gateway have plans to grow. Land for this expansion may be necessary at some future date. Sites for small business expansion may also be necessary. - Does the plan foster economic growth?	Extra employment generated within Wivenhoe and growth in home working.
14) To improve resilience to climate change including potential impact on flooding	- Some of the NP area lies in flood zone 3 - Will the plan steer building away from areas at risk of flooding? - Will it deliver good ground water management	Amount of development in areas with risk of flooding. Number of SUDS schemes approved.

4.1 The Appraisal of Policies

This SEA assesses the Plan's policies against the SEA Objectives outlined in the SEA framework. The aim is to assess the sustainability effects of the Plan following implementation. The assessment looks at the secondary, cumulative, synergistic, short, medium and long-term permanent and temporary effects in accordance with Annex 1 of the SEA Directive, as well as assessing alternatives and providing mitigation measures where appropriate. The findings are accompanied by an appraisal matrix which will document the effects over time.

For clarity, within this Environmental Report, assessments have been set out in the format as shown in Table 6.

Table 6: Impact on SEA Objectives

	SEA Objectives								
	1	2	3	4	5	6	7	8	9
Short Term									
Medium Term									
Long Term									

The content included within the table responds to those ‘significant effects’ of the policy or element of the Plan subject to assessment. Assessment will also look at the following:

- Temporal effects;
- Secondary, Cumulative and Synergistic effects;
- The appraisal of Alternatives; and
- Proposed mitigation measures / recommendations

These, and ‘significant effects’ are further described in the following sub-sections.

4.1.1 Description of ‘Significant Effects’

The strength of impacts can vary dependant on the relevance of the policy content to certain SEA objectives or themes. Where the policies have been appraised against the SEA Objectives the following key has been used to illustrate a range of possible impacts:

++	Significantly Positive	-	Negative
+	Positive	--	Significantly Negative
/	Uncertain	0	No impact

Commentary is also included to describe the significant effects of the policy on the SEA objectives.

4.1.2 Description of ‘Temporal Effects’

The appraisals of the policies contained within the Plan recognise that impacts may vary over time. Three time periods have been used to reflect this and are shown in the appraisal tables as S (short term), M (medium term) and L (long term). For the purpose of the Plan S, M and L depict:

(S) Short term and (M) Medium Term: Early stages of the plan period.

(L) Long term: Latter stages of the plan period

4.1.3 Description of ‘Secondary, Cumulative and Synergistic Effects’

In addition to those effects that may arise indirectly (secondary effects), relationships between different policies will be assessed in order to highlight any possible strengthening or weakening of impacts from their implementation together. Cumulative effects respond to impacts occurring directly from two different policies together, and synergistic effects are those that offer a strengthening of more than one policy that is greater than any individual

impact.

4.1.4 Description of ‘Alternatives Considered’

Alternatives for the direction of policies will be appraised and chronicled alongside each appraisal, together with the reason for their rejection / non-progression. This sub-section may only be applicable in the latter stages of the plan, where preferred approaches are set out.

4.1.5 Description of ‘Proposed Mitigation Measures / Recommendations’

Negative or uncertain impacts may be highlighted within appraisals. As such, mitigation measures may be needed and these will be highlighted in this section for each policy where relevant. In addition to this, this section will also include any recommendations that are not directly linked to negative or uncertain impacts, but if incorporated may lead to sustainability improvements.

4.2 The Site Pro Forma (Stage A4)

In addition to the above SEA Framework formulated for the appraisal of the policy content within the Plan, a separate framework is required for the appraisal of the sustainability of preferred and alternative (non-preferred) site allocations within the document.

Sites have been subject to appraisal using a pro forma developed taking in the key issues of the area and all relevant available information across a range of sustainability criteria. In addition, the consultation of the Scoping Report allowed input from the Statutory Consultees and any other relevant stakeholders and interested parties.

It is worthy of note that in line with the pro forma, appraisals have not been intended to be a detailed project-level assessment of each site, such as that provided by an Environmental Impact Assessment (EIA), but aim to provide a strategic level assessment highlighting those broad impacts of the sites to inform the plan-making process.

The following table shows the site pro forma developed for the appraisal of the Neighbourhood Plan’s site allocations and alternatives.

4.2.1 Note on the Appraisal of Sites in this Document

The appraisals of sites in this document have been undertaken in line with the SEA Site Pro Forma which was subject to consultation in the SEA Scoping Report 2015. It should be noted that the appraisals in this document reflect the opportunities and constraints on the site as per this Site Pro Forma, and do not factor in any site level policy content. This is for the purpose of appraising preferred and non-preferred sites to the same level of detail in the SEA. Corresponding commentary will provide a narrative of these opportunities and constraints and how far the policy content responds to the identified limitations of the site and makes the most of the site’s possibilities. The site assessments will identify significant environmental effects and also where appropriate, mitigation/avoidance measures to address those effects.

It should be noted that the appraisals of sites in the SEA should not act as a barrier to development or be used in any context other than the SEA itself and for the purposes of assisting the allocation of sites within the Neighbourhood Plan. SEA is strategic in nature and this is reflected in the appraisal of sites. The allocation of sites should also be considered a strategic undertaking, i.e. a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process).

Table 7: The SEA Site Assessment Pro forma

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)	
1. To meet the housing needs of Wivenhoe residents which will enable them to live in a decent, safe house at a price they can afford.	Will the site deliver affordable social housing and sites for housing associations? (The Borough target is 20% of affordable housing)	Proposal is solely for affordable housing.	Potential yield is for 10 or more dwellings	Potential yield is for less than 10 dwellings	N/A	Where applicable	Proposals for other uses	
	Will the site deliver housing suitable for older people? (Current provision of housing for elderly/care homes - Demand expressed in survey)	Site is proposed for housing for elderly / care home	N/A	N/A	N/A	Where applicable	Proposal is not for housing	
	Is the site subject to noise or other pollution? (The mineral processing plant in Wivenhoe produces noise and some dust pollution)	Building over 250m to the gravel processing plant or any waste management facilities	N/A	N/A	N/A	Building very near (within 250m) to the gravel processing plant or any waste management facilities	N/A	N/A
	Are there power lines crossing the site? (Note if any power lines	No power lines crossing site	N/A	N/A	N/A	Building immediately under the power line	N/A	N/A

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)
	crossing the site)						
2. Development to make an efficient use land	Is the site on Brownfield land? (There is little brownfield land in the Plan Area)	Site is 100% Brownfield land	Site is predominantly Brownfield	Site is predominantly Greenfield	Site is 100% Greenfield land	Where applicable	N/A
	What housing density will be delivered? (The Borough does not specify target densities but states density should be informed by, amongst other things, the character of the area and the mix of housing type)	Housing development meeting an overall target of 30 per hectare	N/A	N/A	Densities of less than 20 per hectare	Housing development meeting an overall target of 20-29 per hectare OR Uncertain	Proposal is not for housing
	Is the site high grade agricultural land? (Agricultural Land Classification [ALC] maps)	Urban area	Grades 4 & 5 – Poor to Very Poor	Grade 2 – Very Good	Grade 1 - Excellent	Grade 3 – Good - Moderate	N/A
	Does the land contain valuable mineral resources, or is it allocated for future waste management? (ECC Minerals Local Plan –	Land is not in a Minerals Safeguarding Zone or a Waste Consultation Zone	N/A	N/A	Land is in a Minerals Safeguarding Zone or a Waste Consultation Zone	Where applicable	N/A

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)
	one site currently used for processing, otherwise reserves now depleted)						
	Is the land contaminated or possibly needing remediation? (Some of the land in Wivenhoe is infill post mineral working activity – all other potential contaminants assumed capable of comparably uncostly remediation)	N/A	Land is not a historic landfill site.	N/A	N/A	Where information is unknown – Land is a historic landfill site.	N/A
3. Location of new development should encourage walking and use of sustainable transport and minimise impact on current traffic congestion.	Does the site have/potentially have good pedestrian and cycle access to local facilities? (Local maps, measured walking distance to a food store. Other facilities are spread around the settlement area which is relatively compact)	Centre of site is within 600 metres or less, and no part of the site is more than 700 metres of a food store	Centre of site is within 601 – 700 metres of a food store	Centre of site is within 801 - 1000 metres of a food store	Centre of site is over 1000 metres from a food store	Where applicable	Centre of site is within 701 – 800 metres of a food store
	Is the site conveniently located for current or	Centre of site is within 600 metres	N/A	N/A	Centre of site is over 1000 metres from a	Where applicable	N/A

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)
	potential bus stops and is there/could there be a good bus service? (Location of bus stops, frequency of service, measured distance to bus stops, location of site relative to current bus routes and to railway station).	or less, and no part of the site is more than 700 metres of a bus stop or station			bus stop/station		
	Would site access be onto the currently most congested roads and lead to further peak hour congestion on these routes? (Maps, survey comments on congestion, access onto strategic routes)	Development unlikely to significantly increase congestion on Wivenhoe's worst affected roads.	N/A	N/A	Development which may lead to a significant increase in congestion on Wivenhoe's busiest roads	Where applicable	N/A
	If used for employment purposes would the site be accessible by sustainable transport? (Maps existing footpaths, cycle routes and public transport)	50% or more of development within 600 metres, preferably less, of a bus stop or station	N/A	N/A	50% or more of development at over 1000 metres from a bus stop/station	Where applicable	Development for another use

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)
4. Dwellings should be of good design, and environmentally friendly and should complement the current townscape	Would a development complement the existing townscape in terms of design and scale? (The Blandford report recommends low rise, small scale building)	N/A	Development likely to be sympathetic to the scale of the current townscape (in regards to Blandford Report)	Development unlikely to be sympathetic to the scale of the current townscape (in regards to the Blandford Report)	N/A	Where applicable	N/A
5. To build a sustainable community with good education, health and social outcomes	Would there be adequate early years and primary school places? (Data from ECC on number of school places)	Forecast Surplus inc. adjustment for new housing	N/A	N/A	Forecast Deficit inc. adjustment for new housing	Forecast zero capacity inc. adjustment for new housing	Development would not affect demand for school places.
	Are there adequate health facilities? (Access to GP surgery [Partly dependent on whether the planned replacement for current GP surgery is delivered])	The proposal is for a new health centre.	50% of new housing development within 600 metres of a GP surgery OR GP surgery is accessible by a single bus journey from a	50% of new housing development within 801-1000 metres of a GP surgery OR GP surgery is accessible by a single bus journey from a bus stop	50% of new housing development over 1000 metres of a GP surgery OR GP surgery is NOT accessible by a single bus journey, or a bus stop is over 1000 metres	50% of new housing development within 601-800 metres of a GP surgery OR GP surgery is accessible by a single bus journey from a bus stop	Site is not for housing and proximity to a GP Surgery is not required.

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)
			bus stop within 600 metres	within 801-1000 metres		within 601-800 metres	
6. To protect existing community facilities and to secure additional facilities.	Would development of the site affect any existing buildings used by the community? (Audit of existing community buildings [see Appendix])	No loss of existing facilities	N/A	N/A	Loss of existing community buildings with no replacement	Where applicable	N/A
	Would development affect any existing community sports facilities. (Borough's audit of sports facilities and open spaces. Information on WTC or privately owned facilities in Wivenhoe)	No loss of facilities	N/A	N/A	Reduction in facilities with no replacement	Where applicable	N/A
	Would development result in extra community buildings, sports facilities, allotments, public open space, a cemetery (green and traditional)? (This would be subject to	An increase in community buildings, sports provision, extra allotments, increase in public open space,	N/A	N/A	No extra community facilities or open space	Where applicable	N/A

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)
	negotiation and would depend on location and topography of the site. Not all sites would be suitable for a cemetery or playing field. For a cemetery the water table is relevant, for playing fields the location with respect to existing facilities is important. The survey identifies the need for a community facility for upper Wivenhoe and the need for a venue for the Youth Club.)	provision of new cemetery (green and traditional)					
	Would development result in the loss of open space? (Current Borough site allocations show land designated as open space and proposed open space)	No open space lost or if some lost there is compensating provision	N/A	N/A OR Some net loss of open space	Significant net amount of open space lost to development	Where applicable	N/A
7. To preserve the rural nature of Wivenhoe	Would development of the site result in settlement coalescence? Would important vistas from and towards Wivenhoe be	The current strategic breaks between the settlement area and the University	N/A	N/A	A significant loss of green field land between the settlement area and the Plan Area's	Where applicable	N/A

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)
	preserved? (Borough policy on settlement coalescence. Blandford report assessment of the townscape and landscape of Wivenhoe)	and the Plan Area's boundaries are retained; important vistas preserved.			boundaries; loss of vistas.		
	Would the rural approach to the settlement area be affected? (Aerial / road maps looking at location of sites in regard to approaches to main settlement and university)	N/A	Site is not located on a road of local importance regarding the rural approach of the main settlement area and university.	Site is located on a road of local importance regarding the rural approach of the main settlement area and university.	N/A	Where applicable	N/A
8. To preserve the green setting of the river Colne	Is the site in the current coastal protection belt? Is it visible from the river or has views to the river? (The current designated coastal protection belt. [Some parts of this are not visible from the river]) Contour maps used to assess likely views to and from river / Viewshed	Site is not within the CPB	N/A	In CPB but would not affect views to / from the river	Site is within the CPB AND/OR would affect views to / from river	Where applicable OR Site is partly within the CPB	N/A

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)
	Analysis where possible.						
9. To preserve and enhance access to green spaces, the open countryside and the river	Will development of the site impact on access to green spaces or on footpaths crossing them or alongside the river? (Local maps of footpaths, both formal and permissive; views expressed in the survey)	Accessible open space provided	N/A	N/A	Site would see loss of open space or proposed open space (from Borough Proposals Map) or a PROW / permissive footpath (as mapped in evidence base)	Where applicable OR No net loss of open space / permissive footpaths.	N/A
10. Protect and enhance biodiversity	Would development affect sites which are important for biodiversity? (The Borough C-maps show the SSSIs, the local nature reserves and local wildlife sites in Wivenhoe. The maps also give the Ramsar, SAC and SPA sites which lie 1000 metres downstream from Wivenhoe. Natural England also produces Impact Risk	Site is for, or includes, new protected areas / designations OR open space or recreation that would alleviate recreational pressures on current designations	N/A	N/A	Site is within, or partly within, or borders an international, national or local designation or has been deemed to have a Likely Significant Effect (LSE) as per the Plan's HRA Screening Assessment / Report	All other sites and proposals – cumulative impacts to be determined	Site is for use not deemed to have any impact

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)
	Zones around SSSIs.)						
11. To protect and enhance Wivenhoe's designated and undesignated Heritage Assets	Are there any of the following (including their settings) on site (?): Listed buildings (and at risk) Scheduled Monuments (and at risk) Registered Parks and Gardens (and at risk) (Input from Historic Environment / Buildings Consultant)	The proposal has no listed buildings, scheduled monuments, registered parks and gardens on site (or is within their settings where applicable).	The proposal has a listed building, scheduled monument or registered park or garden on site (or is within their setting where applicable) but is required as part of enabling development to secure the future of the asset	The site is adjacent to, or would have a negative impact on, a listed building, scheduled monument, registered park or garden on site or is within their setting where applicable	The proposal has a listed building, scheduled monument, registered park or garden on site or is within their setting where applicable	Where applicable	N/A
	Impact on the Conservation Area (Input from Historic Environment / Buildings Consultant)	The redevelopment of a site / building with a more positive structure. AND / OR The loss of a building or open space that makes a positive contribution to	The site is not within or adjacent to, or would have a negative impact on the Conservation Area	The site is within or adjacent to the Conservation Area (although impacts may feasibly be mitigated at planning application stage).	The site would have a negative impact on the Conservation Area.	Where applicable	N/A

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)
		the character and appearance of the Conservation Area.					
	Are there any known archaeological deposits on the site? (In-house archaeological assessment)	PDL or deposits previously investigated	No known deposits on site	Known deposits on site	Significant known deposits on site	Potential deposits on site (significance unknown)	N/A
	Are there any locally listed heritage assets (and at risk) on the site?	The proposal will not see the loss of any locally listed buildings.	N/A	N/A	The proposal will see the loss of one or more locally listed buildings.	Where applicable	N/A
12. To protect and enhance the townscape of the settlement area and its landscape setting	Would development of the site complement the existing townscape? (The Blandford townscape assessment and report on Landscape capacity of Colchester Fringes; Tree Preservation Orders)	The site has low sensitivity (The area is of low sensitivity to change and inappropriate changes may lead to only very limited, if any, degradation of important elements that contribute to the	N/A	N/A	The site has high sensitivity (The area is highly sensitive to change, and inappropriate changes may lead to extensive degradation of important elements that contribute to the area's character and value.)	The site has moderate sensitivity (The area is of moderate sensitivity to change and inappropriate changes may lead to some degradation of important elements that	Site is not proposed for development and would have no impact on the existing townscape.

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)
		area's character and value.)				contribute to the area's character and value).	
	<p>Would it affect views and vistas?</p> <p>Would it impact on visually significant trees and woodland?</p> <p>(The Blandford landscape assessment and report on Landscape capacity of Colchester Fringes (also maps visually significant trees and woodland; Tree Preservation Orders)</p>	Site is in an area with few intrinsic landscape qualities, very limited contribution to distinctive settlement setting, low visual prominence, low intervisibility, low landscape sensitivity, and low landscape value.	N/A	N/A	<p>Site contains a or multiple TPO(s) or visually significant tree(s) and woodland</p> <p>AND / OR</p> <p>Site is in an area with either many intrinsic landscape qualities, a very important contribution to distinctive settlement setting, high visual prominence, high intervisibility, high landscape sensitivity, or high landscape value.</p>	<p>N/A</p> <p>OR</p> <p>Site is in an area with either some intrinsic landscape qualities, partial contribution to distinctive settlement setting, moderate visual prominence, moderate intervisibility, moderate landscape sensitivity, or moderate landscape value.</p>	Where applicable
13. To increase employment and business activity in	Would the site be viable for generating employment?	Substantial increase in local employment	N/A	N/A	No increase or reduction in local employment (site is	Where applicable	Site is for another use

SEA objective	Site criteria (Relevant evidence)	Significant positive effect (++)	Minor Positive Effect (+)	Minor Negative Effect (-)	Significant negative effect (- -)	Uncertain / Neutral Effect (/)	No Impact (0)
Wivenhoe and to encourage home working	(The University plans for expansion and potential for Knowledge Gateway expansion; potential for small scale business development)	(proposal is for employment use)			located on current employment land and for another use)		
	Would housing design and improvements to telecommunications encourage home working? (Survey information on adequacy of mobile phone reception and internet speeds)	N/A	Survey information suggests adequate mobile phone reception and internet speeds	Survey information suggests inadequate mobile phone reception and internet speeds	N/A	Where applicable	N/A OR Not a necessary requirement for housing type.
14. To improve resilience to climate change including potential impact on flooding	Is the site subject to flooding? (Relevant flood risk maps - EA)	Site is completely within Flood Zone 1	Site is partial mix of Flood Zones 1 and 2	Site is partly within Flood Zone 3	Site is 100% in Flood Zone 3	Where applicable	N/A
	Would development of the site increase the potential for flooding elsewhere? (Surface Water Flood Maps – EA)	No impact on flooding (Very Low Risk)	Site is partially within an area of Low Risk from Surface Water Flooding	Site is partially within an area of High Risk from Surface Water Flooding	Site is 50% or more within an area of High Risk from Surface Water Flooding	Site is partially within an area of Medium Risk from Surface Water Flooding	N/A

4.3 Consultation on the Scoping Report

The Scoping Report was subject to consultation with the Statutory Consultees (Natural England, Historic England and the Environment Agency) and invited local groups. For inclusion within his Environmental Report, those responses received by the Statutory Consultees can be found in the following table, along with the action or response for each.

Table 8: Comments received from Scoping Report consultation

Consultee	Comment	Response in the SEA
Natural England	<p>Where a neighbourhood plan could potentially affect a European protected site, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the ‘Habitats Regulations’). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations. In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on European protected sites. This will be particularly important if a neighbourhood plan is to progress before a local plan has been adopted and/or the neighbourhood plan proposes development which has not be assessed and/or included in the Habitats Regulations Assessment for the local plan.</p> <p>While there are no European sites within the parish of Wivenhoe the Colne</p>	<p>The Wivenhoe Neighbourhood Plan Group have undertaken an HRA Screening Assessment / Report, the findings of which have been integrated into this SEA. Additionally, the following sub-section of this Report outlines the findings of the Neighbourhood Plan’s HRA Screening Assessment and the approach undertaken by the Neighbourhood Planning Group to meet this basic conditions test.</p>

Consultee	Comment	Response in the SEA
	Estuary (Mid Essex Phase 2) Special Protection Area (SPA) and Ramsar Site1, and Essex Estuaries Special Area of Conservation (SAC) are only 500m from the current built area of Wivenhoe.	
	Section 2 of the report should also include reference to the Essex and South Suffolk Shoreline Management Plan	Essex and South Suffolk Shoreline Management Plan now included in the Plans and Programmes of this report.
	It would be appropriate for the report to consider the current condition of the nearby Sites of Special Scientific Interest (SSSI) as part of the environmental baseline.	Conditions of the nearby SSSI is now included in the baseline information in this report.
	Given the proximity of the International sites listed in the previous section, these should be listed in the SEA Scoping Report and issues flagged which are relevant to development e.g. coastal squeeze, recreational disturbance. Natural England has recently published Site Improvement Plans (SIPs) for European Sites that provide a high level overview of the issues affecting the condition of the interest features.	Noted. These issues have been included as key issues.
	Page 30 - The indicator for Biodiversity re SSSIs should be reworded to say “Whether new development is likely to have a negative impact on an SSSI or a European Protected site” rather than just saying it is close to. The indicator could also be expanded to include loss of priority habitat.	Noted. this has been updated.
	Page 32 - We would expect the matrix to show uncertainty between objective 3 (Location of new development should encourage walking and use of sustainable transport) and objective 10 (Protect and enhance biodiversity) as encouraging walking means having development closer to services which are closer to the designated sites.	This has been added to the SEA objectives compatibility matrix.
	Page 34 – the site assessments should identify the significant environmental	Noted. This has been included

Consultee	Comment	Response in the SEA
	effects and identify appropriate mitigation/avoidance measures to address those effects.	
	Page 44 – for SEA objective 10 it is not clear why the cut-off distance for minor negative effect is 100m. This will depend on the size and location of a development and the pathways for a negative effect. Natural England has produced GIS data that maps Impact Risk Zones around designated sites. It would be appropriate to use these to screen for potential impacts.	Noted. IRZs have been looked at in the assessment of sites.
Historic England	In Section 2.1 I note you include reference to the PPS5 Historic Environment Practice Guide. This has been superseded by the National Planning Practice Guidance (PPG) which relates to the NPPF. In addition, Historic England has prepared a series of 3 Good Practice in Planning Advice Notes (No 1 dealt with Local Plans, No 2 deals with Significance and No 3 deals with the Setting of Heritage Assets). Historic England has also prepared a consultation draft of an advice note on the Historic Environment and Site Allocations in Local Plans (June 2015).	NPPG included in place of the PPS5 guidance, Good Practice in Planning Advice Notes and the Historic Environment and Site Allocations in Local Plans consultation draft has been incorporated.
	Historic England agrees that the objectives set out in table 2 are appropriate. However, objective 11 ‘To protect and enhance Wivenhoe’s Heritage Assets’ would benefit from clarification as to whether that refers to only designated heritage assets, or both designated and undesignated heritage assets.	Noted. Heritage assets relates to both designated and undesignated assets.
	Historic England is specifically concerned with the impact of proposals on the Historic Environment and we consider that this aspect is adequately covered, and without repetition.	Noted.
	As noted above, Historic England has	Noted.

Consultee	Comment	Response in the SEA
	<p>prepared guidance on the assessment of impact on the setting of heritage assets. We believe this provides an appropriate methodology for assessing such impacts and we recommend its use.</p>	
	<p>With reference to Table 3 Site Assessment Pro Forma, we note that against Objective 11 the table identifies that Significant Positive is marked as not applicable for impacts on the Conservation Area. If there was a site or building within the Conservation Area that the appraisal identified as a negative feature, then redevelopment of that site/building with a more positive structure could constitute a significant positive effect. Similarly, loss of a building or open space that makes a positive contribution to the character and appearance of the Conservation Area would constitute a significant negative effect.</p>	<p>Site Assessment Pro Forma has been amended to include significant positive effects.</p>
	<p>Finally while writing, in section 4.3 it is stated that there are 74 buildings listed by English Heritage. Buildings are added to, or removed from, the national list by the Secretary of State at the Dept of Culture, Media and Sport, on the advice of Historic England (formerly English Heritage). Of the 74 listed buildings within Wivenhoe, one is listed at Grade I and one at Grade II*. The remainder are listed at Grade II. In the same section it would be appropriate to note that Wivenhoe Park, as well as being on the National Register of Parks and Gardens, also contains Wivenhoe Hall, which is listed at Grade II*.</p>	<p>This information regarding the source of the listed buildings register and the location of the Grade II* Wivenhoe Hall within Wivenhoe Park has been included.</p>
<p>Environment Agency</p>	<p>We are pleased to note that the relevant River Basin Management Plans, Catchment Flood Management Plans and Shoreline Management Plans are referenced. You might consider including Colchester's Strategic Flood Risk Assessment in your evidence base.</p>	<p>Colchester Strategic Flood Risk Assessment is now included in the Plans and Programmes.</p>

Consultee	Comment	Response in the SEA
	We are pleased to note there is reference to energy efficiency, preservation and enhancement of the river, protection and enhancement of biodiversity, and resilience to climate change, specifically relating to flooding.	Noted.

4.4 Requirements relating to the Habitats Directive: Habitats Regulations Assessment (HRA)

4.4.1 Wivenhoe Neighbourhood Plan HRA Screening Assessment

In response to Natural England's consultation comment above, the Neighbourhood Plan group has produced an in-house Habitat Regulation Screening Assessment, which concludes that locating 250 dwellings as part of the overall growth in the Borough and at the locations included within the Neighbourhood Plan, will have no likely significant effects on any Natura 2000 sites. Natural England, as the principle statutory consultee for HRA and AA, has verified that the impacts of the Neighbourhood Plan, as identified within the Neighbourhood Plan's HRA Screening Assessment / Report, are not likely to be significant.

4.4.2 In-Combination Effects Considered in the Wivenhoe Neighbourhood Plan HRA Screening Assessment and Mitigation Measures

Natural England however, have identified that the Colchester and Tendring Local Plans, including a potential Garden Community in East Colchester included as preferred within the Borough Council's Preferred Options Local Plan (and which could potentially be located partly within the Neighbourhood Plan area), may have a likely significant effect on Natura 2000 sites due to increased recreational pressures. This Garden Community will deliver up to 2,500 homes to 2033 as part of an overall total of between 7,000-9,000 homes. In response to the requirement for HRA to explore 'in-combination effects', it is possible that this Garden Community may have a likely significant effect on the Natura 2000 site in combination with the Neighbourhood Plan's allocations for 250 dwellings.

These potential in-combination impacts have been considered by the Neighbourhood Plan Group, who in response have amended the Plan to include mitigation measures that deal with the possibility of increased visitor pressure to the Natura 2000 sites. These amount to providing information at the entrance to a downstream footpath about the importance of the area for bird species, including a request that dog owners keep dogs under control; and visible notices about compliance with the speed limit of water based activities of 5 knots. These are in direct reference to the possibility that the overall impact of population growth on the eastern side of Colchester as a whole on likely river usage could potentially be significant. This is dependent on whether the Garden Community be adopted, subject to the findings of the evidence required for its allocation. This includes the Local Plan HRA and Appropriate Assessment (AA), which can be expected to determine the environmental impact of the Garden Community and suggest any on-site mitigation measures that are factored into a forthcoming masterplan.

4.4.3 The Colchester Borough Council Local Plan HRA and AA

The LPA, in their work towards a Local Plan, are undertaking a HRA and also an Appropriate Assessment (AA) - a more in depth ecological assessment, the requirement for which stems from the findings of the HRA. Although the level of growth set out in the Neighbourhood Plan has been determined by the Wivenhoe Neighbourhood Plan Group, this level of growth has been verified as appropriate by the LPA. Growth in the Plan Area has been incorporated into the Colchester Borough Council Local Plan Preferred Options, which at the time of writing is available for public consultation. The LPA has factored in the Neighbourhood Plan's level of growth in determining a spatial strategy

across the Borough in line with the LPA's Objectively Assessed Needs (OAN) calculations. Policy SS18 of the Local Plan identifies that the Neighbourhood Plan will set out the planning policy framework needed to support the delivery of 250 houses and additionally states that an extra 250 houses delivered over this period is considered to be appropriate, along with a number of new homes within the Parish which will be allocated in the University Garden Village. The LPA's HRA and AA will therefore consider the effects of the Garden Community in-combination with the 250 dwellings allocated within the Wivenhoe Neighbourhood Plan.

4.4.4 The Potential East Colchester Garden Community Allocation

In reflection of the content of the Neighbourhood Plan HRA Screening Assessment, it should be acknowledged that the Neighbourhood Plan group are currently not in a position to consider the effects of the Garden Community until the specific details of the Garden Community are known. The Garden Community has been allocated within the LPA's Local Plan; however the finer details of the proposal will be determined and included with a specific DPD / SPD and a result of detailed masterplanning. This process will be influenced by the findings of the LPA's Local Plan HRA and AA; which is currently being undertaken. At present, the Neighbourhood Plan Group have the information of the LPA's Preferred Options Local Plan, which include 'Policy SP7: Development and delivery of new garden communities in North Essex' and 'Policy SP8: East Colchester / West Tendring New Garden Community' Policy SP7 states that new garden communities will be required to 'create distinctive environments which relate to the surrounding environment and that celebrate natural environments and systems, utilise a multi-functional green-grid to create significant networks of new green infrastructure including new country parks at each garden community, provide a high degree of connectivity to existing corridors and networks and enhance biodiversity.' Policy SP8: East Colchester / West Tendring New Garden Community indicates that a network of green infrastructure will be provided within the garden community including a community park facility, allotments, a new country park of a minimum of 70 hectares in size provided along the Salary Brook corridor and incorporating Churn Wood, and the provision of sports areas with associated facilities and play facilities.' It is possible that the integration of these recreational facilities could alleviate the likelihood of any significant effects on the Natura 2000 sites in-combination with the allocations of the Neighbourhood Plan.

It should also be acknowledged that the NP has no weight when considering strategic issues within the Neighbourhood Plan area. The Garden Community is of strategic importance and therefore any planning application will not be subject to the policies of the Neighbourhood Plan. Should the LPA's HRA and AA identify that mitigation measures will be required within the NP area to mitigate the impacts of the garden community on Natura 2000 sites, it can be considered that such measures would also be strategic in nature as essential to the delivery of the Garden Community. Nevertheless, should the LPA's HRA and AA recommend that mitigation measures be included within the Neighbourhood Plan itself, it is recommended that the Neighbourhood Plan Group incorporate such measures within the plan, as appropriate to the weight of the Neighbourhood Plan regarding such issues, ahead of adoption or any hearing sessions or as a result of any reviews to the plan post-adoption.

5 The Vision and Objectives

5.1 The Vision

By the end of the Plan period, in 2032, Wivenhoe will still be a thriving and vibrant community but will be an even better place in which to live, work and to visit by:

- protecting and enhancing its distinctive character, rich heritage and natural assets such as the river and its rural setting, and those areas which are important to wildlife and biodiversity
- improving access to the river and other countryside areas by people for recreational purposes whilst respecting sensitive environmental habitats
- securing more green spaces
- adding new community facilities
- ensuring traffic flows are improved by creating additional footpaths and cycle-ways in order to encourage sustainable travel modes and ensuring new housing is located in areas which do not significantly impact upon the existing road network in Wivenhoe at peak times
- providing additional homes that will give a better overall mix of housing in Wivenhoe and that will meet the needs of local people

Table 9: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	++	0	++	+	+	++	++	++	++	++	++	++	0	0
Medium Term	++	0	++	+	+	++	++	++	++	++	++	++	0	0
Long Term	++	0	++	+	+	++	++	++	++	++	++	++	0	0

5.1.1 Significant Effects

There will be significant positive impacts on the majority of the SEA Objectives resulting from the success in achieving the Plan's Vision.

Areas where the Vision does not directly meet the SEA Objectives relate to those aspirations for the efficient use of land, increasing employment and improving resilience to climate change. In some instances however, indirect impacts can be expected through the implementation of actions and policies to meet related Objectives. In other instances, it should be noted that Colchester Borough Council (as the Local planning Authority [LPA]) policies will ensure that other objectives are met. With this in mind, the Plan's Vision is appropriate to the scope and remit of a Neighbourhood Plan and it can be expected that all Objectives would be met through the Neighbourhood Plan and the Colchester Borough Council Local Plan in unison.

A significant positive impact has been identified related to the protection and enhancement of biodiversity (SEA Objective 10). The Vision recognises the potential conflicts between recreational pressures on ecological assets associated with the River Colne in the Plan Area and also seeks to protect and enhance these assets in the first instance.

5.1.2 Temporal Effects

Effects can be expected to significantly improve over time in line with the timescale of the Plan period.

5.1.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy looks at the principle of delivering sustainable development within the Plan Area.

5.1.4 Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are made.

Through iterative working, a draft version of the SEA recommended that the Vision recognise biological and ecological assets and designations in and around the Plan Area and also that the Vision address the potential conflict that may arise between improving access to the natural environment and the subsequent impacts this may have on biodiversity and wildlife designations. Both of these recommendations have been factored into the Plan for submission.

5.2 The Plan's Objectives

Plan Objectives are very high level in nature, and often reiterate those themes of sustainability explored within the SEA process. This is in line with maximising the sustainability of the Plan through its preparation. As such, the appraisal of the Plan's Objectives takes the form of a compatibility matrix (see below) to explore whether the correct issues are addressed in the Plan, in line with the key sustainability issues highlighted as part of the SEA process in the formulation of SEA Objectives. The Plan's Objectives are as follows:

The principal objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:

- Objective 1: Maintain Wivenhoe's rural setting**
- Objective 2: Protect and foster Wivenhoe's natural environment for the benefit of people, flora and wildlife**
- Objective 3: Preserve and improve access to green spaces, countryside and the river whilst respecting sensitive environmentally important habitats**
- Objective 4: Conserve and enhance Wivenhoe's heritage assets, and protect and improve positive features which contribute to the townscape**
- Objective 5: Protect and improve existing community facilities, and negotiate additional facilities in consequence of new development**
- Objective 6 : To encourage the use of sustainable modes of transport and reduce reliance on the private car**
- Objective 7: Create more local employment opportunities**
- Objective 8: Ensure Wivenhoe's infrastructure is adequate to meet the need of its residents**
- Objective 9: Ensure new residential development meets the needs of the local community**
- Objective 10: Development should seek to improve resilience to climate change and to minimise the potential impact on flooding**

Table 10: Compatibility with the SEA Objectives

		The SEA Objectives													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
The Neighbourhood Plan Objectives	Objective 1	/	+	0	+	0	0	++	++	+	+	+	+	/	0
	Objective 2	/	+	0	0	+	0	++	+	++	++	+	+	/	0
	Objective 3	0	0	0	0	+	0	+	+	++	+	0	0	0	0
	Objective 4	0	0	0	++	0	0	0	0	0	0	++	++	0	0
	Objective 5	0	+	+	0	++	++	0	0	0	0	0	0	+	0
	Objective 6	0	0	++	0	+	+	0	0	0	0	+	+	+	0
	Objective 7	0	0	+	0	+	+	/	0	0	0	0	0	++	/
	Objective 8	0	0	+	0	++	+	/	0	0	0	0	0	+	/
	Objective 9	++	+	+	+	0	0	/	0	0	/	/	+	0	/
	Objective 10	/	0	0	0	0	0	0	0	0	0	0	0	/	++

5.2.1 Significant Effects

It is evident from the above matrix that all but one of the SEA Objectives will experience positive impacts resulting from the successful achievement of the Plan's Objectives. It is also worthy of note that significant positive impacts can be expected from 12 of the 14 SEA Objectives. Particularly strong positive cumulative impacts will be experienced in regards to building a sustainable community with good education, health and social outcomes (SEA Objective 5); and preserving and enhancing access to green spaces, the open countryside and the river (SEA Objective 9).

There will be no negative impacts resulting from the Plan's Objectives. Despite this, there are likely to be a number of uncertain impacts on some tenets of sustainability. These relate to meeting housing needs (SEA Objective 1) in light of those Plan Objectives that seek to maintain Wivenhoe's rural setting and protecting the natural environment, however it should be acknowledged that this is a general thematic incompatibility; the nature of which cannot be overcome in the context of setting aspirations for the Plan. This general incompatibility is also relevant to those uncertain impacts predicted regarding the Plan's employment, housing and infrastructure (i.e. development) needs and how these can assist in the preservation of the rural nature of the Plan Area (SEA Objective 7).

5.2.2 Temporal Effects

Effects will not change over time.

5.2.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy looks at the principle of delivering sustainable development within the Plan Area.

5.2.4 Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are suggested.

Through iterative working, a draft SEA of the Plan recommended that the Objectives recognise the potential conflict that may arise between improving access to the natural environment and the subsequent impacts this may have on biodiversity and wildlife designations. It also recommended that an additional Plan Objective be included that aspires to minimise the risk of flooding in the Plan Area, both fluvial and regarding surface water; particularly in light of the additional development needs identified. Both of these recommendations have been factored into the Plan.

6 Wivenhoe General Development Policies

6.1 Policy WIV1: Wivenhoe Town Settlement Boundary

(i) Development within the Parish of Wivenhoe, outside the town settlement boundary, as identified on the Wivenhoe Proposals Map, will only be permitted if it meets the requirements of Policy ENV1 of the Colchester Core Strategy and the other policies in the Wivenhoe Neighbourhood Plan.

(ii) Development within the settlement boundary shall be guided by the relevant policies in this Neighbourhood Plan, the Colchester Borough Local Plan, the Essex Minerals Local Plan and the Essex and Southend-on-Sea Waste Local Plan.

Table 11: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	+	0	0	0	+	+	0	+	/	/	0	0
Medium Term	0	0	+	0	0	0	+	+	0	+	/	/	0	0
Long Term	0	0	+	0	0	0	+	+	0	+	/	/	0	0

6.1.1 Significant Effects

It should be noted that the settlement boundary for the town of Wivenhoe has been extended in line with the identification of suitable extensions to accommodate a required level growth over the Plan period. This level of growth is identified within the Plan, and supports the level of growth identified for the settlement within the emerging Colchester Borough Council Local Plan evidence base. The sustainability impacts of those sites that represent this settlement boundary change are explored singularly and cumulatively elsewhere in this report, alongside a range of relevant and reasonable alternatives as identified in the Colchester Borough Council's call-for-sites exercise and Strategic Land Availability Assessment (SLAA).

The Policy's impacts are predominantly positive on relevant SEA Objectives. Relating to SEA Objective 3, sustainable travel will likely be increased due to the close proximity of the development to the town centre, existing infrastructure and facilities. The short distances will encourage an increase in walking journeys and a decrease in short distance vehicle journeys. New developments will also be directed away from the setting of the River Colne as well as Local Wildlife Sites and SSSIs, to locations within the settlement boundary, positively aligning with objective 8 and 10.

Objectives 11 and 12 will have uncertain impacts in principle, as development may be focused closer to the town's historic core which in turn may additionally affect townscape. It should be acknowledged however that this uncertainty is specific to this policy in isolation, and any negative impacts are neutralised by the approach of other policies in the Plan focused on such matters.

6.1.2 Temporal Effects

The Policy will ensure positive impacts extend into the latter stages of the Plan period, and in relation to the level of growth identified to 2032.

6.1.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy essentially represents a business as usual scenario. The absence of the Policy will not have any distinctly differing impacts on sustainability as would otherwise be the case without its inclusion in the Neighbourhood Plan.

The sustainability impacts of those sites that represent this settlement boundary change are explored singularly and cumulatively elsewhere in this report, alongside a range of relevant and reasonable alternatives as identified in the Colchester Borough Council's call-for-sites exercise and Strategic Land Availability Assessment (SLAA).

6.1.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

6.2 Policy WIV2: Development on Wivenhoe Neighbourhood Plan land to the north of the A133.

- (i) An area of open space must be preserved between any new development and adjacent Greenstead to ensure settlement separation and;
- (ii) A strip of land adjacent to the A133 must be planted with a tree belt to preserve the rural approach to the Wivenhoe settlement area and;
- (iii) Adequate school, health and other community facilities should be provided on the site at an early stage to serve this new community.

Table 12: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	+	0	++	+	+	0	0	+	0	0	0	0
Medium Term	0	0	+	0	++	+	+	0	0	+	0	0	0	0
Long Term	0	0	+	0	++	+	+	0	0	+	0	0	0	0

6.2.1 Significant Effects

The principles of this Policy seek to ensure significant positive effects on education, health and social outcomes (SEA Objective 5) and also community facilities (SEA Objective 6). New healthcare, education and community facility provision at early stages of the wider development assist in ensuring a sustainable new community and that existing infrastructure and facilities are not affected within the town settlement area. It should be acknowledged however that the scale of any proposal that warrants new school, health and other community facilities and meets the required thresholds for them to be delivered, would be considered 'strategic' and therefore beyond the scope and remit of a Neighbourhood Plan.

Preservation of the rural area between Wivenhoe and Greenstead through the protection of this land from development as well as the implementation of a tree belt adjacent to the A133 contributes to the continuity and continuance of the rural nature of the area, and would have positive impacts on SEA Objective 7. Indirectly, the introduction of tree planting could support notions of enhancing biodiversity and reducing any impact of new development on habitats.

6.2.2 Temporal Effects

Effects will not change over time.

6.2.3 Alternatives Considered

An alternative to this policy could be to not include a policy on development north of the A133. This would represent a business as usual approach in regard to development requirements in the area.

- Alternative to WIV2(1): To not have a Policy on development north of the A133.

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commentary and reason for rejection	This land, whilst in the Wivenhoe Neighbourhood Plan area, was included in CBC’s Local Plan Issues and Options consultation as a potential area for strategic growth and Wivenhoe Town Council and this Plan recognises its importance to the Borough as such. It is recognised that in order to meet Colchester’s strategic housing needs some development may be necessary on this land. In the absence of policy WIV2, Colchester Borough Council Core Strategy and Development Management Policies would provide the requirements for development at this location. As a result, there would be no impact in the absence of the policy in the Neighbourhood Plan.													

6.2.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this policy.

7 Countryside, The Environment and Open Space Policies

7.1 Policy WIV3: Settlement Coalescence

Any development proposal in the Wivenhoe Neighbourhood Plan area must:

(i) preserve the physical separation of the Wivenhoe settlement area from the University campus as shown in the Wivenhoe Proposals map; and

(ii) demonstrate that it preserves a significant gap between the Wivenhoe settlement area and the Wivenhoe Neighbourhood Plan boundary; and

(iii) incorporate a significant physical break between potential development on land to the north of the A133 and the adjoining settlement to the west.

Table 13: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	0	0	++	0	+	0	0	+	0	0
Medium Term	0	0	0	0	0	0	++	0	+	0	0	+	0	0
Long Term	0	0	0	0	0	0	++	0	+	0	0	+	0	0

7.1.1 Significant Effects

It should be noted that this Policy could be interpreted as being in conflict with the housing allocations as specified in Policy WIV29 – Land at Elmstead Road and Policy WIV30 – Land Behind the Fire Station. It should be noted however that the Plan has an identified requirement for additional growth within the Plan period and that these sites respond to suitable allocations in light of all reasonable alternatives. An assessment of these can be found elsewhere in this report. With this in mind, it should also be noted that the requirement for a coalescence policy can be strengthened in its justification in light of these allocations.

The Policy will have a positive impact on preserving the rural nature of Wivenhoe (SEA Objective 7), as the retention of physical breaks between settlements ensures the rural approach and character of Wivenhoe is protected. In addition, the strategic break between Wivenhoe settlement boundary and the University will safeguard the ambience of rurality in both areas. As part of this, the green spaces and open countryside between the University Campus and Wivenhoe settlement are preserved as per the aspirations of SEA Objective 9. Principles of protecting settlements from coalescence also ensure that distinctiveness and historic character are preserved, in line with SEA Objective 12.

7.1.2 Temporal Effects

The retention of the physical break would have a long term positive impact on the preservation of Wivenhoe's rural nature as highlighted above, and will ensure that future development would not contribute towards coalescence with the University or Colchester.

7.1.3 Alternatives Considered

An alternative approach would be to not include a policy regarding physical breaks in the Plan area. This has been identified as an alternative as it represents a contrary approach to a business as usual scenario, and in so far as it might respond to any increased requirements in growth.

- Alternative WIV3(1): To not have a Policy regarding coalescence / physical breaks in the Plan area.

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	0	0	--	0	-	0	0	-	0	0
Medium Term	0	0	0	0	0	0	--	0	-	0	0	-	0	0
Long Term	+	0	0	0	0	0	--	0	-	0	0	-	+	0
Commentary and reason for rejection	Although coalescence policy exists at the LPA level, the theoretical absence of such policy could give rise to the permission of future development that result in coalescence. As such, there would be positive long term impacts on development based objectives; however at a cost, and running contrary to a significant number of the Plan's Objectives, notions of environmental sustainability and other policies in both the Neighbourhood Plan and the LPA's Local Plan. For these reasons, the alternative approach has been rejected.													

7.1.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this policy.

7.2 Policy WIV4: Protecting the Setting of the River Colne

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 continue to be protected from development of any kind.

Table 14: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	0	0	0	++	+	+	0	0	0	+
Medium Term	0	0	0	0	0	0	0	++	+	+	0	0	0	+
Long Term	0	0	0	0	0	0	0	++	+	+	0	0	0	+

7.2.1 Significant Effects

The policy, relating to the protection of the setting of the River Colne, will have positive impacts on those SEA

Objectives regarding the preservation of green spaces, countryside and the river (9).

There will also be indirect positive impacts on protecting and enhancing biodiversity (SEA Objective 10) and improving resilience to climate change and flooding (SEA Objective 14). Avoiding development on the area adjacent to the river alleviates the risk of fluvial and surface water flooding and also ensures that any non-designated biodiversity potential is retained.

The most significant positive effect for this Policy relates to the location of development away from the River Colne (SEA Objective 8). The land to which this Policy relates is largely within the Coastal Protection Belt and the redirection of development away from this area contributes to the preservation of vistas distinctive to the character of the town.

7.2.2 Temporal Effects

Effects will not change over time.

7.2.3 Alternatives Considered

The land to which this Policy relates is currently protected through a variety of designations, including a SSSI, CPB, a LNR and a LoWS. Thus, there are no reasonable alternatives to the current Policy stance as development of this land is already suitably constrained, albeit for differing purposes.

7.2.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

7.3 Policy WIV5: 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 must be protected from development.

Table 15: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	0	0	++	+	+	++	0	0	0	+
Medium Term	0	0	0	0	0	0	++	+	+	++	0	0	0	+
Long Term	0	0	0	0	0	0	++	+	+	++	0	0	0	+

7.3.1 Significant Effects

This policy provides protection for the local wildlife site located on the University marshes between the University Campus and Wivenhoe settlement, aligning with objectives 10 and 7 by assisting in ensuring the survival of a strategic green break between the University and Wivenhoe. Through this, open spaces and biodiversity would be conserved as well as maintaining the continuity of the rural approach to Wivenhoe to satisfy objectives 7, 9 and 10. Priority habitats, Local Wildlife Sites, SSSIs and European Protected Sites will also be protected. With areas of wildlife protection being located west of Wivenhoe along the River Colne, steering development away from this area would positively impact on the preservation of the setting of the river and would indirectly contribute to the effort towards

the reduction of flood risk by avoiding areas of higher vulnerability, positively impacting on objectives 8 and 14.

7.3.2 Temporal Effects

Effects will not change over time.

7.3.3 Alternatives Considered

The land to which this Policy relates is currently protected through a variety of designations, including a SSSI, CPB, a LNR and a LoWS. Thus, there are no reasonable alternatives to the current Policy stance as the land is already suitably protected from loss.

7.3.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

7.4 Policy WIV6: Access to the River Colne

Any proposals must satisfy the following:

- (i) The existing footpaths/pedestrian route adjacent to the River Colne should be protected; and
- (ii) Access to the river for people to launch small craft should be maintained; and
- (iii) A balance between the needs of visitors to the waterfront areas and a general desire of people living along the waterfront to a peaceful enjoyment of it should be achieved; and
- (iv) Any attempt by frontagers to enclose further parts of the Quay or elsewhere along the waterfront will be opposed; and
- (v) the importance of the river for wildlife must be recognised in any proposals to increase access to the river.

Table 16: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	0	0	0	0	+	+	0	0	0	/
Medium Term	0	0	0	0	0	0	0	0	+	+	0	0	0	/
Long Term	0	0	0	0	0	0	0	0	+	+	0	0	0	/

7.4.1 Significant Effects

The policy regarding access to the River Colne has positive impacts on the SEA objectives related to preserving access to the River Colne (9). Restricting private barriers along the river will better enable visitors and residents of Wivenhoe to utilise the river as a space for enjoyment. This policy represents a business as usual scenario in terms of protecting existing access. There will also be minor positive impacts on biodiversity (10) through the policy’s approach to proposals recognising the importance of the river as a habitat for wildlife.

The level of protection of such access is likely to have uncertain impacts on SEA Objective 14, related to improving

resilience to climate change and the impacts of flooding. This regards the possibility that policy protection would conflict with any flood alleviation schemes that may potentially be required within or beyond the Plan period in such a location.

7.4.2 Temporal Effects

Effects will not change over time.

7.4.3 Alternatives Considered

An alternative of not having a policy on access to the River Colne could be seen as a reasonable alternative.

- Alternative WIV6(1): To not have a Policy regarding access to the River Colne.

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	0	0	0	0	-	0	0	0	0	0
Medium Term	0	0	0	0	0	0	0	0	-	0	0	0	0	0
Long Term	0	0	0	0	0	0	0	0	-	0	0	0	0	0
Commentary and reason for rejection	The Policy would have a negative impact on the related SEA Objective (9) regarding access to the river. Despite this, the uncertainty surrounding any future flood alleviation schemes that may be required in the area is diminished. The Policy has been rejected due to it not protecting the social and historic enjoyment of the area, which contributes to its unique character.													

7.4.4 Proposed Mitigations Measures / Recommendations

It is recommended that the policy defines further what would be acceptable in terms of achieving a balance between the needs of visitors and desires of people living along the waterfront for the purposes of informing any possible planning applications in the area.

7.5 Policy WIV7: Protection of Open Spaces, Play Areas, Sports Facilities & Allotments

Those areas shown as Open Space, Play Areas, Sports Fields and Allotments on the Wivenhoe Proposals Map (Fig. 22) and in the list (Table 2) shall be protected from development unless:

- (i) In the case of play areas, sports fields and allotments, alternative and improved provision is created in a location well related to the functional requirements of the relocated use and its existing and future users; and
- (ii) The proposal would not result in the loss of an area important for its amenity or contribution to the green infrastructure network or to the character of the area in general.

Table 17: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	+	++	0	0	+	0	0	+	0	0
Medium Term	0	0	0	0	+	++	0	0	+	0	0	+	0	0
Long Term	0	0	0	0	+	++	0	0	+	0	0	+	0	0

7.5.1 Significant Effects

The policy provides significant positive impacts for SEA objective 6 relating to the protection of community facilities within Wivenhoe. There are further positive impacts for objectives relating to building a sustainable community with good health outcomes (5), the preservation of access to open spaces (9) and the protection of the townscape within the settlement area (12).

Community facilities within Wivenhoe have protection from redevelopment as a result of this policy through the requirement for additional provisions in the event of any relocation. The prerequisite to retain access to these new provisions means they would have to be located within a reasonable travel distance for local residents and the additional facilities made necessary through the policy would contribute to serving potentially increasing demand in the area as outlined in objectives 6 and 9.

Ensuring ease of access to sporting facilities, play areas and open spaces for the residents of Wivenhoe will lead to positive health outcomes. This creates a positive score for SEA objective 5 in relation to this policy. In particular reference to spaces within the settlement boundary, protection of green spaces and gardens within the townscape is included in the policy, safeguarding urban access to recreational areas and aligning with objective 12.

7.5.2 Temporal Effects

Effects will not change over time.

7.5.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy regards the safeguarding or enhancement of Open Space, Play Areas, Sports Fields and allotments in the Plan area. Any alternative policy direction that does not seek to ensure this can be viewed as intrinsically unsustainable in nature.

7.5.4 Proposed Mitigations Measures / Recommendations

No recommendations are made for this Policy.

7.6 Policy WIV8: Provision of Additional Sports Pitches, Play Areas & Allotments

- (i) A financial contribution and / or the provision of land for additional sports pitches, allotments and/ or public open space will be sought from any proposed residential development scheme; and
- (ii) Any development scheme of more than 25 properties will be expected to include an adequate play area in line with existing Colchester Borough Council policies.

Table 18: Impact on the SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	+	+	0	0	++	0	0	0	0	0
Medium Term	0	0	0	0	+	+	0	0	++	0	0	0	0	0
Long Term	0	0	0	0	+	+	0	0	++	0	0	0	0	0

7.7 Significant Effects

The policy has a significant positive impact on the SEA objective relating to the preservation and enhancement of access to open spaces (9). There are further positive scores for SEA objectives concerned with building a sustainable community with good health outcomes (5) and protecting existing as well as securing additional community facilities (6).

The requirement to supplement new developments with open space provisions and community beneficial provisions ensures that residents of Wivenhoe have sufficient access to facilities for social and leisure purposes. With the growing population of Wivenhoe putting a strain on existing facilities, any new developments that would result in a further increase in population must contribute to the effort to make community buildings and spaces available to all, thereby complying with SEA objective 9. As a consequence of this, the resident population of the settlement area would experience health benefits associated with enjoyment of community facilities such as open spaces and sports provisions resulting from a more active and outgoing lifestyle. In addition to the health benefits associated with the retention of community facilities, social wellbeing would experience positive impacts owing to the availability of leisure activities, satisfying SEA objectives 5 and 6.

7.7.1 Temporal Effects

Effects will not change over time.

7.7.2 Alternatives Considered

No alternatives have been considered reasonable as the Policy essentially represents a business as usual scenario. The absence of the Policy will not have any differing impacts on sustainability as would otherwise be the case without its inclusion in the Neighbourhood Plan.

7.7.3 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

7.8 Policy WIV9: Local Green Space

That part of Ferry Marsh (as shown on the map in Fig. 23) and the area of land opposite Millfields School (as shown on the map in Fig. 24) shall be designated as Local Green Spaces.

Table 19: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	0	0	0	++	++	0	0	+	0	+
Medium Term	0	0	0	0	0	0	0	++	++	0	0	+	0	+
Long Term	0	0	0	0	0	0	0	++	++	0	0	+	0	+

7.8.1 Significant Effects

SEA objectives relating to the preservation of the green setting of the River Colne (8) and the preservation of access to open green spaces (9) are significantly positively impacted by the policy. Further positive impacts relate to the protection of the townscape within the settlement area (12) and, indirectly, the reduction of flood impacts (14).

The protection of the Ferry Marsh area as a Local Green Space would work towards the prevention of detrimental impacts to the green setting of the River Colne by restricting development on this sensitive area. Both the Ferry Marsh area and land opposite Millfields School would be retained as open spaces to be utilised by visitors and residents, producing positive impacts in relation to SEA objectives 8 and 9. The proximity of the Ferry Marsh area to the River Colne also poses a potential flood risk to any development, so to restrict development on this land serves to achieve objective 14 of reducing the impact of flooding.

7.8.2 Temporal Effects

Impacts will not change over time.

7.8.3 Alternatives Considered

A reasonable alternative approach would be to not allocate Local Green Spaces within the Neighbourhood Plan.

- Alternative WIV9(1): To not have a Policy regarding the allocation of Local Green Spaces.

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	0	0	0	-	-	0	0	-	0	0
Medium Term	0	0	0	0	0	0	0	-	-	0	0	-	0	0
Long Term	0	0	0	0	0	0	0	-	-	0	0	-	0	0
Commentary and reason for rejection	<p>The Policy approach to allocating the two Local Green Spaces ensures that a level of protection exists for the aforementioned land. The absence of designations could lead to the development or other change of use of the land in each instance. Whilst this may theoretically have positive impacts on those objectives associated with growth, it should be noted that this would be to the detriment of social objectives and existing needs within the Plan area. As such, relevant objectives regarding the preservation of the Plan Area's green setting, access to green spaces and protecting townscape are likely to suffer negative impacts under this alternative approach. Development of the land in both instances could also increase the need for additional green space, which could be provided as part of development on more marginal, less established and less suitable areas to meet existing needs. As such this alternative approach was rejected in favour of a policy stance on these particular areas commensurate with their contribution to open space in the Plan Area.</p>													

7.8.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

8 Heritage and Townscape Policies

8.1 Policy WIV10: The Goods Shed, Station Yard, Wivenhoe

Development proposals for commercial, residential or leisure uses will be supported subject to the historical features of the building being respected.

Table 20: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	+	0	0	0	0	0	0	0	0	+	+	0	0
Medium Term	0	+	0	0	0	0	0	0	0	0	+	+	0	0
Long Term	0	+	0	0	0	0	0	0	0	0	+	+	0	0

8.1.1 Significant Effects

The policy provides positive impacts on SEA objectives relating to development making efficient use of land (2), protecting Wivenhoe's designated and undesignated heritage assets (11) and protecting and enhancing the townscape of the settlement area (12).

Through seeking the redevelopment of the Goods Shed, the policy ensures an efficient use of land by re-utilising a brownfield area into a number of potentially sympathetic uses. As an additional positive impact, the grade II listed Goods Shed is on the 'at risk' register and the non-restrictive policy approach in regards to potential uses maximises the potential for its removal from this register. The policy's stance seeks to invite proposals in keeping with the historical features and preserving the townscape characteristics. This contributes positively to SEA Objectives 2, 11 and 12.

8.1.2 Temporal Effects

Effects will not change over time.

8.1.3 Alternatives Considered

No alternatives have been considered as any distinctly different approaches could not be considered reasonable for the purposes of identifying so in the SEA.

8.1.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

8.2 Policy WIV11: The Quay area at Wivenhoe

Whilst recognising that the Quay area is a BOAT (Byway Open to All Traffic) and is also within the Wivenhoe Conservation Area, it is designated as an area for improvement and therefore development proposals should:

- (i) Promote the Quay area (The Quay and The Folly from Bath Street to Walter Radcliff Way, in the Conservation Area of Wivenhoe) as a place of heritage value and of importance to residents and visitors to Wivenhoe; and
- (ii) 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
- (iii) Further constructions that might impede the view of the river from it and the unnecessary parking of vehicles shall be actively discouraged; and
- (iv) The surface of the Quay should be free from potholes and made suitable for babies in buggies, people in wheelchairs or people with difficulty in walking to be able to travel safely along its full length.

Table 21: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	+	+	0	0	0	0	0	0	0	+	0	0
Medium Term	0	0	+	+	0	0	0	0	0	0	0	+	0	0
Long Term	0	0	+	+	0	0	0	0	0	0	0	+	0	0

8.2.1 Significant Effects

The policy provides positive impacts associated with those SEA Objectives regarding the promotion of sustainable transport (3), good design (4) and the protection and enhancement of townscape (12).

The element of the policy addressing the quality of footpaths and alleviation of road hazards works towards the achievement of SEA objective 3. Sustainable transport methods are promoted by improvements to walking infrastructure to encourage more journeys undertaken by foot and reduce the reliance on vehicles. In addition, development would be restricted by the potential for obstructing views of the River Colne which would impact positively on general design and layout principles as well as enhancing the townscape and public realm within the area.

8.2.2 Temporal Effects

Effects will not change over time.

8.2.3 Alternatives Considered

No alternatives have been considered as any distinctly different approaches could not be considered reasonable for the purposes of identifying such in the SEA.

8.2.4 Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations have been proposed.

8.3 Policy WIV12: Infill and Backland Development on Garden Sites

Where existing gardens are used to provide additional dwellings within the current settlement boundary, the development should reflect the character of the townscape in which it sits and protect the amenity of neighbours. It should reflect the scale, mass and height of neighbouring properties. It should not result in the loss of gardens which are important to the townscape, or increase the risk of flooding from either surface water or fluvial flooding. Development will be expected to:

- (i) Ensure that density, dwelling size and garden size are similar to those in the immediate locality and avoid the appearance of cramming; and
- (ii) Ensure that any development must include adequate on-site car parking on both the existing property and the new sub-divided site, and will not create a need for additional on-street car parking; and
- (iii) Retain gardens that are visually important for the townscape; and
- (iv) Ensure that important wildlife corridors are preserved; and
- (v) Ensure that neighbouring properties' amenities are not adversely affected; and
- (vi) Ensure there will not be an unacceptable increase in traffic in those residential streets where traffic does not flow freely.

If part of a garden is sold to provide a potential development site, permission to develop this created site shall only be granted if the host property satisfies the conditions above.

Table 22: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	+	+	+	+	0	0	+	0	0	+	+	+	0	+
Medium Term	+	+	+	+	0	0	+	0	0	+	+	+	0	+
Long Term	+	+	+	+	0	0	+	0	0	+	+	+	0	+

8.3.1 Significant Effects

There will be a positive impact on the protection of the townscape of the settlement area (12), as well as positive impacts regarding contributing to meeting housing needs in Wivenhoe (1), making efficient use of land (2), encouraging sustainable transport (3), protecting biodiversity (10) and protecting Wivenhoe's designated and undesignated heritage assets (11). There will also be positive impacts on creating dwellings of good design (4) specific to the context of the Plan area, protecting and enhancing the current townscape (12) and indirect positive impacts regarding the preservation of Wivenhoe's rural nature (7). There will also be a positive impact associated with flood risk (14).

The Policy seeks to ensure the continuity of the present townscape and characteristics of the settlement area to ensure that new infill or backland development will not harm the townscape and the heritage assets, whilst contributing to housing delivery. The policy criteria are careful to ensure that development is not insensitive and unsympathetic to a range of environmental and social considerations.

8.3.2 Temporal Effects

Effects will not change over time.

8.3.3 Alternatives Considered

A number of possible alternative approaches have been identified regarding infill and backland development in the Plan Area. These are:

- Alternative WIV12(1): To be more restrictive of infill and backland development

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	-	/	-	/	0	0	/	0	0	/	/	/	0	0
Medium Term	-	/	-	/	0	0	/	0	0	/	/	/	0	0
Long Term	-	/	-	/	0	0	/	0	0	/	/	/	0	0
Commentary and reason for rejection	An approach to being more restrictive of infill and backland development would have no conceivable benefits in providing additional housing in sustainable locations or improving the townscape. There would be predominantly uncertain impacts where it can be expected that new infill and backland development would be limited to certain plots with little scope to instigate improvements to any areas where the existing built environment could be improved. Additionally, any contribution to housing targets that sensitive infill and backland development could represent would be restricted, and theoretically limit additional housing development to peripheral greenfield locations. For these reasons, this alternative has been rejected.													

- Alternative WIV12(2): To be less restrictive of infill and backland development

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	+	/	-	--	-	0	+	0	0	-	/	--	0	0
Medium Term	+	/	-	--	-	0	+	0	0	-	/	--	0	0
Long Term	+	/	-	--	-	0	+	0	0	-	/	--	0	0
Commentary and reason for rejection	A more relaxed policy approach on infill and backland development could be expected to offer a range of positive and negative impacts. Such an approach would be likely to increase the housing stock in sustainable locations. There would however be likely negative impacts on traffic congestion in individual streets as a result, particularly cumulatively. Uncertainty also surrounds impacts on the efficient use of land and heritage assets where other more relevant policy approaches would still be applicable regarding design standards and the historic environment. The approach would likely result in new development in the townscape area that does not respect and enhance the existing built environment and further negative impacts could be expected regarding the wildlife potential of garden spaces. The approach would also, crucially put pressure on the capacities of local facilities and services, with no single development meeting any thresholds for additional capacity requirements. Importantly, the negative impacts													

highlighted are unlikely to be able to be mitigated, could set a precedent that may be exploited and are also likely to see a continuous deterioration of the townscape over time. For these reasons, this alternative has been rejected.

8.3.4 Proposed Mitigation Measures / Recommendations

Through iterative working, a Draft SEA Report highlighted that the policy would benefit from clarifying previous policy wording relating to the ‘redevelopment’ of existing gardens. This was based on the fact that garden sites are recognised as ‘greenfield’ and so the statement should refer to the development, rather than the redevelopment of such sites. This recommendation has been factored into the policy.

8.4 Policy WIV13: Extensions and Conversions of Residential Properties within the Settlement Area

- (i) Extensions and conversions of residential properties should be designed to conserve features of existing streets and estates where these contribute positively to the townscape; and
- (ii) Greenswards adjacent to the highways should be conserved.

Table 23: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	+	0	0	0	0	0	0	+	+	0	0
Medium Term	0	0	0	+	0	0	0	0	0	0	+	+	0	0
Long Term	0	0	0	+	0	0	0	0	0	0	+	+	0	0

8.4.1 Significant Effects

The Policy will impact on those SEA Objectives relating to dwelling design (4), the protection and enhancement of heritage assets (11) and the protection and enhancement of the townscape (12).

The Policy indicates that extensions and conversions permitted to be constructed should conserve features of streets and estates. This will result in be positive impacts on SEA Objectives 4, 11 and 12. The conservation of greenswards adjacent to the highway will also contribute to positive impacts on the townscape. Impacts are limited however, where good and sensitive design can be in keeping with property and area without stifling ingenuity.

8.4.2 Temporal Effects

Effects will not change over time.

8.4.3 Alternatives Considered

No alternatives have been considered as any reasonable alternative approach could not be considered distinctly different to the preferred approach.

8.4.4 Proposed Mitigation Measures / Recommendations

Through iterative working, a Draft SEA Report highlighted that Permitted Development rights apply for a number of extensions and conversions and in those instances this policy would not apply. It was recommended that this could be included within the supporting text. This recommendation has been factored into the supporting text.

The Draft SEA Report also recommended that the Policy allow for some degree of innovation in proposals. The NPPF states that planning policies should aim to ensure that developments ‘respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.’ This stance is also supported by the Colchester Borough Council document, ‘Extending your house?’ which the Draft SEA Report recommended could additionally be referenced. This recommendation has not been factored into the Policy as it was felt that the application of relevant Colchester Borough Council policy was sufficient to ensure such innovation.

9 Community Wellbeing Policies

9.1 Policy WIV14: New Indoor Community Facilities

Residential development proposals will be expected to make financial contributions towards the provision of indoor sports and recreation facilities.

Table 24: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	/	0	0	0	+	++	0	0	0	0	0	0	0	0
Medium Term	/	0	0	0	+	++	0	0	0	0	0	0	0	0
Long Term	/	0	0	0	+	++	0	0	0	0	0	0	0	0

9.1.1 Significant Effects

The principle of the Policy has significantly positive connotations regarding SEA Objective 6 relating to the protection of existing community facilities and securing additional facilities. The SEA Objective relating to good health outcomes (5) would also see positive indirect effects.

In conjunction with Policy WIV15, community facilities the protection and enhancement of community facilities would be ensured. This policy works towards ensuring sufficient capacity in community facilities is present within Wivenhoe to meet the demand of new communities and population increases.

There will be uncertain impacts on housing provision (SEA Objective 1) through the Policy approach, where the requirement for all development schemes to contribute towards new indoor sports and social recreation facilities may render some small housing development schemes unviable. A recommendation regarding this has been made below.

9.1.2 Temporal Effects

Effects will not change over time.

9.1.3 Alternatives Considered

An alternative approach explored was to not have a policy on developer contributions and new indoor community facilities.

- Alternative WIV14(1): To not have a policy on developer contributions and new indoor community facilities.

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	-	--	0	0	0	0	0	0	0	0
Medium Term	0	0	0	0	-	--	0	0	0	0	0	0	0	0
Long Term	0	0	0	0	-	--	0	0	0	0	0	0	0	0
Commentary and reason for rejection	This alternative would have negative connotations surrounding relevant social SEA Objectives, which reflect the key sustainability issues and problems within the Plan Area as per their initial identification and consultation within the SEA Scoping Report. For this reason, and for that reflecting the requirement for additional community facilities, this alternative approach has been rejected.													

9.1.4 Proposed Mitigation Measures / Recommendations

Through iterative working, a Draft SEA Report recommended that, in so far as the policy may affect the viability of some development schemes, the policy be redrafted in line with national requirements and be limited to development proposals that would directly exacerbate capacity issues surrounding new indoor sports and social recreational facilities (specifically the requirements of those development proposals identified within the Plan). Although the policy has not been redrafted, parts of the recommendation have been factored into the supporting text. The draft plan has identified some specific infrastructure provisions as part of the site allocation process, which have been provisionally agreed with the landowners. Additional provision will be through 106/CIL in line with Colchester Borough policies. Although the policy has not been redrafted, parts of the recommendation have been factored into the supporting text.

9.2 Policy WIV15: Indoor Community Facilities

Support will be given to the provision of new or improved indoor community facilities in both the upper and lower parts of Wivenhoe.

It is important that existing indoor community facilities are retained where these positively contribute to the quality of local community life and the maintenance of sustainable communities in accordance with other policy requirements.

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.

Any alternative indoor community facility will be required to meet the following criteria:

- (i) in terms of layout and scale it must be suitable for the same or a wider range of activities as the existing facility; and
- (ii) it must be equally available for public use in terms of restrictions on hours when facilities can be hired; and
- (iii) it must have no additional restrictions on classes of users; and
- (iv) the location of the alternative provision must be generally accessible by foot and within or adjacent to the settlement boundary area of Wivenhoe town.

Table 25: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	+	0	0	+	0	0	0	0	0	0	0	0
Medium Term	0	0	+	0	0	+	0	0	0	0	0	0	0	0
Long Term	0	0	+	0	0	+	0	0	0	0	0	0	0	0

9.2.1 Significant Effects

A significant positive score is achieved for the SEA objective relating to the protection of existing community facilities (6) and a positive score for the encouragement of sustainable transport (3).

The retention of indoor community facilities through this policy is expressed as beneficial in SEA objective 6. There is a shortage of available indoor community facilities within Wivenhoe and to protect these provisions is essential to social wellbeing in the locality. In the event of the removal of an indoor community facility for another development, provisions equal to or preferably greater than that of the existing facility are expected within the vicinity of the settlement boundary. In this way, indoor community facilities are preserved or potentially enhanced as development in Wivenhoe progresses. Additionally, the specification for the location of new indoor community facilities to be located within or adjacent to the settlement boundary and to be generally accessible by foot ensures that an effort is made to encourage sustainable transport and reduce the reliance on vehicular travel.

There will additionally be a cumulative strengthening of the impact highlighted for SEA Objective 6 with Policy WIV25.

9.2.2 Temporal Effects

Effects will not change over time.

9.2.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy looks at the principle of delivering sustainable development within the Plan Area.

9.2.4 Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations have been proposed.

10 The University of Essex Policy

10.1 Policy WIV16: The University of Essex

The growth of the University within the campus area and Knowledge Gateway business park will in general be supported subject to it having proper regard to the interests and needs of Wivenhoe residents.

Table 26: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	+	0	+	+	0	+	0	0	+	0
Medium Term	0	0	0	0	+	0	+	+	0	+	0	0	+	0
Long Term	0	0	0	0	+	0	+	+	0	+	0	0	+	0

10.1.1 Significant Effects

Policy WIV16 regarding the University of Essex positively impacts on SEA objectives relating to building a sustainable community with good education outcomes (5), preserving the rural nature of Wivenhoe (7), preserving the green setting of the River Colne (8), protecting and enhancing biodiversity (10), and increasing employment activity in the Plan area (13).

Supporting suitable development of the University Campus consolidates a more sustainable community. As another result of the expansion, employment opportunities can be expected to be created through both the University and the Knowledge Gateway. An environment conducive to economic growth will be created to the benefit of the local population as outlined in SEA objective 13. However, there is regard to the need of Wivenhoe residents and the actions set out as part of this policy indicate development will be steered away from the land adjacent to the River Colne as much as possible to preserve the green setting of the river and the biodiversity associated with the area. This in conjunction with directing development away from rural areas, particularly those proximate to the river retains the rural nature of Wivenhoe. SEA Objectives 7, 8, and 10 are satisfied by these effects of the policy.

10.1.2 Temporal Effects

Effects will not change over time.

10.1.3 Alternatives Considered

No alternatives have been considered as any distinctly different approaches could not be considered reasonable for the purposes of identifying such in the SEA. The Policy supports growth of the University in line with the policies of the Plan, and as such has the same level of support as any other development within the Plan area.

10.1.4 Proposed Mitigation Measures / Recommendations

The policy makes the point that there must be regard for the needs of residents within Wivenhoe in the event that

development on this land takes place. Specific requirements that would satisfy this point could be outlined with reference to the evidence base to clarify the needs that must be met to strengthen the policy.

11 Getting Around Wivenhoe and Traffic Policy

11.1 Policy WIV17: Traffic in Wivenhoe

Any development will be resisted where it would lead to a severe cumulative increase in traffic on those residential roads within the Wivenhoe settlement area where traffic does not flow freely.

Table 27: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	+	0	0	0	0	0	0	0	+	+	0	0
Medium Term	0	0	+	0	0	0	0	0	0	0	+	+	0	0
Long Term	0	0	+	0	0	0	0	0	0	0	+	+	0	0

11.1.1 Significant Effects

The policy positively impacts on SEA Objectives relating to encouraging sustainable transport (3) and indirectly the protection of Wivenhoe’s heritage assets (11) and townscape (12).

The resistance of developments that create excess traffic on roads within the Wivenhoe settlement boundary will have a positive impact on SEA Objective 3. As a consequence, indirect impacts can be expected regarding the historic environment and townscape through the minimisation of additional congestion on the roads as stated in the supplementary information to the policy.

11.1.2 Temporal Effects

Effects will not change over time.

11.1.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy looks at the principle of delivering sustainable development within the Plan Area.

11.1.4 Proposed Mitigation Measures / Recommendations

Through iterative working, a Draft SEA Report recommended that the supporting text of the Policy refer to the necessary validation requirements of proposals against which the application of Policy WIV17 can be informed. This has adequately been incorporated into the supporting text.

It was further recommended that the ‘cumulative impact’ element of the Policy is elaborated in order to demonstrate that the impacts of individual proposals will be considered in accumulation with existing traffic flows. This recommendation has also been included within the Plan’s supporting text.

11.2 Policy WIV18: Walking and Cycling

(i) Where possible, the sites allocated for development (WIV28-WIV31) will be expected to link into and enhance the existing network of cycle paths and public and permissive footpaths. Appropriate contributions from development will be used to improve the existing cycle and pedestrian network; and
(ii) All new development should ensure safe pedestrian access to link up with existing footways.

Table 28: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	++	+	+	0	0	0	0	0	0	0	0	0
Medium Term	0	0	++	+	+	0	0	0	0	0	0	0	0	0
Long Term	0	0	++	+	+	0	0	0	0	0	0	0	0	0

11.2.1 Significant Effects

The policy will have a significant positive impact in relation to sustainable transport (3). There will also be positive impacts associated with good design of developments (4) and in building a sustainable community with good health outcomes (5).

Promoting the methods of walking and cycling is a move towards less vehicular transport, with additional benefits regarding health. An effective public realm, and crucially where this is joined up to surrounding pedestrian and cycle routes can be considered synonymous with the principles of good designs.

11.2.2 Temporal Effects

Effects will not change over time.

11.2.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy looks at the principle of delivering sustainable development within the Plan Area.

11.2.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

12 Employment Policy

12.1 Policy WIV19: General Employment

Apart from changes allowed under permitted development rights, proposals to convert present business or commercial properties into residential properties will be resisted; and applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- (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 and 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.

Proposals to build or redevelop properties within the Wivenhoe settlement area suited for retail, small business services or light industrial or engineering activities (Use classes A and B1) will be encouraged subject to them:

- (a) being sympathetic to the area in which they are proposed; and
- (b) not creating noise, dust or smell directly or indirectly from excessive vehicle movements; and
- (c) according with other Wivenhoe Neighbourhood Plan, CBC Local Plan policies and the Essex Minerals and Waste Plans.

Table 29: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	+	0	0	0	0	0	0	0	0	0	0	++	0
Medium Term	0	+	0	0	0	0	0	0	0	0	0	0	++	0
Long Term	0	+	0	0	0	0	0	0	0	0	0	0	++	0

12.1.1 Significant Effects

The General Employment policy impacts positively on SEA objectives relating to the efficient use of land (2) and increasing employment in Wivenhoe (13).

The Policy ensures the encouragement of the reoccupation or redevelopment of disused employment buildings to provide jobs for local residents. There is the potential for a change of use for buildings that are demonstrably unfit for purpose to meet a need more in demand in the area, highlighting the flexibility of the policy for the efficient allocation of land as set out in objective 2. Employment provisions are safeguarded as a result of the policy, as the reduction of commercial buildings is discouraged barring exceptional circumstances around the viability of the employment source. Any building that is actively trading or engaged in commercial activity and providing employment will be retained ensuring there is no loss of job provisions for the residents of Wivenhoe significantly corresponding with objective 13.

12.1.2 Temporal Effects

Impacts will not change over time.

12.1.3 Alternatives Considered

- Alternative WIV19(2): To offer further detail on marketing requirements.

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	+	0	0	0	0	0	0	0	0	0	0	++	0
Medium Term	0	+	0	0	0	0	0	0	0	0	0	0	++	0
Long Term	0	+	0	0	0	0	0	0	0	0	0	0	++	0
Commentary and reason for rejection	An alternative that looks at more detailed marketing requirements for the purposes of retaining employment uses in the Plan area would have largely similar impacts as the preferred Policy approach. Despite this, it is possible that caveats surrounding the actual marketing exercise could improve this retention. Such requirements could include marketing for a different economic use for instance, or marketing the property at a reduced rate for a certain period within the specified 12 months. Despite this, such caveats could be considered excessive for application in the Plan area, and the preferred Policy approach allows a larger degree of flexibility surrounding the needs of the Plan area and the wishes of businesses within it. For this reason the alternative has been rejected.													

12.1.4 Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are suggested.

12.2 Policy WIV20: The Brook Street Business Centre

The Business Centre at Brook St is designated as an employment zone.

Table 30: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	0	0	0	0	0	0	0	0	0	+	0
Medium Term	0	0	0	0	0	0	0	0	0	0	0	0	+	0
Long Term	0	0	0	0	0	0	0	0	0	0	0	0	+	0

12.2.1 Significant Effects

The policy designating the Business Centre at Brook Street as an employment zone positively impacts on the SEA objective relating to the increasing employment and business activity in Wivenhoe (13).

12.2.2 Temporal Effects

Effects will not change over time.

12.2.3 Alternatives Considered

There are no reasonable alternatives in the Plan Area for this level of designation. No additional sites came forward in the LPA’s Local Plan call-for-sites process for employment uses and the designation of any other sites could not be considered reasonable regarding availability and deliverability in the plan period. An alternative of not designating the Brook Street Business Centre as an Employment Zone is not considered distinctively different from its designation through the policy approach, given the existing use of the site.

12.2.4 Proposed Mitigations Measures / Recommendations

No recommendations are made for this Policy.

12.3 Policy WIV21: Cedric’s Site

Whilst it is recognised that this site currently has permission for residential development, proposals for a mixed use scheme that is sympathetic to the surrounding area would also be supported.

Table 31: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	+	+	0	0	0	0	0	0	0	0	0	0	+	0
Medium Term	+	+	0	0	0	0	0	0	0	0	0	0	+	0
Long Term	+	+	0	0	0	0	0	0	0	0	0	0	+	0

12.3.1 Significant Effects

The policy positively impacts on SEA objectives relating to meeting the housing need in Wivenhoe (1), making efficient use of land (2) and increasing employment and business activity in Wivenhoe (13).

Facilitating a mixed-use redevelopment of Cedric’s Site would provide additional housing and employment provisions for the community within Wivenhoe. Objectives 1 is positively affected by the element of the policy relating to increased dwelling numbers and the size and scale of the dwellings as smaller flats which cater for starter homes. There will be positive impacts on SEA Objective 13 through any increase in employment opportunities potentially arising from a proposed development including small businesses and retail work opportunities. Owing to the fact that the land is previously a petrol station that has ceased operations, the policy makes efficient use of land by proposing a redevelopment to provide a use more in demand in Wivenhoe as outlined in SEA Objective 2.

12.3.2 Temporal Effects

Effects will not change over time.

12.3.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy looks at the principle of delivering sustainable development within the Plan Area. The status of the policy, in supporting proposals rather than allocating use, does not require the need for alternative sites to be identified.

12.3.4 Proposed Mitigation Measures / Recommended

No recommendations are made for this Policy.

12.4 Policy WIV22: A commercial / Light Industrial Business Centre

A proposal to erect buildings for office and / or light industrial use (Use Category B1) on land of up to 2 hectares off Keelars Lane will be supported.

Table 32: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	+	0	0	0	0	0	0	0	0	0	++	0
Medium Term	0	0	+	0	0	0	0	0	0	0	0	0	++	0
Long Term	0	0	+	0	0	0	0	0	0	0	0	0	++	0

12.4.1 Significant Effects

There will be positive impacts on those SEA Objectives relating to minimising impacts on traffic congestion (3) and increasing employment and business activity in Wivenhoe (13).

By providing additional employment opportunities in the form of offices and / or light industry, residents in Wivenhoe have more job prospects closer to their locality aligning with SEA Objective 13. Additionally, with more opportunities located in the vicinity of the settlement area and with the proposed location being away from the spinal roads in Wivenhoe, journeys by car to work would be comparatively reduced in distance for such employment opportunities and routes would be more likely to avoid areas of high congestion. There will be positive impacts on SEA Objective 3 as a result.

12.4.2 Temporal Effects

Effects will not change over time.

12.4.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy looks at the principle of delivering sustainable development within the Plan Area. The status of the policy, in supporting proposals rather than allocating use, does not require the need for alternative sites to be identified.

12.4.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

13 Housing Policies

13.1 Policy WIV23: Additional dwellings in the Wivenhoe Parish

- (i) In the period up to 2032, 250 new homes can be built in four locations (Behind Croquet Gardens see Policy WIV28; behind Broadfields – see Policy WIV29; off Elmstead Road – see Policy WIV30; and behind the Fire Station – see Policy WIV31) plus windfall in-fill sites and homes for which planning consent was obtained prior to approval of this Neighbourhood Plan; and
- (ii) A residential care home will not be considered as part of this 250 new homes figure; and
- (iii) The Neighbourhood Plan identifies allocations to accommodate growth (policies WIV28 to WIV31). In addition to these allocations, infill development will be considered acceptable within the settlement boundary of Wivenhoe, subject to the provisions of Policy WIV12, and other material planning considerations; and
- (iv) New housing development will be required to ensure that local infrastructure is provided and / or improved in relation to the size and scale of the development proposed. This requirement will apply to all infrastructure, and with particular attention to education provision and flood prevention (fluvial, sea and surface water).

Table 33: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	++	+	++	0	+	0	0	0	0	0	0	0	0	+
Medium Term	++	+	++	0	+	0	0	0	0	0	0	0	0	+
Long Term	++	+	++	0	+	0	0	0	0	0	0	0	0	+

13.1.1 Significant Effects

Policy WIV23 significantly positively affects SEA objectives 1 and 3 relating to meeting housing needs and locating development in mind of promoting sustainable transport. There are further positive effects on objectives regarding the efficient use of land (2), building a sustainable community (5) and flood prevention (14).

The Policy actively seeks to meet the housing needs of the settlement through allocated sites for residential development and the consideration of windfall sites. This can be seen as an efficient use of land with sustainable transport outcomes, largely due to the location of these in reflection of the existing and newly proposed settlement boundary. Infrastructure requirements and the integration of flood prevention measures as part of new development, where necessary, will ensure further positive impacts.

13.1.2 Temporal Effects

Effects will not change over time.

13.1.3 Alternatives Considered

Regarding the sites selected for allocation within the Neighbourhood Plan, alternatives have been explored in this context elsewhere in this report.

In stating a definitive reason for not exploring a higher quantum of development, and the rejection of the principle of a higher quantum of development, the Wivenhoe Neighbourhood Plan Group relate back to the constraint of primary school places, a factor which has predominantly influenced the identification of the quantum of development in the Plan. The Wivenhoe Neighbourhood Plan Group acknowledges that an alternative could be to increase the quantum of development in the plan area in order to justify the provision of a new primary school. This has not been explored however, as the subsequent need for additional allocations would lead to development that conflicts with the Plan's objectives regarding settlement coalescence, a loss of open space, increased traffic flows and exacerbating infrastructure capacity pressures. It should be noted that the threshold to justify the provision of a new primary school, as specified in the Essex County Council Developer's Guide to Infrastructure Contributions (2010) is 700 dwellings, a significant increase in the quantum of development. In addition, suitable land would also have to be identified for this provision. The Developer's Guide to Infrastructure Contributions (2010) states that, 'a development of 700 houses could be expected to produce sufficient pupils to fill a one form entry primary school and would almost certainly trigger the need for a bespoke project. A one form entry primary school requires 1.1 hectares of land; however, ECC has a strong preference for two form entry primary schools (1.9 hectares).'

It is considered that there are no reasonable alternatives for the quantum of development within the Plan area. An alternative of a higher quantum of development would result in the allocation of additional sites for development that would crucially not adhere to the policy content of this Neighbourhood Plan. Additionally, this approach can not be viewed as a reasonable alternative, in so far as it would result in the allocation of 'unsuitable' sites as determined in the emerging CBC SLAA. The SLAA represents an assessment of all the sites submitted in the CBC call-for-sites process as part of work towards a Local Plan, from which sites have been identified for selection or rejection in this Neighbourhood Plan.

13.1.4 Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are suggested.

13.2 Policy WIV24: Housing for the frail elderly

Proposals to deliver housing especially for the frail elderly and designed to promote independent living will be supported, subject to the proposals satisfactorily addressing all other policy criteria.

Table 34: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	+	0	0	0	+	0	0	0	0	0	0	0	0	0
Medium Term	+	0	0	0	+	0	0	0	0	0	0	0	0	0
Long Term	+	0	0	0	+	0	0	0	0	0	0	0	0	0

13.2.1 Significant Effects

The Policy positively impacts on SEA objectives relating to meeting the housing needs in Wivenhoe (1) and building a sustainable community with good social outcomes (5). The Policy responds to an identified need in the Plan area and supports notions of community well-being.

13.2.2 Temporal Effects

Effects will not change over time.

13.2.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy looks at the principle of delivering sustainable development within the Plan Area.

13.2.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

13.3 Policy WIV25: Residential Care Home

Proposals for a residential care home (Use Class C2) within the Neighbourhood Plan area shall be supported. This shall be subject to the proposals satisfactorily addressing all other policy criteria.

Table 35: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	+	0	0	0	+	0	0	0	0	0	0	0	0	0
Medium Term	+	0	0	0	+	0	0	0	0	0	0	0	0	0
Long Term	+	0	0	0	+	0	0	0	0	0	0	0	0	0

13.3.1 Significant Effects

The Policy positively impacts on SEA objectives relating to meeting the housing needs in Wivenhoe (1) and building a sustainable community with good social outcomes (5). The Policy responds to an identified need in the Plan area and supports notions of community well-being.

13.3.2 Temporal Effects

Effects will not change over time.

13.3.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy looks at the principle of delivering sustainable development within the Plan Area.

13.3.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

13.4 Policy WIV26: Flooding Risk and Climate Resilience

- (i) Development should be located to minimise the risk of fluvial or surface water flooding
- (ii) Drainage for new development should be based on the principles of 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
- (iii) Permeable surfaces should be used wherever possible
- (iv) Development should be located to encourage the use of sustainable transport and should include additional cycle and footpath links
- (v) Incorporation of technologies which reduce reliance on fossil fuels such as solar panels at the build stage on new developments will be encouraged

Table 36: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	0	0	0	+	0	0	0	0	+	+	0	0	0	++
Medium Term	0	0	0	+	0	0	0	0	+	+	0	0	0	++
Long Term	0	0	0	+	0	0	0	0	+	+	0	0	0	++

13.4.1 Significant Effects

The Policy will have significant positive impacts on the SEA objective related to improving resilience to climate change including the potential impact on flooding (14). Additional minor positive impacts can be expected on environmentally friendly design of new developments (4), enhancing access to green spaces (9) and enhancing biodiversity (10) in the plan area.

13.4.2 Temporal Effects

Effects will not change over time.

13.4.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy looks at the principle of delivering sustainable development within the Plan Area.

13.4.4 Proposed Mitigation Measures / Recommendations

No mitigation measures or recommendations are proposed.

13.5 Policy WIV27: Design and Access

Developers must demonstrate in a Design and Access Statement how their proposed development

reinforces and enhances Wivenhoe’s character and heritage. The statement must set out how the proposals follow the policies and guidance in relevant national and local documents as well as this Plan. The Design and Access Statement must address the following requirements for the proposed development:

- Be of high architectural value, construction and operation; and
- Should demonstrate how sustainability and environmental considerations have been taken into account. Design should incorporate flexibility of use, some with potential for future expansion or alteration for lifetime living, with the aspiration that properties will meet Lifetime Homes design standards (as identified in Appendix 2); and
- Be styled to complement and respect existing dwelling types in the vicinity; and
- Use good quality materials that complement the existing palette of materials used within the area with the promotion of high quality interior spaces and light; and
- Incorporate space and facilities conducive to working from home with occupier controlled access to fibre, copper and other home office services; and
- Incorporate well-designed access for pedestrians, cyclists and the physically disadvantaged; and
- Ensure appropriate on-site car parking for cars, motor cycles and mobility scooters; and
- Ensure that all homes include outside storage space, and where flats are proposed, include adequate provision of personal secure outdoor general storage suitable for bicycles; and
- Include landscape schemes that show integration into the surrounding countryside, and incorporate play areas with access to open and green spaces; and
- Ensure that gardens are appropriate to the type of dwelling proposed. This may mean that for some types of dwellings such as apartments and flats, or for older people, there may not be any garden, or there are gardens that could be provided under a service arrangement.

Table 37: Impact on SEA Objectives

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	+	0	+	++	0	0	0	0	++	0	+	++	+	0
Medium Term	+	0	+	++	0	0	0	0	++	0	+	++	+	0
Long Term	+	0	+	++	0	0	0	0	++	0	+	++	+	0

13.5.1 Significant Effects

The Policy will have significant positive impacts on those SEA Objectives relating to good design (4), the preservation of access to green spaces (9) and the protection of the townscape area (12). Further positive impacts are noted in regard to meeting the housing need in Wivenhoe (1), encouraging sustainable transport (3) and protecting Wivenhoe’s designated and undesignated heritage assets (11).

The Policy criteria respond to a need for the built environment in Wivenhoe to be protected from inappropriate development that may detract from local characteristics. Additional criteria ensure that further notions of social environmental sustainability can be expected to be forthcoming from any forthcoming development.

13.5.2 Temporal Effects

Effects will not change over time.

13.5.3 Alternatives Considered

No alternatives have been considered reasonable as the Policy looks at the principle of delivering sustainable development within the Plan Area.








13.5.4 Proposed Mitigation Measures / Recommendations

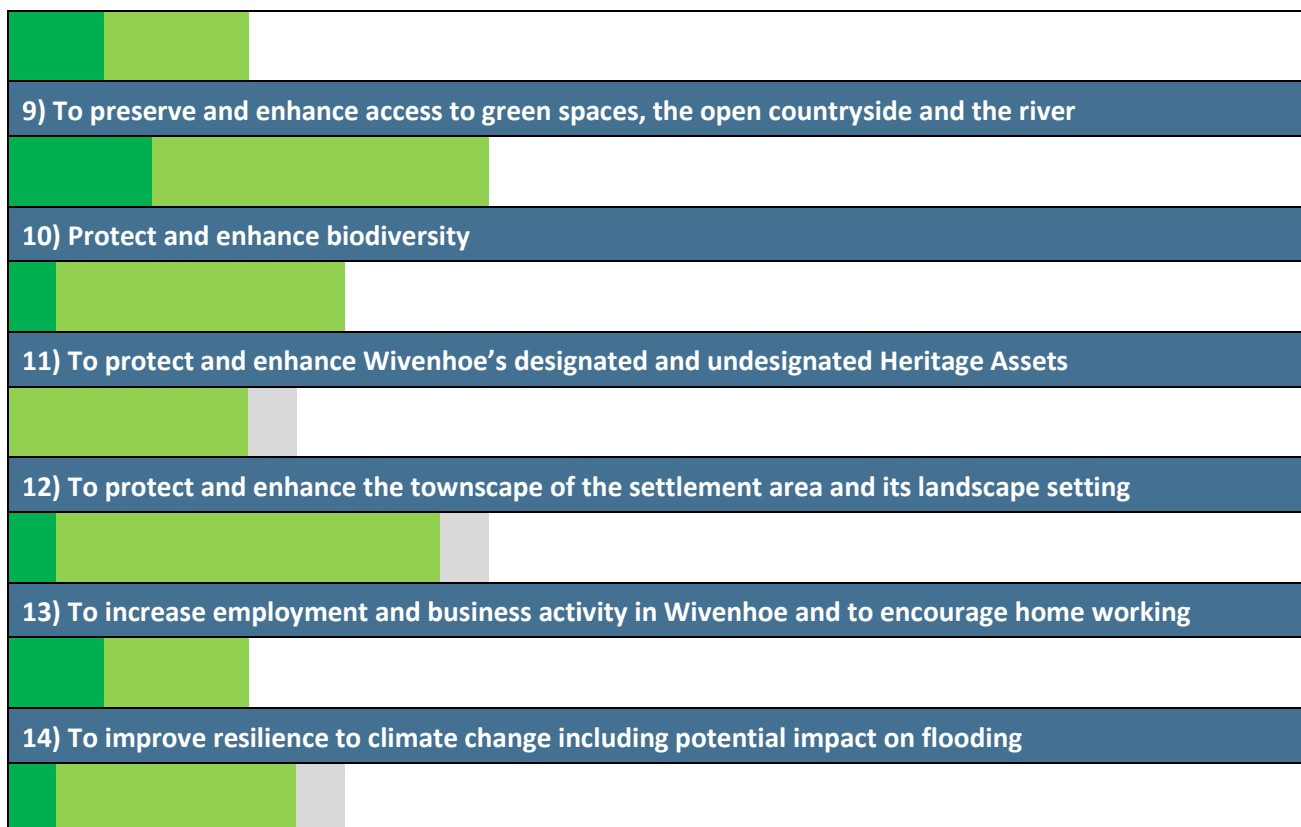
No mitigation measures or recommendations are proposed.

13.6 The cumulative and synergistic effects of the Plan policies (non-site allocations)

This section looks at the long term cumulative and synergistic effects of the Plans non-site allocation policies. The below table explores the amalgamated performance of the Plan’s policies and against specific SEA Objectives.

Table 38: The extent of impacts identified in the policy appraisals per sustainability objective

Sustainability Objective
1. To meet the housing needs of Wivenhoe residents which will enable them to live in a decent, safe house at a price they can afford.

2. Development to make an efficient use land

3. Location of new development should encourage walking and use of sustainable transport and minimise impact on current traffic congestion.

4) Dwellings should be of good design, and environmentally friendly and should complement the current townscape

5) To build a sustainable community with good education, health and social outcomes

6) To protect existing community facilities and to secure additional facilities.

7) To preserve the rural nature of Wivenhoe

8) To preserve the green setting of the river Colne



As can be seen, none of the Plan's policies will give rise to negative effects. In regards to the cumulative performance of the policies, the following impacts have been identified for each SEA Objective:

- SEA Objective 1: There will be few cumulative impacts on this Objective associated with the Plan's non-allocation policies, largely through their varied focus over a range of issues relevant to the Plan Area. Nevertheless, the site allocation policies themselves add positive cumulative impacts to the requirements of development set out in the majority of the Plan's policies.
- SEA Objective 2: The policies in accumulation can be seen to fewer positive impacts on this SEA Objective than any other. This is largely due to the SEA Objective being achieved through the indirect impacts of sustainable development, to which all other policies directly contribute. In addition, the efficient use of land is achieved as a principal thread running through the Plan as a whole and as such is difficult to achieve directly through any policies. As such, there will be significant positive cumulative impacts on this SEA Objective through all of the policies and site allocations contained within the Plan.
- SEA Objective 3: There will be significant positive cumulative impacts on promoting sustainable transport methods through the locational-criteria elements of policies and their general, more direct, requirements.
- SEA Objectives 4 & 12: There will be strong cumulative positive impacts associated with these objectives through a range of policy requirements to ensure high quality design is forthcoming in the Plan Area and also the focus on the redevelopment of some areas within some policies.
- SEA Objectives 5 & 6: The Plan's policies will have positive cumulative impacts on this objective, through a direct focus of many policies on ensuring that current services and facilities do not have capacity issues resulting from new development. Similarly, some policies directly set requirements or aspirations of new developments to provide infrastructure improvements directly or through appropriate contributions.
- SEA Objectives 7, 8 & 9: The preservation of Wivenhoe's rural nature, the green setting of the river and access to green spaces and the countryside will be ensured through a number of the Plan's policies, either directly or indirectly through focusing development to the existing settlement boundary or extensions

thereof. In addition specific policies with such a focus ensure that there will be strong positive cumulative impacts on these objectives in unison.

- SEA Objective 10: There are unlikely to be any cumulative benefits associated with the Plan’s policies in unison. Although specifically mentioned within policy, a large amount of the impacts highlighted are indirect and unlikely to be strengthened.
- SEA Objective 11: Although it may appear that this SEA Objective is less comprehensively achieved than others, there are strong indirect links between those positive impacts regarding design and townscape with the preservation of heritage assets. As such there will be significant positive impacts resulting from the Plan’s policies.
- SEA Objective 13: Positive cumulative impacts on this SEA Objective will be realised through those policies that singularly focus on new employment development or redevelopment schemes and look to the safeguarding of existing uses.

13.7 How the SEA process has influenced the Plan’s policies

The SEA process is intended to follow that of the plan-making process, through iterative working, in order to ensure that the Plan evolves with sustainability at the forefront of decision making. As well as there being a continuous dialogue between both parties, a Draft SEA Report was shared with the Wivenhoe Neighbourhood Plan Group in February 2016 in response to a draft version of the Neighbourhood Plan. This Draft SEA Report suggested a number of recommendations to improve the sustainability performance of the Plan at that stage. The following table sets out this list of recommendations, and the resultant action taken by the Wivenhoe Neighbourhood Plan Group in preparing a Plan for formal consultation.

Table 39: Recommendations made throughout the SEA process and subsequent action taken

Recommendation made through the SEA process		Action taken in preparing the Neighbourhood Plan
Policy	Comment	
Vision	It is recommended that a Vision statement is included that recognises biological and ecological assets and designations in and around the Plan Area. Furthermore, it is recommended that the Vision addresses the potential conflict that may arise between improving access to the natural environment and the subsequent impacts this may have on biodiversity and wildlife designations	The following additions have been made to the Plan’s Vision (in bold) <ul style="list-style-type: none"> - protecting and enhancing its distinctive character, rich heritage and natural assets such as the river and its rural setting, and those areas which are important to wildlife and biodiversity - improving access to the river and other countryside areas by people for recreational purposes whilst respecting sensitive environmental habitats
The Plan Objectives	It is recommended that the Plan Objectives recognise the potential conflict that may arise between improving access to the natural environment and the subsequent impacts this may have on biodiversity and wildlife designations. It is also recommended that an additional Plan Objective be included that aspires to minimise the risk of flooding in the Plan	The following additions have been made to the Plan’s Objectives (in bold): <ul style="list-style-type: none"> Objective 3: Preserve and improve access to green spaces, countryside and the river whilst respecting sensitive environmentally important habitats Objective 10: Development should seek to improve resilience to climate change and to minimise the potential impact on flooding

Recommendation made through the SEA process		Action taken in preparing the Neighbourhood Plan
Policy	Comment	
	Area, both fluvial and regarding surface water; particularly in light of the additional development needs identified.	
WIV6	It is recommended that the policy defines further what would be acceptable in terms of achieving a balance between the needs of visitors and desires of people living along the waterfront for the purposes of informing any possible planning applications in the area.	No action has been taken in response to this recommendation.
WIV11	It is recommended that the Policy should note that the area of The Quay falls within a Conservation Area, and any redevelopment of the area should be made in conjunction with the recommendations made within the Wivenhoe Conservation Area Appraisal and Management Guidelines (2007) document.	The following additions have been made to the Policy (in bold): Whilst recognising that the Quay area is a BOAT (Byway Open to All Traffic) and is also within the Wivenhoe Conservation Area, it is designated as an area for improvement Reference to the Wivenhoe Conservation Area Appraisal and Management Guidelines (2007) has not been made as the document has not been formally adopted by the Borough Council.
WIV12	This policy would benefit from clarifying the wording of the initial statement relating to the 'redevelopment' of existing gardens. Garden sites are recognised as 'greenfield' and so the statement should refer to the development, rather than the redevelopment of such sites. The policy could also elaborate on what evidence would have to accompany any planning application for the purposes of determining whether the development would or would not give rise to a significant increase in traffic as indicated in criterion (v).	The following additions have been made to the Policy (in bold): Where existing gardens are used to provide additional dwellings within the current settlement boundary, the development should reflect the character of the townscape in which it sits and protect the amenity of neighbours. No action has been taken in response to the recommendation regarding determining whether the development would or would not give rise to a significant increase in traffic.
WIV13	It should be noted that Permitted Development rights apply for a number of extensions and conversions and in those instances this policy would not apply. This could be included within the supporting text. It would be recommended that the Policy allow for some degree of innovation in proposals. The NPPF states	The Plan has been adapted to include the following supporting text in response to the recommendation regarding Permitted Development rights: For those extensions which are not covered by permitted development rights the following policy (Policy WIV13) should apply. The recommendation regarding innovation in proposals has not been taken into account as sufficient policy exists

Recommendation made through the SEA process		Action taken in preparing the Neighbourhood Plan
Policy	Comment	
	that planning policies should aim to ensure that developments ‘respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.’ This stance is also supported by the Colchester Borough Council document, ‘Extending your house?’ which could additionally be referenced.	at the LPA level.
WIV15	In regard to national requirements, and in so far as the policy as drafted may affect the viability of some development schemes, it is recommended that the policy is redrafted in line with national infrastructure considerations, is limited to development proposals that would directly exacerbate capacity issues surrounding new indoor sports and social recreational facilities and specifically include the requirements of those development proposals identified within the Plan.	Related to this recommendation, the Plan has identified some specific infrastructure provision as part of the site allocation process, which have been provisionally agreed with the relevant landowners. The Wivenhoe Neighbourhood Planning Group also indicates that additional provision will have to come forward from s106 / CIL in line with LPA policies. This stance is set out and incorporated within the supporting text.
WIV16	The policy makes the point that there must be regard for the needs of residents within Wivenhoe in the event that development on this land takes place. Specific requirements that would satisfy this point could be outlined with reference to the evidence base to clarify the needs that must be met and strengthen the policy.	Although this recommendation has not been specifically factored into the Plan (at the time of writing), it is currently being considered by the Wivenhoe Neighbourhood Plan Group. Should any amendments or additions be forthcoming, these will be factored into this SEA.
WIV17	The ‘Local List of Planning Validation Requirements’ will supply the necessary details of proposals against which the application of Policy WIV17 can be informed. It is recommended that the supporting text of the Policy includes such detail, so as to set out how decisions will be made in regards to the implementation of Policy WIV17. It is further recommended that the ‘cumulative impact’ element of the Policy is elaborated in order to demonstrate that	The Plan has been adapted to include the following supporting text in response to the recommendation regarding the transport related requirements needed of a planning application (in bold): In line with Borough policies developments which are likely to generate 30 two-way peak hour vehicle trips or more will require a Transport Assessment, and applications that result in lower but still significant transport considerations will require a Transport Statement at the planning application stage. The cumulative impact of any development(s) on existing traffic flows must be considered.

Recommendation made through the SEA process		Action taken in preparing the Neighbourhood Plan
Policy	Comment	
	the impacts of individual proposals will be considered in accumulation with existing traffic flows.	Another recommendation stated that the ‘cumulative impact’ element of the Policy be elaborated to reflect the cumulative impact of new development with existing traffic flows. This has also been taken into account within the supporting text: The cumulative impact of any development(s) on existing traffic flows must be considered.
WIV27	The Policy or supporting text could refer to what is appropriate parking for different types of development. It is therefore recommended that the reference is made to the LPA’s Adopted Vehicle Parking Standards SPD (2009) and / or the Colchester Borough Council LDF Development Policies document DP19. In addition, the same principle applies to what responds to an appropriate garden size for different sizes and tenures of housing development. With this in mind, it is recommended that reference is made to Policy DP16 of the abovementioned Colchester Borough Council document, which sets out the standards for private amenity space.	Recommendations regarding parking and garden size have not been incorporated into the Plan. The Wivenhoe Neighbourhood Plan Group note that cross references have not been included as the Borough’s stance on these issues apply in the first instance unless specified otherwise in the Neighbourhood Plan.
General	There will be uncertain to negative cumulative impacts on SEA objective 14 regarding flood risk. Flooding can occur from any inappropriate development and the Plan’s policies do not specifically include any such requirements to directly or principally reduce the risk of any resulting flood risk. It is recommended that such a policy direction be included within the Plan, or that such a thread be integrated throughout the Plan.	<p>This recommendation has been factored into the Plan with the formulation and inclusion of a new policy on flood risk and climate resilience (Policy WIV26) (in bold):</p> <p>Policy WIV26: Flooding Risk and Climate Resilience</p> <p>(i) Development should be located to minimise the risk of fluvial or surface water flooding</p> <p>(ii) Drainage for new development should be based on the principles of 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</p> <p>(iii) Permeable surfaces should be used wherever possible</p> <p>(iv) Development should be located to encourage the use of sustainable transport and should include additional cycle and footpath links</p>

Recommendation made through the SEA process		Action taken in preparing the Neighbourhood Plan
Policy	Comment	
		(v) Incorporation of technologies which reduce reliance on fossil fuels such as solar panels at the build stage on new developments will be encouraged

14 Site Allocation Policies

14.1 Introduction to the Plan's Proposed Site Allocations

The following section looks at the impacts of the site allocations as set out in the following policies. For the purposes of ensuring a total of 250 new dwellings in the plan period, the following allocations are proposed:

- Policy WIV28: Land off the Croquet Gardens – for up to 25 dwellings (area shown in Fig.32 of the Neighbourhood Plan)
- Policy WIV29: Land behind Broadfields – for up to 120 dwellings (area shown in Fig.35 of the Neighbourhood Plan)
- Policy WIV30: Land at Elmstead Road – for up to 25 dwellings (area shown in Fig.36 of the Neighbourhood Plan)
- Policy WIV31: Land behind the fire station, Colchester Road – for up to 80 dwellings (area shown in Fig.39 of the Neighbourhood Plan)

A maximum of 250 new dwellings are proposed for construction in the Wivenhoe Parish area up until 2032 across these four sites. Additionally there could be more homes built on the north side of the A133 which is designated a potential strategic by Colchester Borough Council and Tendring District Council. One of the options currently being considered within the emerging Colchester Local Plan is for a cross border garden community of some 5,000 to 6,000 dwellings, some of which would be in the NP area on land to the north of the A133. Such a strategic allocation however would not come forward through or be within the scope of this Neighbourhood Plan and is therefore not subject to the SEA of the Neighbourhood Plan in this Environmental Report.

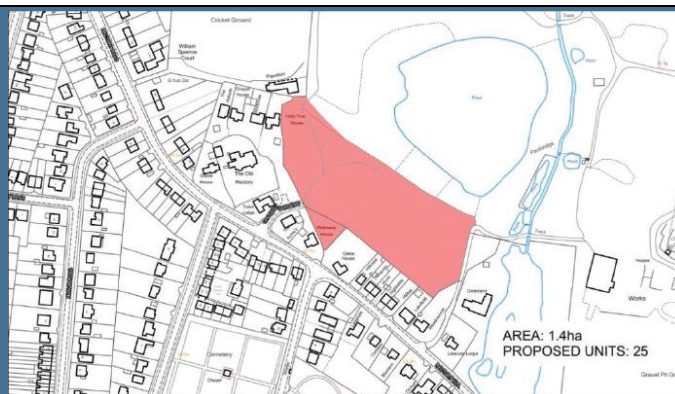
In addition to the sites proposed for allocation, this SEA Environmental Report additionally explores the sustainability impacts of 'reasonable' alternative sites in the Plan Area. These have been identified as those that have been identified in the LPA's emerging SLAA as indicatively viable, suitable or deliverable. The sites within the LPA's SLAA were identified through the LPA's Local Plan call-for-sites process.

This process identified a number of sites in the Plan Area, as highlighted in Figure 31 of the Neighbourhood Plan. For the sites labelled 021, 180 and 159 only part of each area is being proposed for housing. The whole of site 160 is proposed for development. Two further sites identified in Figure 31, those being 078 (adjacent to Millfields School) and 048 (adjacent to Wivenhoe Woods) have been rejected by the Wivenhoe Neighbourhood Plan Group and the reasons for rejection are documented in this SEA Environmental Report. Further sites sieved out as unviable, unsuitable or undeliverable through the LPA's emerging SLAA process have also been documented in an Appendix to this report for completeness.

It is worthy of note that in line with the pro forma, appraisals are not intended to be a detailed project-level assessment of each site, such as that provided by an Environmental Impact Assessment (EIA), but aim to provide a strategic level assessment highlighting those broad impacts of the sites to inform the plan-making process.

14.2 Policy WIV28: Land off Croquet Gardens

An area of 1.35 hectares lying behind Croquet Gardens shown in Figure 32 is allocated for 25 residential dwellings and for a residential care home subject to the following conditions:



- (i) the 25 dwellings to each be of 3 bedrooms or less, and suitable for occupation by older people; and
- (ii) the overall design of the scheme to demonstrate that it will address the needs of older people; and
- (iii) 20% of all properties to be allocated as affordable housing application or that percentage relevant under Borough policies at the time the planning application is submitted; and
- (iv) the development be protected from impacts arising from Wivenhoe Quarry operations by means of suitable mitigation measures; and
- (v) the introduction of landscaping on the western boundaries of the site in order to ensure that development is well screened from existing properties there; and
- (vi) protective netting be erected alongside the boundary with the Cricket Club that is suitably high to protect members of the public from stray cricket balls from the cricket ground; and
- (vii) that it can be demonstrated that development will not have a detrimental impact on wildlife, as evidenced through a wildlife survey; and
- (viii) an agreement that all the land on the eastern boundary of the site, including the fishing lake, can be protected as a wildlife area and as a corridor connecting the wildlife area in the north to Gravel Pit Grove in the south; and
- (ix) 2 acres (0.8ha) of land be given to Wivenhoe Town Council for new allotments adjacent to the existing allotments and backing on to the gardens of the properties in Field Way; and
- (x) the layout to provide::
 - a) all-weather footpaths and cycle tracks from Croquet Gardens to The Cross, and to the boundary with the Quarry site; and
 - b) a shared use footpath and cycle track linking The Cross to the land in the north owned by Colchester Borough Council; and
- (xi) a small area of land to be provided suitable for the informal parking of up to 20 cars for people to access the meadow behind the Cricket Club; and
- (xii) existing public and permissive rights of way to be maintained across the meadow; and
- (xiii) Contributions towards open spaces, sports, recreational facilities and community facilities shall be required in line with Borough Policies current at the time any application for planning permission is made.

Table 40: Impact on SEA Objectives

SEA objective	Site criteria	Impact	Commentary (where necessary)
1. To meet the housing needs of Wivenhoe residents which will enable them to live in a decent, safe house at a price they can afford.	Will the site deliver affordable social housing and sites for housing associations?	+	The proposal is for more than 10 dwellings.
	Will the site deliver housing suitable for older people?	++	Proposal includes dwellings for older people.
	Is the site subject to noise or other pollution?	++	There is a minerals extraction site to the east of the site at Keelar's Lane which may cause such impacts on the proposed residential use. Additionally there is a proposal in the Replacement Waste Local Plan to locate a waste management facility at Wivenhoe Quarry, however the area identified for development is beyond 250m from the operational part of the site and mitigation would be possible. Additionally, the Environment Agency and ECC as the Waste Planning Authority have responsibilities to limit pollution from waste management facilities, including such limits as hours of operation and noise standards in the interests of protecting local amenity.
	Are there power lines crossing the site?	++	None on site.
2. Development to make an efficient use land	Is the site on Brownfield land?	--	The site is 100% greenfield.
	What housing density will be delivered?	/	The development would provide 19 dwellings per hectare calculated from 25 dwellings on 1.35 hectares of land, however the inclusion of a residential care home as part the development ensures that an 'uncertain' impact is appropriate in line with the SEA Site Assessment Pro Forma.
	Is the site high grade agricultural land?	+	The site is currently in agricultural use, however is in poor condition and not of a high quality.
	Does the land contain valuable mineral resources, or is it allocated for future waste management?	--	Site is within a Waste Consultation Zone however this is not a barrier to development.
	Is the land contaminated or possibly needing	/	Although not directly applicable to the specific site for development, local evidence suggests that contamination is

SEA objective	Site criteria	Impact	Commentary (where necessary)
	remediation?		possible in close proximity as a result of landfill operations in the 1970s.
3. Location of new development should encourage walking and use of sustainable transport and minimise impact on current traffic congestion.	Does the site have/potentially have good pedestrian and cycle access to local facilities?	++	The centre of the site is within 600m of a food store and no part of the site is more than 700m from a food store.
	Is the site conveniently located for current or potential bus stops and is there/could there be a good bus service?	++	The site is 150m from the Rectory Road bus stop.
	Would site access be onto the currently most congested roads and lead to further peak hour congestion on these routes?	++	Access will be onto Rectory Road which is one of the more congested roads, but the fact the development is retirement homes no vehicles commuting during peak traffic hours so it is unlikely to increase congestion.
	If used for employment purposes would the site be accessible by sustainable transport?	0	Development proposed for another use.
4. Dwellings should be of good design, and environmentally friendly and should complement the current townscape	Would a development complement the existing townscape in terms of design and scale?	+	All developments should complement the existing townscape in accordance with policy in this Neighbourhood Plan and Colchester Local Plan.
5. To build a sustainable community with good education, health and social outcome	Would there be adequate early years and primary school places?	++	Although all three schools in Wivenhoe have a deficit in available places, the housing yield for the allocation has been calculated to specifically factor in capacity adjustments for new housing.
	Are there adequate health facilities?	+	Site is 220m from Wivenhoe Surgery.
6. To protect existing community	Would development of the site affect any existing buildings used	++	No loss of existing facilities.

SEA objective	Site criteria	Impact	Commentary (where necessary)
facilities and to secure additional facilities.	by the community?		
	Would development affect any existing community sports facilities?	++	No loss of existing sports facilities.
	Would development result in extra community buildings, sports facilities, allotments, public open space, and/or a cemetery (green and traditional)?	++	Development includes open space provisions and the inclusion of land for additional allotments.
	Would development result in the loss of open space?	-	Site would see some net loss of open space.
7. To preserve the rural nature of Wivenhoe	Would development of the site result in settlement coalescence? Would important vistas from and towards Wivenhoe be preserved?	++	No loss of important vistas and the strategic break is retained.
	Would the rural approach to the settlement area be affected?	+	Site is not located on either Colchester Road or The Avenue and so does not affect the rural approach to Wivenhoe.
8. To preserve the green setting of the river Colne	Is the site in the current coastal protection belt and is it visible from the river or has views to the river?	++	Site is not in the Coastal Protection Belt.
9. To preserve and enhance access to green spaces, the open countryside and the river	Will development of the site impact on access to green spaces or on footpaths crossing them or alongside the river?	--	Site would see a net loss of open green space.
10. Protect and enhance biodiversity	Would development affect sites which are important for	0	Site would not have a Likely Significant Effect regarding Natura 2000 sites, as stated within the HRA Screening Assessment / Report and as verified by Natural England.

SEA objective	Site criteria	Impact	Commentary (where necessary)
	biodiversity?		
11. To protect and enhance Wivenhoe's designated and undesignated Heritage Assets	Are there any of the following (including their settings) on site (?):	++	No heritage assets are located in the vicinity of the site.
	Listed buildings (and at risk)		
	Scheduled Monuments (and at risk)		
	Registered Parks and Gardens (and at risk)		
	Impact on the Conservation Area	+	Site is not adjacent to the Conservation Area and would not have a negative impact.
	Are there any known archaeological deposits on the site?	+	No known archaeological deposits on site.
	Are there any locally listed heritage assets (and at risk) on the site?	++	No locally listed heritage assets on site.
12. To protect and enhance the townscape of the settlement area and its landscape setting	Would development of the site complement the existing townscape?	/	Site is greenfield land and so does not have an allocated value in the landscape character assessment. However, it is noteworthy that the site is adjacent to areas of moderate sensitivity to change.
	Would it affect views and vistas? Would it impact on visually significant trees and woodland?	0	No impact on views or vistas and no Tree Preservation Orders on site. There would be the loss of some visually significant woodland.
13. To increase employment and business activity in Wivenhoe and to encourage home working	Would the site be viable for generating employment?	0	Site is for another use.
	Would housing design and improvements to telecommunications encourage home working?	0	Home working is not a requirement in housing for older people.
14. To improve	Is the site subject to	++	Site is completely within flood zone 1.

SEA objective	Site criteria	Impact	Commentary (where necessary)
resilience to climate change including potential impact on flooding	flooding?		
	Would development of the site increase the potential for flooding elsewhere?	+	Site is partially within an area of low risk of surface water flooding.

14.2.1 Significant Effects

The proposal would provide appropriate housing for older people, will not experience undue noise from the gravel processing plant and is non-agricultural land with no power lines present. The site also has good access to a food store, a GP surgery, public transport nodes and highways. It also proposes to include additional allotment space, would not diminish the strategic break between the settlement and the University and is not located within the Coastal Protection Belt. Its location, in being distanced from the Conservation Area will not impact on heritage assets, known archaeological deposits, and there are no insurmountable flood issues associated with the land.

The site is located in a sustainable location in terms of access to services and facilities being close to the neighbourhood and rural district centres in Wivenhoe. Although access to secondary schools and employment land is poor, this is a general problem across Wivenhoe.

Specifically related to the proposal, the site has negative impacts associated with a loss of Greenfield land, and the net loss of some publicly accessible open space. None of these however are barriers to development. Other negative impacts highlighted can be viewed as irrelevant to the proposal.

14.2.2 Temporal Effects

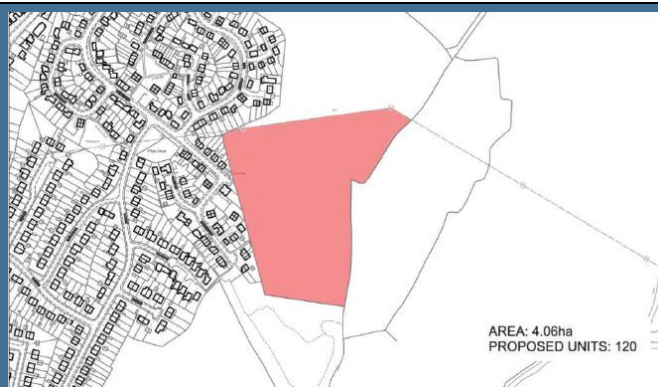
Effects will not change over time.

14.2.3 Proposed Mitigation Measures / Recommendations

No mitigation measures are proposed in accordance with the Policy's required conditions as stated.

14.3 Policy WIV29: Land behind Broadfields

The land behind Broadfields shown in Figure 35 totalling 4.06 hectares is allocated for 120 dwellings subject to the following conditions:



- (i) a minimum of 45 dwellings shall be provided with one or two bedrooms which could be designed as homes for older people, or for single people, or for young couples. They could be bungalows, terraced properties or apartments; and
- (ii) the number of dwellings with 4 bedrooms or more shall not exceed 25 (these could include an office for home-working and/or an annexe to accommodate a relative); and
- (iii) dwellings, of whatever size, designed for older residents or active retirees should be built to the Lifetime Homes standard; and
- (iv) 20% of all properties are to be allocated as affordable housing application of that percentage relevant under Borough policies at the time the planning application is submitted; and
- (v) it can be demonstrated the development will not have a detrimental impact on wildlife, as evidenced through a wildlife survey; and
- (vi) vehicle access into the residential part of the site shall be provided from Richard Avenue; and
- (vii) 2 hectares of land in the northern part of the site adjacent to Broad Lane Sports Ground shall be provided for additional sports pitches; and
- (viii) a dedicated footpath / cycleway along Elmstead Road to link up Broad Lane Sports Ground with the built-up part of Wivenhoe shall be provided; and
- (ix) a shared-use footpath and cycle track shall be provided directly linking the development to the facilities at Broad Lane Sports Ground and linking with the public footpath to the south of the site; and
- (x) a contribution shall be paid towards the creation of a combined footpath / cycle track linking the new development to the public footpath (FP No. 14) from The Cross; and
- (xi) contributions towards open spaces, sports, recreational facilities and community facilities shall be required in line with Borough Policies current at the time any application for planning permission is made.

Proposals to include some self-build plots within this site allocation will be supported.

Table 41: Impact on SEA Objectives

SEA objective	Site criteria	Impact	Commentary (where necessary)
1. To meet the housing needs of Wivenhoe residents which will enable them to live in a decent, safe house at a price they can afford.	Will the site deliver affordable social housing and sites for housing associations?	+	Proposal is for more than 10 dwellings.
	Will the site deliver housing suitable for older people?	++	Site includes housing provisions for older people.
	Is the site subject to noise or other pollution?	++	Site is more than 250m from any minerals processing plant or waste management facility.
	Are there power lines crossing the site?	++	No power lines cross the site.
2. Development to make an efficient use land	Is the site on Brownfield land?	--	Site is 100% greenfield.
	What housing density will be delivered?	++	Development has a housing density of 30 dwellings per hectare.
	Is the site high grade agricultural land?	-	Site is a mixture of grade 2 and non-agricultural land.
	Does the land contain valuable mineral resources, or is it allocated for future waste management?	--	Land is within a Waste Consultation Zone.
	Is the land contaminated or possibly needing remediation?	+	No previous / historic minerals or waste management activities on the site.
3. Location of new development should encourage walking and use of sustainable transport and minimise impact on current traffic congestion.	Does the site have/potentially have good pedestrian and cycle access to local facilities?	++	Centre of the site is less than 600m and no part is further than 700m from a food store.
	Is the site conveniently located for current or potential bus stops and is there/could there be a good bus service?	++	Centre of the site is less than 600m and no part is further than 700m from a bus stop.

SEA objective	Site criteria	Impact	Commentary (where necessary)
	Would site access be onto the currently most congested roads and lead to further peak hour congestion on these routes?	++	Development is proposed to be accessed from Richard Road and is unlikely to increase congestion on Wivenhoe's busiest roads.
	If used for employment purposes would the site be accessible by sustainable transport?	0	Development for another use.
4. Dwellings should be of good design, and environmentally friendly and should complement the current townscape	Would a development complement the existing townscape in terms of design and scale?	+	All developments should complement the existing townscape in accordance with policy in this Neighbourhood Plan and Colchester Local Plan.
5. To build a sustainable community with good education, health and social outcome	Would there be adequate early years and primary school places?	++	Although all three schools in Wivenhoe have a deficit in available places, the housing yield for the allocation has been calculated to specifically factor in capacity adjustments for new housing.
	Are there adequate health facilities?	/	Site is 650m from Wivenhoe GP Surgery.
6. To protect existing community facilities and to secure additional facilities.	Would development of the site affect any existing buildings used by the community?	++	No loss of community facilities.
	Would development affect any existing community sports facilities?	++	No loss of community sports facilities.
	Would development result in extra community buildings, sports facilities, allotments, public open space, and/or a cemetery (green and traditional)?	++	Land for additional sports facilities on Broad Lane Sports Ground is proposed.

SEA objective	Site criteria	Impact	Commentary (where necessary)
	Would development result in the loss of open space?	-	Development would see some net loss of open space provisions
7. To preserve the rural nature of Wivenhoe	Would development of the site result in settlement coalescence? Would important vistas from and towards Wivenhoe be preserved?	++	Site would not lead to settlement coalescence and no important vistas would be affected.
	Would the rural approach to the settlement area be affected?	+	Site is not located on a road of local importance regarding the rural approach.
8. To preserve the green setting of the river Colne	Is the site in the current coastal protection belt and is it visible from the river or has views to the river?	++	Site is not within the Coastal Protection Belt.
9. To preserve and enhance access to green spaces, the open countryside and the river	Will development of the site impact on access to green spaces or on footpaths crossing them or alongside the river?	--	There would be a net loss in open space.
10. Protect and enhance biodiversity	Would development affect sites which are important for biodiversity?	/	A designated wildlife site is in close proximity to the east of the site. A requirement of the policy is to demonstrate that no detrimental impacts will occur as a result of the development.
11. To protect and enhance Wivenhoe's designated and undesignated Heritage Assets	Are there any of the following (including their settings) on site (?): Listed buildings (and at risk) Scheduled Monuments (and at risk) Registered Parks and Gardens (and at risk)	++	No identified heritage assets in the vicinity of the site.
	Impact on the	+	Site is not adjacent to the conservation Area and would not

SEA objective	Site criteria	Impact	Commentary (where necessary)
	Conservation Area		have negative impacts.
	Are there any known archaeological deposits on the site?	+	No known archaeological deposits on site.
	Are there any locally listed heritage assets (and at risk) on the site?	++	No locally listed heritage assets on site.
12. To protect and enhance the townscape of the settlement area and its landscape setting	Would development of the site complement the existing townscape?	/	Site is greenfield land and so does not have an allocated value in the landscape character assessment. However, it is noteworthy that the site is adjacent to areas of moderate sensitivity to change.
	Would it affect views and vistas? Would it impact on visually significant trees and woodland?	0	Site in in an area with some intrinsic landscape qualities, has no Tree Preservation Orders but is bordered by some mature trees.
13. To increase employment and business activity in Wivenhoe and to encourage home working	Would the site be viable for generating employment?	0	Site is for another use.
	Would housing design and improvements to telecommunications encourage home working?	/	Survey information suggests current conditions within the area of Wivenhoe behind Broadfields are adequate to accommodate home working. However, improvements to mobile phone coverage and internet speeds could be more conducive to working from home.
14. To improve resilience to climate change including potential impact on flooding	Is the site subject to flooding?	++	Site is completely within flood zone 1.
	Would development of the site increase the potential for flooding elsewhere?	+	Site is partially within an area of low risk from surface water flooding. However this is a very small area and has the potential to be avoided by development.

14.3.1 Significant Effects

The site will have positive impacts relating to the delivery of appropriate housing types and density including dwellings for older people. It is also in close proximity to food stores, a GP surgery and public transport nodes, and has good highway access unlikely to contribute to congestion. The inclusion sports facilities will also ensure positive benefits to new and existing communities. The site would not diminish the strategic break between the University and is unconstrained in terms of any loss of key views. There would be no perceived impact on heritage assets and known archaeological deposits and there are no known flood issues associated with the site.

The site is located in a sustainable location in terms of access to services and facilities being close to the neighbourhood and rural district centres in Wivenhoe. Despite this, the site is not in close proximity to schools or employment land however transport links to these uses are good.

The appraisal of the site identifies negative impacts associated with a loss of Greenfield land, comprising of mixture of grade 2 agricultural land. There will also be a small net loss of open space. Nevertheless, these can not be considered significant barriers to development that can not be overcome through the site's compliance with the Plan's policy content requirements.

14.3.2 Temporal Effects

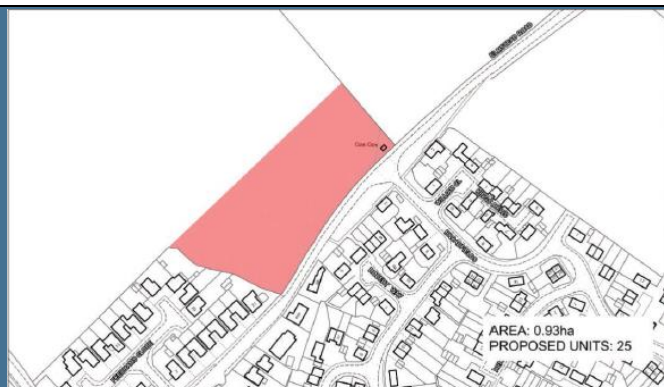
Effects will not change over time.

14.3.3 Proposed Mitigation Measures / Recommendations

No mitigation measures are proposed in accordance with the Policy's required conditions as stated.

14.4 Policy WIV30: Land off Elmstead Road, Wivenhoe

The land shown in Figure 36 totalling 0.93 hectares is allocated for 25 dwellings subject to the following conditions:



- (i) each dwelling to be of a maximum of two bedrooms suited primarily for single people or as ‘starter’ homes for young couples; and
- (ii) 20% of these properties to be allocated as affordable housing or that percentage which is relevant under Borough policies at the time the planning application is submitted; and
- (iii) a cemetery of a minimum of 1.5 hectares in size be given to Wivenhoe Town Council that is provided with off-road parking for 12 cars, is suitably fenced on all sides, incorporates a suitable footway through it and has a cold water supply to a stand-pipe; and
- (iv) a hydrological survey to demonstrate that the cemetery will not have an unacceptable impact on local drainage; and
- (v) landscaping to be implemented on the north west boundary of the residential part of the site in order to ensure that development is well screened by trees and not easily visible to people travelling on Colchester Road; and
- (vi) that it can be demonstrated that development will not have a detrimental impact on wildlife, as evidenced through a wildlife survey; and
- (vii) the provision of appropriate pedestrian and vehicle access into the residential part of the site from Elmstead Road plus whatever other footway / highway improvements would be required by the highway authority; and
- (viii) contributions towards open spaces, sports, recreational facilities and community facilities will be required in line with Borough Policies current at the time any application for planning permission is made.

Table 42: Impact on SEA Objectives

SEA objective	Site criteria	Impact	Commentary (where necessary)
1. To meet the housing needs of Wivenhoe residents which will enable them to live in a decent, safe house at a price they can afford.	Will the site deliver affordable social housing and sites for housing associations?	+	Proposal is for more than 10 dwellings.
	Will the site deliver housing suitable for older people?	/	Small dwelling units intended for starter homes and single people.
	Is the site subject to noise or other pollution?	++	Site is more than 250m from any minerals processing plant or waste management facilities.
	Are there power lines	++	No power lines cross the site.

SEA objective	Site criteria	Impact	Commentary (where necessary)
	crossing the site?		
2. Development to make an efficient use land	Is the site on Brownfield land?	--	Site is 100% greenfield.
	What housing density will be delivered?	/	The proposal provides 26 DPH.
	Is the site high grade agricultural land?	-	Site is grade 2 agricultural land.
	Does the land contain valuable mineral resources, or is it allocated for future waste management?	++	Site is not within Minerals Safeguarding Area or Waste Consultation Zone.
	Is the land contaminated or possibly needing remediation?	+	No know possibilities of contamination.
3. Location of new development should encourage walking and use of sustainable transport and minimise impact on current traffic congestion.	Does the site have/potentially have good pedestrian and cycle access to local facilities?	++	The whole site is within 600m of a food store.
	Is the site conveniently located for current or potential bus stops and is there/could there be a good bus service?	++	The site is 360m from the Colchester Road bus stop.
	Would site access be onto the currently most congested roads and lead to further peak hour congestion on these routes?	++	Site access will be from Elmstead Road which is not one of the more congested roads in Wivenhoe.
	If used for employment purposes would the site be accessible by sustainable transport?	0	Development for another use.
4. Dwellings should be of good design, and environmentally	Would a development complement the existing townscape in terms of design and scale?	+	All developments should complement the existing townscape in accordance with policy in this Neighbourhood Plan and Colchester Local Plan.

SEA objective	Site criteria	Impact	Commentary (where necessary)
friendly and should complement the current townscape			
5. To build a sustainable community with good education, health and social outcome	Would there be adequate early years and primary school places?	++	Although all three schools in Wivenhoe have a deficit in available places, the housing yield for the allocation has been calculated to specifically factor in capacity adjustments for new housing.
	Are there adequate health facilities?	+	Site is within 360 metres stop from a bus stop with direct services to a surgery
6. To protect existing community facilities and to secure additional facilities.	Would development of the site affect any existing buildings used by the community?	++	No loss of existing community facilities.
	Would development affect any existing community sports facilities?	++	No loss of sports facilities.
	Would development result in extra community buildings, sports facilities, allotments, public open space, and/or a cemetery (green and traditional)?	++	A cemetery of a minimum of 1.5 hectares in area is to be gifted to Wivenhoe Town Council as part of the proposal.
	Would development result in the loss of open space?	++	No loss of open space.
7. To preserve the rural nature of Wivenhoe	Would development of the site result in settlement coalescence? Would important vistas from and towards Wivenhoe be preserved?	/	Development of the site would not result in coalescence but if it was developed in its entirety then it would contribute to the risk of coalescence in the future. Furthermore when developed alongside WIV04 the risk of settlement coalescence would increase further. There would be no impact on views and vistas.
	Would the rural approach to the settlement area be affected?	+	Site is not located on a road of local importance regarding the rural approach. However, it is worth noting that the area is highlighted as making a high contribution towards the separation of Wivenhoe and Colchester.

SEA objective	Site criteria	Impact	Commentary (where necessary)
8. To preserve the green setting of the river Colne	Is the site in the current coastal protection belt and is it visible from the river or has views to the river?	++	Site is not within the Coastal Protection Belt.
9. To preserve and enhance access to green spaces, the open countryside and the river	Will development of the site impact on access to green spaces or on footpaths crossing them or alongside the river?	/	No net loss of access to open green spaces or footpaths.
10. Protect and enhance biodiversity	Would development affect sites which are important for biodiversity?	0	Site would not have a Likely Significant Effect regarding Natura 2000 sites, as stated within the HRA Screening Assessment / Report and as verified by Natural England.
11. To protect and enhance Wivenhoe's designated and undesignated Heritage Assets	Are there any of the following (including their settings) on site (?): Listed buildings (and at risk) Scheduled Monuments (and at risk) Registered Parks and Gardens (and at risk)	++	Site has no heritage assets located on the development area.
	Impact on the Conservation Area	+	Site is not adjacent to the Conservation Area and would not have a negative impact.
	Are there any known archaeological deposits on the site?	+	No known archaeological deposits on site.
	Are there any locally listed heritage assets (and at risk) on the site?	++	No loss of locally listed heritage assets.
12. To protect and enhance the townscape of the settlement	Would development of the site complement the existing townscape?	/	Site is greenfield land and so does not have an allocated value in the landscape character assessment. However, it is noteworthy that the site is adjacent to areas of moderate sensitivity to change.

SEA objective	Site criteria	Impact	Commentary (where necessary)
area and its landscape setting	Would it affect views and vistas? Would it impact on visually significant trees and woodland?	0	Site in in an area with some intrinsic landscape qualities, has no Tree Preservation Orders but is bordered by some mature trees.
13. To increase employment and business activity in Wivenhoe and to encourage home working	Would the site be viable for generating employment?	0	Site is for another use.
	Would housing design and improvements to telecommunications encourage home working?	/	Survey information suggests current conditions within the area of Wivenhoe off Elmstead Road are adequate to accommodate home working. However, improvements to mobile phone coverage and internet speeds could be more conducive to working from home.
14. To improve resilience to climate change including potential impact on flooding	Is the site subject to flooding?	++	The site is completely within flood zone 1.
	Would development of the site increase the potential for flooding elsewhere?	-	Site is partially within an area of high risk of surface water flooding. However this is a small area and has the potential to be avoided by development.

14.4.1 Significant Effects

Development at this location would result in positive impacts on the area, related to affordable housing provision, with no power lines present, close proximity to food stores, a GP surgery and public transport nodes, good highway access unlikely to contribute to congestion, the inclusion of additional community provisions with no loss of open spaces and the site being located on a road not considered important for its contribution to the rural approach. The site is not located within the Coastal Protection Belt, contains no heritage assets or known archaeological deposits and there are no know flood risk issues associated with the site.

The site is (currently) situated outside of the settlement boundary but represents a sensible and logical extension of it. Although access to secondary schools and employment land is poor, this is a general problem across Wivenhoe and is not considered a barrier to housing development. The site is convenient for the University and is only 360 metres from the new cycle track to the University.

The site has been identified as having negative impacts associated with a loss of Greenfield land. The site is also partially at risk of surface water flooding, however it should be noted that the inclusion of a hydrological survey, landscaping measures and a wildlife survey as part of the requirements of the policy are likely to mitigate these environmental impacts should the site be granted planning permission.

14.4.2 Temporal Effects

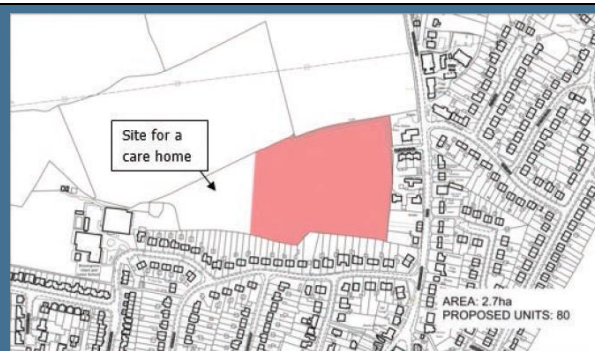
Effects will not change over time.

14.4.3 Proposed Mitigation Measures / Recommendations

No mitigation measures are proposed in accordance with the Policy's required conditions as stated.

14.5 Policy WIV31: Land behind the Fire Station

The land behind the Fire Station shown in Figure 39 totalling 3.06 hectares of which 2.7 hectares is allocated for 80 dwellings subject to the following conditions:



- (i) 5 dwellings shall be built for people aged over 60 in need of housing, currently living in Wivenhoe, to be built and managed by a local housing charity on one third of an acre of land (0.15 ha) within this site, close to Colchester Road, which shall be gifted to this housing charity; and
- (ii) An additional minimum of 20 dwellings shall be built which are suitable for older people, appropriate for the frail elderly as well as being attractive to active retirees; these should be built to the Lifetime Homes Standard and could be bungalows or single level apartments, or two-storey apartments a lift should be incorporated; and
- (iii) In addition a minimum of 15 dwellings shall be built, each of no more than 2 bedrooms, that could be designed as homes for older people, or for single peoples, or for young couples which could be bungalows, terraced properties or apartments; and
- (iv) A maximum of 15 dwellings may be built of 4 bedrooms or more which could also include an office for home-working and/or an annexe to accommodate a relative; and
- (v) All properties intended for older people and at least 50% of all dwellings should be constructed to the Lifetime Homes Standard; and
- (vi) Excluding the 5 housing trust dwellings specified in (i) above, 20% of dwellings are to be allocated as affordable housing or that percentage which is relevant under Borough policies at the time the planning application is submitted; and
- (vii) a site for allotments is provided on a field of approximately 1.5 hectares close by Broomgrove Schools with a mains water supply together with an access track to provide vehicular access to this field with adequate passing places to allow vehicles to pass pedestrians safely as well as vehicles coming from the opposite direction; and
- (viii) this track is to have an all-weather surface suitable to make it a safe footway and cycle track from Broomgrove Schools to Colchester Road by the Fire Station; and
- (ix) contributions towards open spaces, sports, recreational facilities and community facilities will be required in line with Borough Policies current at the time any application for planning permission is made; and
- (x) landscaping is introduced on the northern boundary of the site in order to ensure that development is well screened; and
- (xi) suitable road and pavement access to Colchester Road is provided in accordance with the requirements of ECC Highways.

Proposals to include some self-build plots within the overall allocation will be supported.

An additional 0.86 hectares of land, adjacent to the site allocated for housing, is proposed for a potential site for a care home. This area is as shown on the Wivenhoe Proposals map.

Table 43: Impact on SEA Objectives

SEA objective	Site criteria	Impact	Commentary (where necessary)
1. To meet the housing needs of Wivenhoe residents which will enable them to live in a decent, safe house at a price they can afford.	Will the site deliver affordable social housing and sites for housing associations?	+	Dwelling numbers are higher than 10.
	Will the site deliver housing suitable for older people?	++	Site proposal includes dwellings for older people.
	Is the site subject to noise or other pollution?	++	Site is more than 250m from any minerals processing plant or waste management facility.
	Are there power lines crossing the site?	++	Electricity pylons cross the site to the north, however not the area of the site allocated for housing development.
2. Development to make an efficient use land	Is the site on Brownfield land?	--	Site is 100% greenfield.
	What housing density will be delivered?	++	The proposed density is 30 dwellings per hectare calculated from 2.7 hectares of land and 80 dwellings in the scheme.
	Is the site high grade agricultural land?	-	Site is predominantly grade 2, with small areas of grade 3.
	Does the land contain valuable mineral resources, or is it allocated for future waste management?	++	The site is not within a Minerals Safeguarding Area or Waste Consultation Zone
	Is the land contaminated or possibly needing remediation?	+	There are no known contamination concerns regarding the site.
3. Location of new development should encourage walking and use of sustainable transport and minimise impact on current traffic congestion.	Does the site have/potentially have good pedestrian and cycle access to local facilities?	++	The whole site is within 600m of a food store.
	Is the site conveniently located for current or potential bus stops and is there/could there be a good bus service?	++	Site is 30m from the Colchester Road bus stop.
	Would site access be	++	Access to the site can be expected to be via Colchester

SEA objective	Site criteria	Impact	Commentary (where necessary)
	onto the currently most congested roads and lead to further peak hour congestion on these routes?		Road which not add to traffic within the settlement area.
	If used for employment purposes would the site be accessible by sustainable transport?	0	Site proposed for another use.
4. Dwellings should be of good design, and environmentally friendly and should complement the current townscape	Would a development complement the existing townscape in terms of design and scale?	+	All developments should complement the existing townscape in accordance with policy in this Neighbourhood Plan and Colchester Local Plan.
5. To build a sustainable community with good education, health and social outcome	Would there be adequate early years and primary school places?	++	Although all three schools in Wivenhoe have a deficit in available places, the housing yield for the allocation has been calculated to specifically factor in capacity adjustments for new housing.
	Are there adequate health facilities?	+	Site is 300m from a GP surgery.
6. To protect existing community facilities and to secure additional facilities.	Would development of the site affect any existing buildings used by the community?	++	No loss of existing community buildings.
	Would development affect any existing community sports facilities?	++	No loss of sports facilities.
	Would development result in extra community buildings, sports facilities, allotments, public open space, and/or a cemetery (green and traditional)?	++	Additional allotments and open space provisions are included as part of this proposal.

SEA objective	Site criteria	Impact	Commentary (where necessary)
	Would development result in the loss of open space?	++	No loss of open space.
7. To preserve the rural nature of Wivenhoe	Would development of the site result in settlement coalescence? Would important vistas from and towards Wivenhoe be preserved?	/	Development of the site would not result in coalescence but if it was developed in its entirety then it would significantly contribute to the risk of coalescence in the future, especially when developed alongside WIV02. Views could be compromised if the northern section of land is developed, but proposed land would not affect vistas.
	Would the rural approach to the settlement area be affected?	-	Site is located on Colchester Road which is noted for its significance regarding the rural approach.
8. To preserve the green setting of the river Colne	Is the site in the current coastal protection belt and is it visible from the river or has views to the river?	/	Although the northern part of the wider site is within the Coastal Protection Belt, housing is intended for the southern part, which has no coastal intervisibility
9. To preserve and enhance access to green spaces, the open countryside and the river	Will development of the site impact on access to green spaces or on footpaths crossing them or alongside the river?	/	There would be no net loss of access to green spaces or footpaths.
10. Protect and enhance biodiversity	Would development affect sites which are important for biodiversity?	0	Site would not have a Likely Significant Effect regarding Natura 2000 sites, as stated within the HRA Screening Assessment / Report and as verified by Natural England.
11. To protect and enhance Wivenhoe's designated and undesignated Heritage Assets	Are there any of the following (including their settings) on site (?): Listed buildings (and at risk) Scheduled Monuments (and at risk) Registered Parks and Gardens (and at risk)	++	No heritage assets are located in the vicinity of the site.
	Impact on the	+	Site is not adjacent to the Conservation Area and would not

SEA objective	Site criteria	Impact	Commentary (where necessary)
	Conservation Area		have a negative impact.
	Are there any known archaeological deposits on the site?	+	No known archaeological deposits on site.
	Are there any locally listed heritage assets (and at risk) on the site?	++	No locally listed heritage assets on the site.
12. To protect and enhance the townscape of the settlement area and its landscape setting	Would development of the site complement the existing townscape?	/	Site is greenfield land and so does not have an allocated value in the landscape character assessment. However, it is noteworthy that the site is adjacent to areas of moderate sensitivity to change.
	Would it affect views and vistas?	0	Site in in an area with some intrinsic landscape qualities, however the southern part of the site where development would take place has few restrictions in terms of these criteria.
	Would it impact on visually significant trees and woodland?		
13. To increase employment and business activity in Wivenhoe and to encourage home working	Would the site be viable for generating employment?	0	Site is for another use.
	Would housing design and improvements to telecommunications encourage home working?	/	Survey information suggests current conditions within the area of Wivenhoe off Elmstead Road are adequate to accommodate home working. However, improvements to mobile phone coverage and internet speeds could be more conducive to working from home.
14. To improve resilience to climate change including potential impact on flooding	Is the site subject to flooding?	++	Site is completely within flood zone 1.
	Would development of the site increase the potential for flooding elsewhere?	+	Site is partially within an area of low risk of surface water flooding. However, this area has some potential to be avoided by development.

14.5.1 Significant Effects

The proposal's variety of housing types, including homes for elderly people and almshouses, result in positive impacts. Further to this, the distance of the site from the gravel processing plant, appropriate housing density, proximity to food stores, a GP surgery and a public transport node, the addition of extra community facilities as part of the proposal, lack of heritage assets, locally listed buildings and known archaeological deposits on site, the lack of impact on the Conservation Area and the low flood risk associated with this land all contribute to positive impacts.

The site is located in a sustainable location in terms of access to services and facilities being close to the

neighbourhood and rural district centres in Wivenhoe. Although access to secondary schools and employment land is poor, this is a general problem across Wivenhoe and not a barrier to residential development.

The site has negative impacts associated with a loss of Greenfield and grade 2 agricultural land. The policy requires a condition that landscaping towards the north of the site is included as part of any application, to ensure the development is screened from view to preserve the rural approach to Wivenhoe.

14.5.2 Temporal Effects

Effects will not change over time.

14.5.3 Proposed Mitigation Measures / Recommendations

No mitigation measures are proposed in accordance with the Policy’s required conditions as stated.

14.6 The cumulative and synergistic effects of the site allocation policies

14.6.1 The sites explored

The following section looks at the cumulative and synergistic effects of the site allocations as set out in the following policies. For the purposes of this section, the quantum of development has been reiterated:

- Policy WIV28: Land off the Croquet Gardens – for up to 25 dwellings, open space
- Policy WIV29: Land behind Broadfields – for up to 120 dwellings, sports pitches
- Policy WIV30: Land at Elmstead Road – for up to 25 dwellings, cemetery
- Policy WIV31: Land behind the fire station, Colchester Road – for up to 80 dwellings

14.6.2 The approach to identifying effects

The Plan Area is considered sufficiently compact that the above sites in unison will form the basis of the spatial analysis i.e. cumulative and synergistic impacts will be relevant across most sites. In those instances where there are likely to be specific impacts resulting from groups of sites in close proximity, these will be highlighted. Impacts of these allocated sites in accumulation are explored on a thematic basis.

14.6.3 Housing

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
1. To meet the housing needs of Wivenhoe residents which will enable them to live in a decent, safe house at a price they can afford.	Will the site deliver affordable social housing and sites for housing associations?	+	+	+	+
	Will the site deliver housing suitable for older people?	++	++	/	++
	Is the site subject to noise or other pollution?	++	++	++	++
	Are there power lines crossing the site?	++	++	++	++

The cumulative impact of the sites on delivering affordable housing in the plan area is positive across all sites, with the proposals likely to provide the necessary dwellings to meet identified need and across a range of housing types. It should additionally be noted that the cumulative impact of the site's policy conditions further adds further significance to these cumulative positive impacts.

14.6.4 Efficient use of land

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
2. Development to make an efficient use land	Is the site on Brownfield land?	--	--	--	--
	What housing density will be delivered?	/	++	/	++
	Is the site high grade agricultural land?	+	-	-	-
	Does the land contain valuable mineral resources, or is it allocated for future waste management?	--	--	++	++
	Is the land contaminated or possibly needing remediation?	/	+	+	+

Despite all of the proposed allocations being located on Greenfield land it should be acknowledged that this is inevitable in consideration of growth requirements and a lack of available brownfield generally. Crucially however, the spatial distribution of these sites on the periphery of the settlement boundary ensure that there will be no cumulative negative impacts associated with significantly reducing the strategic break between the town and neighbouring settlements or the University. It is considered that the nature of the remaining site criteria related to this Objective are such that no cumulative impacts can be identified.

14.6.5 Sustainable Transports and reducing congestion

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
3. Location of new development should encourage walking and use of sustainable transport and minimise impact on current traffic congestion.	Does the site have/potentially have good pedestrian and cycle access to local facilities?	++	++	++	++
	Is the site conveniently located for current or potential bus stops and is there/could there be a good bus service?	++	++	++	++
	Would site access be onto the currently most congested roads and lead to further peak hour congestion on these routes?	++	++	++	++
	If used for employment purposes would the site be accessible by sustainable transport?	0	0	0	0

Although the sites are not located directly onto the Plan' Area's most congested roads, it can be expected that traffic flows will increase over the Plan period relevant to the subsequent population increases associated with new development. Despite this, the location of the sites ensures that the possibility of public transport, walking and cycling

uptake will be maximised. It is considered that the nature of the remaining site criteria related to this Objective are such that no cumulative impacts can be identified.

14.6.6 Design and townscape

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
4. Dwellings should be of good design, and environmentally friendly and should complement the current townscape	Would a development complement the existing townscape in terms of design and scale?	+	+	+	+

It is likely that the allocations would contribute to positive cumulative impacts on townscape within Wivenhoe. This likelihood is increased through the policy considerations for each site.

14.6.7 Education, health and social outcomes

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
5. To build a sustainable community with good education, health and social outcome	Would there be adequate early years and primary school places?	++	++	++	++
	Are there adequate health facilities?	+	/	+	+

The housing yields of the sites within the Plan have been identified and calculated so that there would be no singular and cumulative negative impacts on primary school places within the Plan Area. As such, there are no identified negative impacts resulting from the allocations, subject to verification from Essex County Council.

14.6.8 Community facilities

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
6. To protect existing community facilities and to secure additional facilities.	Would development of the site affect any existing buildings used by the community?	++	++	++	++
	Would development affect any existing community sports facilities?	++	++	++	++
	Would development result in extra community buildings, sports facilities, allotments, public open space, a cemetery (green and traditional)?	++	++	++	++
	Would development result in the loss of open space?	-	-	++	++

All site allocations have positive impacts on the retention of existing sports and community facilities as well as the inclusion of additional provisions to meet the increasing need within Wivenhoe. Each proposal contributes to maintaining and expanding the capacity of such amenities and as a result, positive cumulative impacts are likely to be apparent across the Plan Area. Any perceived cumulative negative impacts associated with the loss of open space can be discounted due to the level of new open space designation throughout the wider Plan.

14.6.9 Rural nature

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
7. To preserve the rural nature of Wivenhoe	Would development of the site result in settlement coalescence? Would important vistas from and towards Wivenhoe be preserved?	++	++	/	/
	Would the rural approach to the settlement area be affected?	+	+	+	-

Development on sites WIV30 and WIV31, although not resulting in settlement coalescence, do marginally reduce the strategic break between Wivenhoe and Colchester / the University. Crucially however, the individual location of these sites ensures that there will be no cumulative negative impacts associated with significantly reducing the strategic break.

14.6.10 Green setting and coastal issues

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
8. To preserve the green setting of the river Colne	Is the site in the current coastal protection belt and is it visible from the river or has views to the river?	++	++	++	/

There will be no cumulative or synergistic impacts related to the preservation of the green setting of the river resulting from these sites.

14.6.11 Access to green spaces, open countryside and the river

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
9. To preserve and enhance access to green spaces, the open countryside and the river	Will development of the site impact on access to green spaces or on footpaths crossing them or alongside the river?	--	--	/	/

No public rights of way are removed as a result of these developments, development as stated through WIV28 and WIV29 will have associated issues. Despite this, any perceived cumulative negative impacts associated with the loss of open space can be discounted due to the level of new open space designation throughout the wider Plan.

14.6.12 Biodiversity

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
10. Protect and enhance biodiversity	Would development affect sites which are important for biodiversity?	0	/	0	0

With the exception of site WIV29, all of the allocated sites are more than 100m of a designated wildlife site however this is not indicative of any pressures that development may create on such habitats, however there will be no cumulative impacts associated with site WIV29's proximity to a designated wildlife site and it should be noted that a requirement of policy WIV29 is to demonstrate that no detrimental impacts will occur as a result of the development. It is also worth noting that the requirement for a wildlife survey to determine the impact of developments on biodiversity is a positive inclusion in the policy wording of relevant allocations. The Plan's HRA Screening Assessment / Report highlights that there will be no single or cumulative impact on any Natura 2000 sites resulting from the Plan's allocations. This has been verified by Natural England.

14.6.13 Heritage assets

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
11. To protect and enhance Wivenhoe's designated and undesignated Heritage Assets	Are there any of the following (including their settings) on site (?):				
	- Listed buildings (and at risk)	++	++	++	++
	- Scheduled Monuments (and at risk)				
	- Registered Parks and Gardens (and at risk)				
	Impact on the Conservation Area	+	+	+	+
	Are there any known archaeological deposits on the site?	+	+	+	+
	Are there any locally listed heritage assets (and at risk) on the site?	++	++	++	++

Site allocations in Wivenhoe have comprehensively positive effects on the avoidance of harm to heritage assets. None of the sites have been identified as having significant harm to listed buildings, scheduled monuments, registered parks and gardens, archaeological deposits, local listed heritage assets and the Wivenhoe Conservation Area. Cumulative positive effects of the development of these sites are likely to be apparent as a consequence of such consideration for heritage assets, and the historic character of the built environment in the settlement area would be preserved.

14.6.14 Landscape and townscape

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
12. To protect and enhance the townscape of the settlement area and its landscape setting	Would development of the site complement the existing townscape?	/	/	/	/
	Would it affect views and vistas?	0	0	0	0
	Would it impact on visually significant trees and woodland?				

The potential for cumulative impacts could be perceived in relation to the landscape criteria. Crucially however, the location of these sites in relation to each other ensures that there will be no cumulative negative impacts. In addition, relevant policy requires the inclusion of landscaping measures as part of any successful application.

14.6.15 Employment and business activity

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
13. To increase employment and business activity in Wivenhoe and to encourage home working	Would the site be viable for generating employment?	0	0	0	0
	Would housing design and improvements to telecommunications encourage home working?	0	/	/	/

There will be no cumulative or synergistic impacts resulting from the proposed site allocations related to increasing employment and business activity in Wivenhoe and encouraging home working.

14.6.16 Flooding

SEA objective	Site criteria	WIV28	WIV29	WIV30	WIV31
14. To improve resilience to climate change including potential impact on flooding	Is the site subject to flooding?	++	++	++	++
	Would development of the site increase the potential for flooding elsewhere?	+	+	-	+

There will be no cumulative or synergistic impacts resulting from the proposed site allocations related to flood risk.

15 Conclusions and Recommendations

15.1 Conclusions

15.1.1 The Vision

Table 44: Performance of the Plan's Vision

	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Short Term	++	0	++	+	+	++	++	++	++	++	++	++	0	0
Medium Term	++	0	++	+	+	++	++	++	++	++	++	++	0	0
Long Term	++	0	++	+	+	++	++	++	++	++	++	++	0	0

- There will be significant positive impacts on the majority of the SEA Objectives resulting from the success in achieving the Plan's Vision.
- Areas where the Vision does not directly meet the SEA Objectives relate to those aspirations for the efficient use of land and increasing employment and improving resilience to climate change. In some instances however, indirect impacts can be expected through the implementation of actions and policies to meet related Objectives.
- In other instances, it should be noted that the plan's policies in conjunction with Colchester Borough Council (as the Local planning Authority [LPA]) policies will ensure that other SEA objectives are met. With this in mind, the Plan's Vision is appropriate to the scope and remit of a Neighbourhood Plan and it can be expected that all Objectives would be met through the Neighbourhood Plan and the Colchester Borough Council Local Plan in unison.

15.1.2 The Plan's Objectives

Table 45: Performance of the Plan's Objectives

		The SEA Objectives													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
The Neighbourhood Plan Objectives	Objective 1	/	+	0	+	0	0	++	++	+	+	+	+	/	0
	Objective 2	/	+	0	0	+	0	++	+	++	++	+	+	/	0
	Objective 3	0	0	0	0	+	0	+	+	++	+	0	0	0	0
	Objective 4	0	0	0	++	0	0	0	0	0	0	++	++	0	0
	Objective 5	0	+	+	0	++	++	0	0	0	0	0	0	+	0

	The SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Objective 6	0	0	++	0	+	+	0	0	0	0	+	+	+	0
Objective 7	0	0	+	0	+	+	/	0	0	0	0	0	++	/
Objective 8	0	0	+	0	++	+	/	0	0	0	0	0	+	/
Objective 9	++	+	+	+	0	0	/	0	0	/	/	+	0	/
Objective 10	/	0	0	0	0	0	0	0	0	0	0	0	/	++

- It is evident from the above matrix that all but one of the SEA Objectives will experience positive impacts resulting from the successful achievement of the Plan's Objectives. It is also worthy of note that significant positive impacts can be expected from 12 of the 14 SEA Objectives. Particularly strong positive cumulative impacts will be experienced in regards to building a sustainable community with good education, health and social outcomes (SEA Objective 5); and preserving and enhancing access to green spaces, the open countryside and the river (SEA Objective 9).
- There will be no negative impacts resulting from the Plan's Objectives.
- There are likely to be a number of uncertain impacts on some tenets of sustainability. These relate to meeting housing needs (SEA Objective 1) in light of those Plan Objectives that seek to maintain Wivenhoe's rural setting and protecting the natural environment, however it should be acknowledged that this is a general thematic incompatibility; the nature of which cannot be overcome in the context of setting aspirations for the Plan. This general incompatibility is also relevant to those uncertain impacts predicted regarding the Plan's employment, housing and infrastructure (i.e. development) needs and how these can assist in the preservation of the rural nature of the Plan Area (SEA Objective 7).

15.1.3 The Plan's non-site allocation policies

The following table shows the general long term performance of the Plan's non-site allocation policies.

Table 46: General performance of the Plan's non-site allocation policies

Policy	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
WIV01	0	0	+	0	0	0	+	+	0	+	/	/	0	0
WIV02	0	0	+	0	++	+	+	0	0	+	0	0	0	0
WIV03	0	0	0	0	0	0	++	0	+	0	0	+	0	0
WIV04	0	0	0	0	0	0	0	++	+	+	0	0	0	+
WIV05	0	0	0	0	0	0	++	+	+	++	0	0	0	+
WIV06	0	0	0	0	0	0	0	0	+	+	0	0	0	/

Policy	SEA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
WIV07	0	0	0	0	+	++	0	0	+	0	0	+	0	0
WIV08	0	0	0	0	+	+	0	0	++	0	0	0	0	0
WIV09	0	0	0	0	0	0	0	++	++	0	0	+	0	+
WIV10	0	+	0	0	0	0	0	0	0	0	+	+	0	0
WIV11	0	0	+	+	0	0	0	0	0	0	0	+	0	0
WIV12	+	+	+	+	0	0	+	0	0	+	+	+	0	+
WIV13	0	0	0	+	0	0	0	0	0	0	+	+	0	0
WIV14	/	0	0	0	+	++	0	0	0	0	0	0	0	0
WIV15	0	0	+	0	0	+	0	0	0	0	0	0	0	0
WIV16	0	0	0	0	+	0	+	+	0	+	0	0	+	0
WIV17	0	0	+	0	0	0	0	0	0	0	+	+	0	0
WIV18	0	0	++	+	+	0	0	0	0	0	0	0	0	0
WIV19	0	+	0	0	0	0	0	0	0	0	0	0	++	0
WIV20	0	0	0	0	0	0	0	0	0	0	0	0	+	0
WIV21	+	+	0	0	0	0	0	0	0	0	0	0	+	0
WIV22	0	0	+	0	0	0	0	0	0	0	0	0	++	0
WIV23	++	+	++	0	+	0	0	0	0	0	0	0	0	+
WIV24	+	0	0	0	+	0	0	0	0	0	0	0	0	0
WIV25	+	0	0	0	+	0	0	0	0	0	0	0	0	0
WIV26	0	0	0	+	0	0	0	0	+	+	0	0	0	++
WIV27	+	0	+	++	0	0	0	0	++	0	+	++	+	0

- As can be seen, the Plan's policies would have a range of positive impacts, and no negative impacts, associated with their implementation.

15.2 Policy Recommendations

15.2.1 Summary of recommendations to the policies

The following recommendations have been made regarding the Plan’s non-site allocation policies:

- WIV6: It is recommended that the policy defines further what would be acceptable in terms of achieving a balance between the needs of visitors and desires of residents for the purposes of informing any possible planning applications in the area.
- WIV16: The policy makes the point that there must be regard for the needs of residents within Wivenhoe in the event that development on this land takes place. Specific requirements that would satisfy this point could be outlined with reference to the evidence base to clarify the needs that must be met and strengthen the policy.

15.3 The Plan’s site allocation Policies

15.3.1 Policy WIV28: Land off Croquet Gardens

Sustainability Objective	Extent of impacts			
1.Housing & affordability	++	++	++	++
2.Efficient use of land	+	/	/	--
3. Transport & congestion	++	++	++	0
4. Good design	+			
5.Education / health	++		+	
6.Community Facilities	++	++	++	-
7.Rural nature	++		+	
8.Setting of river	++			
9.Access to open space	--			
10. Biodiversity	0			
11.Heritage Assets	++	++	+	+
12. Townscape	/		0	
13.	0		0	

Sustainability Objective	Extent of impacts	
Employment		
14 Flooding	++	+

The site will generally have positive impacts on providing affordable and appropriate housing, transport and congestion, good design of dwellings, protection of community facilities and the inclusion of additional provisions, the rural nature of Wivenhoe, preservation of the setting of the River Colne, protection of heritage assets and alleviation of flood risk.

Of the uncertain or negligible impacts highlighted, these predominantly relate to the efficient use of land, the preservation of access to open spaces, protection of biodiversity and the protection and enhancement of the townscape however it should be noted that the site's policy conditions alleviate these potential issues suitably and effectively.

15.3.2 Policy WIV29: Land behind Broadfields

Sustainability Objective	Extent of impacts			
1.Housing & affordability	++	++	++	+
2.Efficient use of land	++	+	-	--
3. Transport & congestion	++	++	++	0
4. Good design	+			
5.Education / health	/			
6.Community Facilities	++	++	++	-
7.Rural nature	++			+
8.Setting of river	++			
9.Access to open space	--			
10. Biodiversity	/			
11.Heritage Assets	++	++	+	+
12. Townscape	/			0

Sustainability Objective	Extent of impacts	
13. Employment	/	0
14 Flooding	++	+

The site will generally have positive impacts on affordable and appropriate housing, transport and congestion, good design of dwellings, protection of existing community facilities and inclusion of additional provisions, the rural nature of Wivenhoe, the preservation of the setting of the River Colne, protection of heritage assets and alleviation of flood risk.

Of the uncertain or negligible impacts highlighted, these predominantly relate to the efficient use of land, access to health services, access to open spaces, the protection of biodiversity, and protection of the townscape. It should be acknowledged however that the site's policy conditions alleviate these potential issues suitably and effectively.

15.3.3 Policy WIV30: Land off Elmstead Road

Sustainability Objective	Extent of impacts			
1. Housing & affordability	++	++	+	/
2. Efficient use of land	++	+	-	--
3. Transport & congestion	++	++	++	0
4. Good design	+			
5. Education / health	++		+	
6. Community Facilities	++	++	++	++
7. Rural nature	+		/	
8. Setting of river	++			
9. Access to open space	/			
10. Biodiversity	0			
11. Heritage Assets	++	++	+	+
12. Townscape	/		0	

Sustainability Objective	Extent of impacts	
13. Employment	/	0
14 Flooding	++	-

The site will generally have positive impacts on affordable and appropriate housing, transport and congestion, good design, protection of existing community facilities and inclusion of additional provisions, the rural nature of Wivenhoe, preservation of the setting of the River Colne, protection of Wivenhoe's heritage assets and flood risk from the river.

Of the uncertain or negligible impacts highlighted, these predominantly relate to the efficient use of land, access to health services, access to open space, protection of biodiversity, protection of the townscape and flood risk from surface water. It should be noted however that the site's policy conditions alleviate these potential issues suitably and effectively, and the presence of a specific flood risk policy in the Plan will act to mitigate any negative impacts in this regard.

15.3.4 Policy WIV31: Land behind the Fire Station

Sustainability Objective	Extent of impacts			
1. Housing & affordability	++	++	++	+
2. Efficient use of land	++	++	+	-
3. Transport & congestion	++	++	++	0
4. Good design	+			
5. Education / health	++		+	
6. Community Facilities	++	++	++	++
7. Rural nature	/		-	
8. Setting of river	/			
9. Access to open space	/			
10. Biodiversity	0			
11. Heritage Assets	++	++	+	+
12. Townscape	/		0	

Sustainability Objective	Extent of impacts	
13. Employment	/	0
14 Flooding	++	+

The site will generally have positive impacts on affordable and appropriate housing, transport and congestion, good design of dwellings, protection of existing community facilities and inclusion of additional provisions, protection of heritage assets and alleviation of flood risk.

Of the uncertain or negligible impacts highlighted, these predominantly relate to the efficient use of land, the rural nature of Wivenhoe, the preservation of the setting of the river, access to green spaces, protecting biodiversity and protecting and enhancing the townscape. It should be noted however that the site's policy conditions alleviate these potential issues suitably and effectively

16 Monitoring

The significant sustainability effects of implementing a Plan must be monitored in order to identify unforeseen adverse effects and to be able to undertake appropriate remedial action. The Sustainability Framework contained in this report contains suggested indicators in order to monitor each of the SEA Objectives, however these may not all be collected due to limited resources and difficulty in data availability or collection.

Guidance stipulates that it is not necessary to monitor everything included within the Sustainability Framework, but that monitoring should focus on significant sustainability effects, e.g. those that indicate a likely breach of international, national or local legislation, that may give rise to irreversible damage or where there is uncertainty and monitoring would enable preventative or mitigation measures to be taken.

Upon adoption the Plan will be accompanied by an Adoption Statement which will outline those monitoring indicators most appropriate for future monitoring of the Plan in line with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004.

17 Next Steps – Consulting on the SEA

This Environmental Report will be subject to consultation. There are three statutory consultees that are required to be consulted for all Strategic Environmental Assessment documents. These are:

- The Environment Agency;
- Natural England; and
- Historic England.

In addition to these, the Wivenhoe Neighbourhood Plan Group may wish to expand this list of consultees to include relevant stakeholders and interested parties.

All comments on the content of this Environmental Report should be sent to:

wivenhoe.npsg@gmail.com or via website:

<http://wivenhoeneighbourhoodplan.org.uk/>

18 Appendix 1 - Appraisal of Reasonable Alternative Sites

18.1 Reasons for selecting the alternatives dealt with

Some landowners approached the WNPB to put forward sites for development at a fairly early stage in the Plan process. Additional sites for consideration have been identified through the Borough Council's call-for-sites (2014) and Strategic Land Availability Assessment (SLAA) exercise (late 2015) undertaken for their emerging Local Plan. These sites have been promoted and put forward by landowners and developers for inclusion in the Borough Council's Local Plan and it is considered that the scope and purpose of this exercise is relevant also for the formulation of the Wivenhoe Neighbourhood Plan. The timing of the above work by the Borough Council also offers the most up to date information as to the desirability of sites to be included for consideration within the Neighbourhood Plan from landowners and developers.

The call-for-sites and SLAA exercise identified a total of 14 sites within the Wivenhoe Neighbourhood Plan Area. Some of these sites constitute the allocations made within the Neighbourhood Plan and these have been appraised elsewhere in this report. The majority were discounted from consideration due to viability, availability and suitability reasons as identified in the Borough Council's SLAA process. It is considered that this process is equally relevant to the selection, and non-selection, of sites within the Wivenhoe Neighbourhood Plan and these discounted sites have not been considered within this Plan. Appendix 2 of this Report identifies and gives the reasons for these sites being discounted.

The Neighbourhood Plan identifies two alternative sites that were considered throughout the plan-making process. These are shown within the Plan as:

- Site 078 - Land Adjoining Millfields School
- Site 048 – Edge of Wivenhoe Woods

NOTE ON SITE 048

It should be noted that Site 048 as identified was not subjected to the LPA's SLAA process as the size of the site, and its subsequent indicative dwelling yield was too small to allocate within the Local Plan. This also applies to the Neighbourhood Plan. In addition to this, paragraph 17.10 of the Neighbourhood Plan adds that the site was also ruled out according to the Plan's site assessment criteria. It states that, 'a very small site which is on the edge of Wivenhoe Woods, the Colne Nature Reserve, is presently covered as part of the Coastal Protection Belt. Although fenced since it was privately acquired, it is generally considered to be part of the green area of the woods and it should be protected from development in the future.' This can be taken as the definitive reason for this site's rejection, and its non-consideration within the SEA as a reasonable alternative to the proposed allocations.

The following table explores the comparative sustainability of the alternative site 078 – Land Adjoining Millfields School.

Table 47: Appraisal of alternative sites and impacts compared to proposed allocations

SEA objective	Site criteria	Proposed Sites				Alternative Site
		Policy: WIV28	Policy: WIV29	Policy: WIV30	Policy: WIV31	ALT: (Site 078)
1. To meet the housing needs of Wivenhoe residents which will enable them to live in a decent, safe house at a price they can afford.	Will the site deliver affordable social housing and sites for housing associations?	+	+	+	+	+
	Will the site deliver housing suitable for older people?	++	++	/	++	/
	Is the site subject to noise or other pollution?	++	++	++	++	--
	Are there power lines crossing the site?	++	++	++	++	++
2. Development to make an efficient use land	Is the site on Brownfield land?	--	--	--	--	--
	What housing density will be delivered?	/	++	/	++	/
	Is the site high grade agricultural land?	+	-	-	-	-
	Does the land contain valuable mineral resources, or is it allocated for future waste management?	--	--	++	++	--
	Is the land contaminated or possibly needing remediation?	/	+	+	+	+
3. Location of new development should encourage walking and use	Does the site have/potentially have good pedestrian and cycle access to local facilities?	++	++	++	++	-
	Is the site conveniently located for current or potential bus	++	++	++	++	++

SEA objective	Site criteria	Proposed Sites				Alternative Site
		Policy: WIV28	Policy: WIV29	Policy: WIV30	Policy: WIV31	ALT: (Site 078)
of sustainable transport and minimise impact on current traffic congestion.	stops and is there/could there be a good bus service?					
	Would site access be onto the currently most congested roads and lead to further peak hour congestion on these routes?	++	++	++	++	--
	If used for employment purposes would the site be accessible by sustainable transport?	0	0	0	0	0
4. Dwellings should be of good design, and environmentally friendly and should complement the current townscape	Would a development complement the existing townscape in terms of design and scale?	+	+	+	+	+
5. To build a sustainable community with good education, health and social outcome	Would there be adequate early years and primary school places?	++	++	++	++	/
	Are there adequate health facilities?	+	/	+	+	--
6. To protect existing community facilities and to secure additional facilities.	Would development of the site affect any existing buildings used by the community?	++	++	++	++	++
	Would development affect any existing community sports facilities?	++	++	++	++	++

SEA objective	Site criteria	Proposed Sites				Alternative Site
		Policy: WIV28	Policy: WIV29	Policy: WIV30	Policy: WIV31	ALT: (Site 078)
	Would development result in extra community buildings, sports facilities, allotments, public open space, a cemetery (green and traditional)?	++	++	++	++	--
	Would development result in the loss of open space?	-	-	++	++	++
7. To preserve the rural nature of Wivenhoe	Would development of the site result in settlement coalescence? Would important vistas from and towards Wivenhoe be preserved?	++	++	/	/	--
	Would the rural approach to the settlement area be affected?	+	+	+	-	+
8. To preserve the green setting of the river Colne	Is the site in the current coastal protection belt and is it visible from the river or has views to the river?	++	++	++	/	--
9. To preserve and enhance access to green spaces, the open countryside and the river	Will development of the site impact on access to green spaces or on footpaths crossing them or alongside the river?	--	--	/	/	/
10. Protect and enhance biodiversity	Would development affect sites which are important for biodiversity?	0	/	0	0	/

SEA objective	Site criteria	Proposed Sites				Alternative Site
		Policy: WIV28	Policy: WIV29	Policy: WIV30	Policy: WIV31	ALT: (Site 078)
11. To protect and enhance Wivenhoe's designated and undesignated Heritage Assets	Are there any of the following (including their settings) on site (?): Listed buildings (and at risk) Scheduled Monuments (and at risk) Registered Parks and Gardens (and at risk)	++	++	++	++	++
	Impact on the Conservation Impact	+	+	+	+	+
	Are there any known archaeological deposits on the site?	+	+	+	+	+
	Are there any locally listed heritage assets (and at risk) on the site?	++	++	++	++	++
12. To protect and enhance the townscape of the settlement area and its landscape setting	Would development of the site complement the existing townscape?	/	/	/	/	0
	Would it affect views and vistas?	0	0	0	0	--
	Would it impact on visually significant trees and woodland?					
13. To increase	Would the site be viable for generating employment?	0	0	0	0	0

SEA objective	Site criteria	Proposed Sites				Alternative Site
		Policy: WIV28	Policy: WIV29	Policy: WIV30	Policy: WIV31	ALT: (Site 078)
employment and business activity in Wivenhoe and to encourage home working	Would housing design and improvements to telecommunications encourage home working?	0	/	/	/	/
14. To improve resilience to climate change including potential impact on flooding	Is the site subject to flooding?	++	++	++	++	++
	Would development of the site increase the potential for flooding elsewhere?	+	+	-	+	+

18.2 Summary of sustainability effects of the alternatives and the reason for rejection

The only alternative site considered reasonable for allocation, Site 078, would be to allocate land adjoining to Millfields School. It is intended to be protected from development in the Neighbourhood Plan to preserve views to the River Colne. The summary of the appraisal of this alternative is below.

Alternative	Site 078 - Land Adjoining Millfields School
<p>Summary and reason for rejection</p>	<p>The site is currently greenfield land with good public transport links and there would be no loss of open spaces, sports or community facilities should this land be developed. The site location is also at a low risk of flooding from the river and surface water. Development in this location would assist in the preservation of the rural approach to Wivenhoe however would constitute a reduction in the strategic break between Wivenhoe and land to the east extending to Alresford. No heritage assets, locally listed buildings or known archaeological deposits are located on the site however development in this area may harm the conservation area; were access be provided to Ballast Quay Road, as suggested by the developer, this could lead to increases in traffic in Lower Wivenhoe and the heart of the Conservation Area.</p> <p>This site performs poorly in relation to the fact that it is in close proximity to the gravel processing plant in Wivenhoe and any ancillary noise impacts; an impact that the allocated sites would not be subject to. It is also greenfield land of very good agricultural quality. Again, setting it apart from the sites proposed for allocation, access to food stores and a GP surgery are further and significant issues for this site with the centre of the site being located 801-1,000m and 1,000m or more from these services respectively. The location of the school to the immediate west of the site's boundary is also considered a valid constraint to the site by the Wivenhoe Neighbourhood Plan Group. Crucially also, development would impact on views and vistas to and from the River Colne and the site lies within the area identified under Policy WIV 4. The site is also within the Coastal Protection Belt. Whilst the extent of the Coastal Protection Belt is being reviewed by the LPA, it is thought that the principle of losing an important locally valued view would still have merit should this area of land be undesignated in this regard.</p> <p>As included within the Neighbourhood Plan, the site has been principally rejected due to the land being too far from local shops and services and sufficiently more so than the allocated sites. The land's close proximity to, and subsequent impact on the school was also considered a significant reason for rejection alongside traffic impacts with access to wider services being directed through to the settlement's most congested roads. In addition, the land is rated highly for its views across and towards the River Colne and its estuary. The Neighbourhood Plan Group also have concerns regarding the site being within 0.8 km of the Colne Estuary (mid Essex Coast phase 2) SPA, and that development could lead to increased dog-walking adjacent to the SPA which would run contrary to the SPA's protection objectives.</p>

18.3 Detailed Alternative Site Appraisal - SITE 078 (Land adjoining Millfields School)

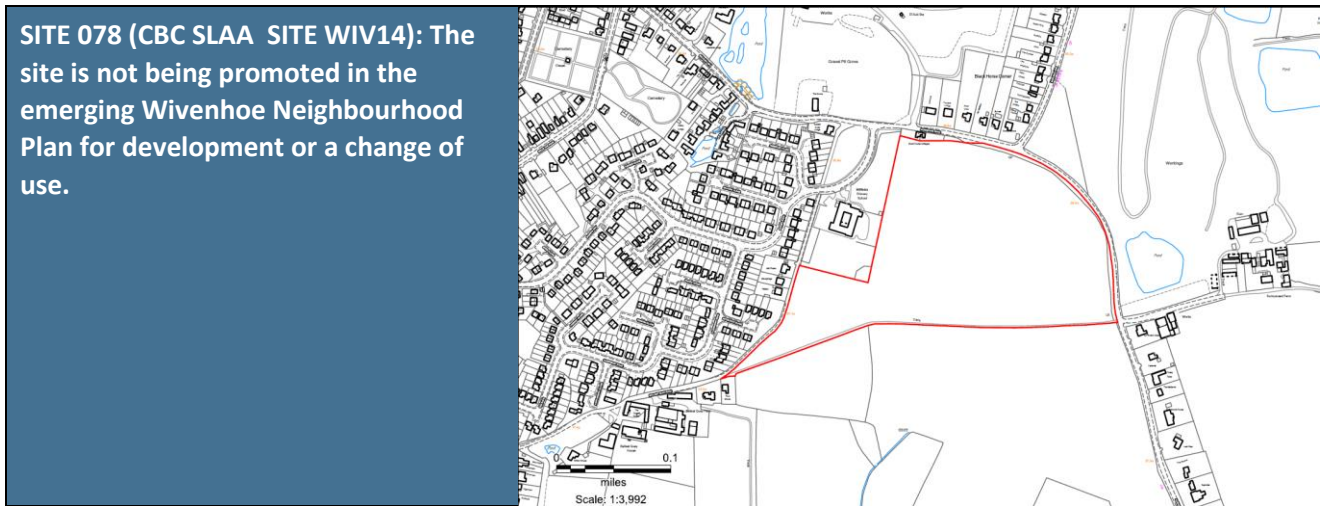


Table 48: Impact on SEA Objectives

SEA objective	Site criteria	Impact	Commentary (where necessary)
1. To meet the housing needs of Wivenhoe residents which will enable them to live in a decent, safe house at a price they can afford.	Will the site deliver affordable social housing and sites for housing associations?	+	Housing numbers are unknown. The allocated sites have been progressed in line with discussions and policy conditions that ensure affordable social housing. As such, a positive impact has been highlighted for the purposes of a consistent and fair assessment of all sites.
	Will the site deliver housing suitable for older people?	/	Housing types are unknown. The allocated sites have been progressed in line with discussions and policy conditions that ensure housing suitable for older people. As such, an uncertain impact has been highlighted for the purposes of a consistent and fair assessment of all sites, whilst in consideration of the fact that need is met through other allocations.
	Is the site subject to noise or other pollution?	--	Site is within 250m from the gravel processing plant.
	Are there power lines crossing the site?	++	No power lines cross the site.
2. Development to make an efficient use land	Is the site on Brownfield land?	--	Site is 100% greenfield.
	What housing density will be delivered?	/	Housing density unclear.
	Is the site high grade agricultural land?	-	Site is grade 2 agricultural land.

SEA objective	Site criteria	Impact	Commentary (where necessary)
	Does the land contain valuable mineral resources, or is it allocated for future waste management?	--	Site is within a Waste Consultation Zone.
	Is the land contaminated or possibly needing remediation?	+	There are no known contamination concerns with the development of this land.
3. Location of new development should encourage walking and use of sustainable transport and minimise impact on current traffic congestion.	Does the site have/potentially have good pedestrian and cycle access to local facilities?	-	Centre of the site is within 801 – 1,000m from a food store.
	Is the site conveniently located for current or potential bus stops and is there/could there be a good bus service?	++	Site is adjacent to the Bowes Road bus stop.
	Would site access be onto the currently most congested roads and lead to further peak hour congestion on these routes?	--	Site access would be on to Alresford Road/Rectory Road which in themselves are not congested roads, however access to wider services would be directed through the most congested parts of the settlement and would potentially exacerbate traffic issues surrounding the school at peak times.
	If used for employment purposes would the site be accessible by sustainable transport?	0	Site is for another use.
4. Dwellings should be of good design, and environmentally friendly and should complement the current townscape	Would a development complement the existing townscape in terms of design and scale?	+	All developments should complement the existing townscape in accordance with policy in this Neighbourhood Plan and Colchester Local Plan.
5. To build a sustainable community with good education,	Would there be adequate early years and primary school places?	/	The dwelling yields of allocated sites have been calculated in order to be supported by primary school capacity. Where housing numbers are unknown the impacts on primary school places are similarly uncertain.

SEA objective	Site criteria	Impact	Commentary (where necessary)
health and social outcome	Are there adequate health facilities?	--	50% of the site is more than 1,000m from a GP Surgery.
6. To protect existing community facilities and to secure additional facilities.	Would development of the site affect any existing buildings used by the community?	++	No loss of existing community facilities
	Would development affect any existing community sports facilities?	++	No loss of sports facilities.
	Would development result in extra community buildings, sports facilities, allotments, public open space, and/or a cemetery (green and traditional)?	++	The allocated sites have been progressed in line with discussions and policy conditions that ensure that such community facilities are integrated into proposals. As such, information as to any potential community facilities coming forward as a result of the development of this site are uncertain, however it should be noted that such facilities might have come forward were the site allocated. Therefore, positive impacts have been highlighted for the purposes of a consistent and fair assessment of all sites.
	Would development result in the loss of open space?	++	No loss of open space.
7. To preserve the rural nature of Wivenhoe	Would development of the site result in settlement coalescence? Would important vistas from and towards Wivenhoe be preserved?	--	The strategic break would be marginally compromised, and the site would see the loss of an important locally valued view to the River Colne.
	Would the rural approach to the settlement area be affected?	+	Site is not located on a road significant to the rural approach.
8. To preserve the green setting of the river Colne	Is the site in the current coastal protection belt and is it visible from the river or has views to the river?	--	Site is within the Coastal Protection Belt and would negatively impact on views if developed as housing.
9. To preserve and enhance access to green	Will development of the site impact on access to green spaces or on	/	No net loss of accessible green space.

SEA objective	Site criteria	Impact	Commentary (where necessary)
spaces, the open countryside and the river	footpaths crossing them or alongside the river?		
10. Protect and enhance biodiversity	Would development affect sites which are important for biodiversity?	/	The site is within 250m from the River Colne SSSI.
11. To protect and enhance Wivenhoe's designated and undesignated Heritage Assets	Are there any of the following (including their settings) on site (?): Listed buildings (and at risk) Scheduled Monuments (and at risk) Registered Parks and Gardens (and at risk)	++	No heritage assets are located on the site.
	Impact on the Conservation Area	+	Site is not within or adjacent to the Conservation Area and would not have a negative impact.
	Are there any known archaeological deposits on the site?	+	No known archaeological deposits on site.
	Are there any locally listed heritage assets (and at risk) on the site?	++	No locally listed buildings on site.
12. To protect and enhance the townscape of the settlement area and its landscape setting	Would development of the site complement the existing townscape?	0	Unknown. As such, no impact has been highlighted.
	Would it affect views and vistas? Would it impact on visually significant trees and woodland?	--	Site is in an area with intrinsic landscape qualities. There are no Tree Preservation Orders or Ancient Woodlands however the land provides an important local view to the River Colne with high visual prominence and intervisibility.
13. To increase employment and business activity	Would the site be viable for generating employment?	0	Site is for another use.

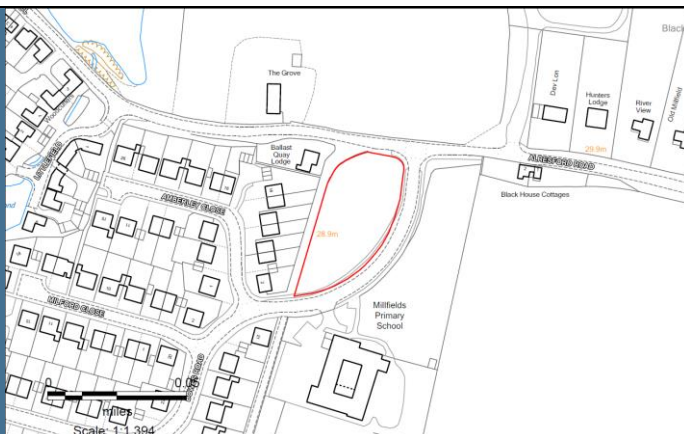
SEA objective	Site criteria	Impact	Commentary (where necessary)
in Wivenhoe and to encourage home working	Would housing design and improvements to telecommunications encourage home working?	/	Survey information suggests current conditions within the area of adjoining Millfields School are adequate to accommodate home working. However, improvements to mobile phone coverage and internet speeds could be more conducive to working from home.
14. To improve resilience to climate change including potential impact on flooding	Is the site subject to flooding?	++	Site is completely within flood zone 1.
	Would development of the site increase the potential for flooding elsewhere?	+	Site is partially within an area of low risk from surface water flooding.

19 Appendix 2 – Sites excluded from the plan-making and SEA processes

The following sites have been identified in the LPA’s SLAA; however have been excluded from the SEA process, due to them being considered unreasonable alternatives.

19.1 Land at Bowes Road, Wivenhoe

CBC SLAA site WIV12: The site is not being promoted for development or a change of use in the emerging Wivenhoe Neighbourhood Plan. The emerging Neighbourhood Plan does contain a commitment to protect existing open spaces from development. The Neighbourhood Plan local land review process has identified the land as being in the ownership of Elmstead Parish Council, a historic consequence resulting from when this area formed part of that Parish until the boundary change in 1997.



19.1.1 Reason for Rejection

The site is not being promoted for development or a change of use. The site is allocated within the Neighbourhood Plan for its current use as open space. The site is also not considered an appropriate or reasonable alternative for the Plan’s proposed allocation due to its dwelling yield.

19.2 Land fronting Bobbitts Way, Wivenhoe

CBC SLAA site WIV13: The site is not being promoted for development or a change of use. The site is designated as private and public open space in the Colchester Borough Council LDF Proposals Map.



19.2.1 Reason for Rejection

The site is not being promoted for development or a change of use. The site is designated as private and public open space in the Colchester Borough Council LDF Proposals Map. The site is also not considered an appropriate or reasonable alternative for the Plan’s proposed allocation due to its dwelling yield.

19.3 Area of Woodland north of Elm Grove, Wivenhoe

CBC SLAA WIV05: The site is not being promoted for development or a change of use. The

Neighbourhood Plan does contain a commitment to protect existing open spaces and wildlife sites from development.

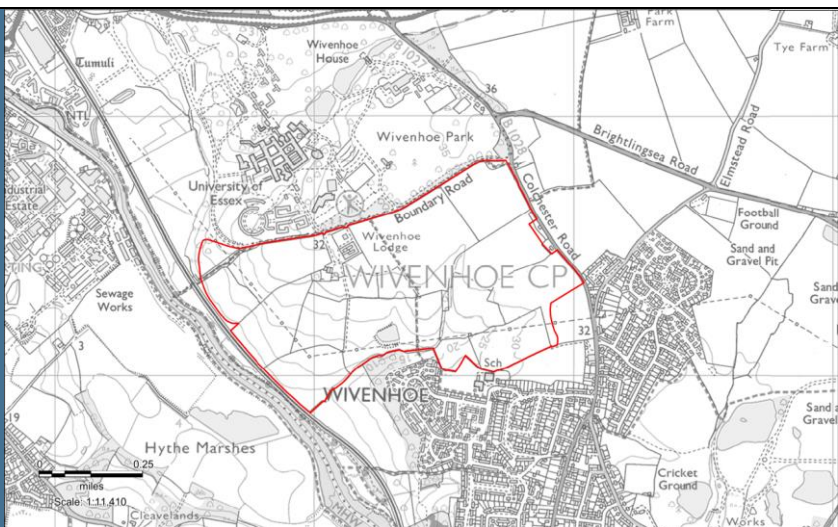


19.3.1 Reason for Rejection

This site received a red rating in the Stage 1 initial sieve of the LPA’s SLAA. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process. In relation to this site the lack of public highway access to and from the site means the site is not suitable. For this reason the site has been rejected or been included in the SEA process.

19.4 Land between University and Wivenhoe settlement, Wivenhoe

CBC SLAA WIV06: The site is not being promoted for development or change of use. The Neighbourhood Plan includes a strong commitment to maintain a ‘strategic break’ between Wivenhoe and the university and thereby preventing coalescence with the Colchester town conurbation.



19.4.1 Reason for Rejection

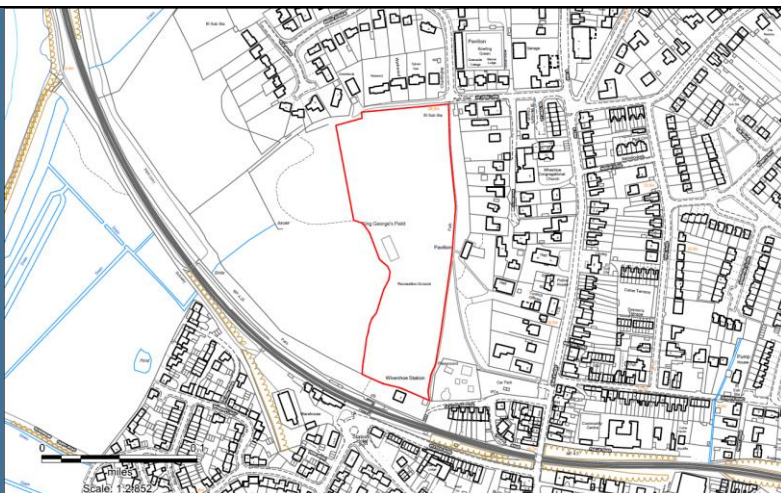
The land is currently protected from development through its designation as Coastal Protection Belt. Although this designation is currently being reviewed, the views to and from the estuary are highly valued landscape features of the area and are likely to be protected in the Borough Council’s emerging Local Plan. Where the coastal protection belt designation is considered open to review (because of its relation to the coast) this land has been identified for development in the Wivenhoe neighbourhood plan and is included within site WIV02.

The Stage 1B sieve of the LPA’s SLAA tests sites in terms of their existing status and use. Sites are sieved out with a red rating at this stage where there is insufficient information in relation to their existing status and use that renders further assessment unnecessary. Crucially, the land represents the entirety of the ‘strategic break’ that the Neighbourhood Plan seeks to protect. For this reason the site has been rejected and not been included in the SEA

process.

19.5 King George Field, Wivenhoe

CBC SLAA WIV07: The site is not being promoted for development or a change of use. The Neighbourhood Plan contains a commitment to protect existing open spaces from development.

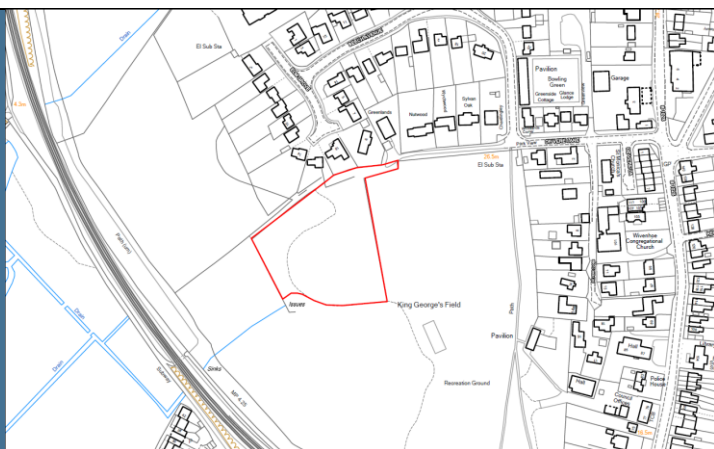


19.5.1 Reason for Rejection

This site received a red rating in the Stage 1 initial sieve of the LPA's SLAA. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process. In relation to this site the lack of public highway access to and from the site means the site is unsuitable for any further consideration. For this reason the site has been rejected.

19.6 Land west of King George Field, Wivenhoe

CBC SLAA WIV08: The site is not being promoted for development or a change of use. The Neighbourhood Plan contains a commitment to protect existing open spaces from development.



19.6.1 Reason for Rejection

This site received a red rating in the Stage 1 initial sieve of the Strategic Land Availability Assessment. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process. In relation to this site the lack of public highway access to and from the site means the site is unsuitable for any further consideration. For this reason the site has been rejected.

19.7 Land south east of Wivenhoe Wood, Wivenhoe

CBC SLAA WIV09: The site is not being promoted for development or a change of use. The

Neighbourhood Plan contains a commitment to protect existing open spaces and wildlife sites from development.

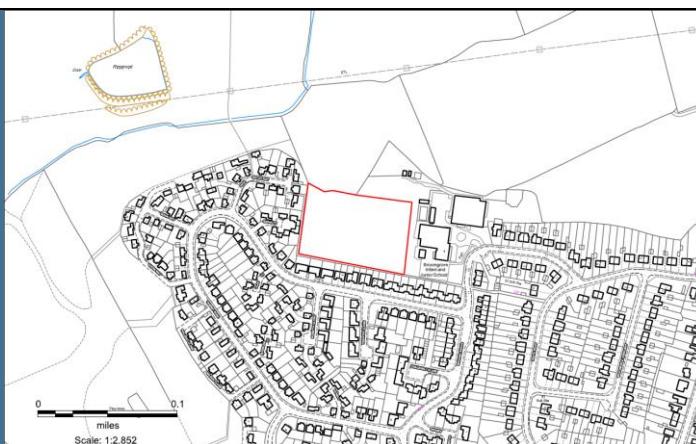


19.7.1 Reason for Rejection

This site received a red rating in the Stage 1 initial sieve of the Strategic Land Availability Assessment. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process. In relation to this site the lack of public highway access to and from the site means the site is unsuitable for any further consideration. For this reason the site has been rejected.

19.8 Land adjacent to Broomgrove School, Wivenhoe

The site is not being promoted for development or a change of use. The Neighbourhood Plan contains a commitment to protect existing open spaces from development.



19.8.1 Reason for Rejection

This site received a red rating in the Stage 1 initial sieve of the Strategic Land Availability Assessment. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process. In relation to this site the lack of public highway access to and from the site means the site is unsuitable for any further consideration. For this reason the site has been rejected.

19.9 Land north west of Cricket Ground, Wivenhoe

The site is not being promoted for development or a change of use.



19.9.1 Reason for Rejection

The stage 1B sieve of the Strategic Land Availability Assessment tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. In relation to this site, the current use as allotments, despite not being protected as such in the LDF Proposals Maps, is not likely to cease in the foreseeable future. For this reason the site has been rejected.

The logo for 'place services' is a dark blue square with the words 'place' and 'services' stacked vertically in white, lowercase, sans-serif font.

This information is issued by
Place Services Team at Essex County Council
You can contact us in the following ways:

Visit our website:
placeservices.co.uk

By telephone:
03330 136 840

By email:
enquiries@placeservices.co.uk

By post:
Place Services, Essex County Council
PO Box 11, County Hall, Chelmsford, Essex, CM1 1QH

Read our online magazine at essex.gov.uk/ew

Follow us on  **Essex_CC**

Find us on  **facebook.com/essexcountycouncil**

The information in this document can be translated, and/
or made available in alternative formats, on request.

Published August 2016