



# Colchester Preferred Options Local Plan

## Appendices

## Colchester City Council

### **Final report**

Prepared by LUC

February 2025

Version	Status	Prepared	Checked	Approved	Date
1	Draft report	R Myerscough L Haddad K Moroney	K Moroney J Pearson	J Pearson	11/02/2025
2	Final report	L Haddad K Moroney	K Moroney J Pearson	J Pearson	14/02/2025



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Registered in England. Registered number 2549296. Registered office: 250 Waterloo Road, London SE1 8RD. Printed on 100% recycled paper

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# Appendix A

## Consultation Comments

### Comments received on the Scoping Report and how they have been addressed

#### Environment Agency

##### Summary of comment

**A.1** We have undertaken an initial review of the SA Scoping Report. Following an initial overview of the document, we cannot see any gaps of information or other documents for review at this time. You should ensure that any evidence-based documents are the most up to date available. For any data you require that we hold please contact our customer and engagement team at [enquiries\\_eastanglia@environment-agency.gov.uk](mailto:enquiries_eastanglia@environment-agency.gov.uk) and they shall process any data request for you.

**A.2** We are able to carry out a more in-depth review under our charged for service if this is required by yourselves. If you wish for us to review this under our charged for service, please contact me further to discuss this in more detail.

## Council response/ action

**A.3** Comment noted. The evidence is being progressed as the plan progresses. The summary of relevant policies, plans and programmes will be kept updated as part of further stages of the iterative SA process.

## Historic England

### Summary of comment

**A.4** Thank you for consulting Historic England about the Colchester Local Plan Review SA Scoping report consultation.

**A.5** In terms of the historic environment, we consider that the report has identified the plans and programmes which are of relevance to the development of the Local Plan Review, that it has established an appropriate Baseline against which to assess the Plan's proposals and that it has put forward a suitable set of Objectives and Indicators. Overall, therefore, we believe that it provides an appropriate framework for assessing the likely significant effects which this plan might have upon the historic environment.

**A.6** Historic England strongly advises that the conservation and archaeological team of your authority are closely involved throughout the preparation of the SA of this Plan. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the HER (formerly SMR); how the policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets. Historic England has produced guidance for all involved in undertaking SEA/SA exercises which gives advice on issues relating to the historic environment.

**A.7** This opinion is based on the information provided by you in the document dated April 2024 and, for the avoidance of doubt, does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the plan which is the subject to consultation, and which may, despite the SA/SEA, have adverse effects on the environment.

**A.8** If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

### Council response/ action

**A.9** The Council welcomes the comment that the scoping report provides an appropriate framework for assessing the likely significant effects which this plan might have upon the historic environment. The Council will involve the Historic Environment Officer in the preparation of both the plan and SA.

## Natural England

**A.10** Thank you for your consultation on the above dated 16 April 2024.

**A.11** Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**A.12** Natural England is pleased to see reference in the Scoping Report to making enhancement of the green network and waterways in Colchester the priority for the Plan. We are also pleased to see that officers would like to allocate strategic biodiversity net gain sites and biodiversity net gain corridors/stepping stones to deliver the greatest benefits for biodiversity and enhance connections between existing and new wildlife sites. We wish to see areas highlighted as having significant importance for biodiversity recognised

## Appendix A Consultation Comments

with nature recovery measures enacted there for the benefit of people and nature; for example Middlewick Ranges Local Wildlife Site.

**A.13** We have been asked to provide comments on the following considerations:

- Are there any other plans and programmes that we should review?

**A.14** Within the sections on Biodiversity and Landscape, Natural England welcomes the inclusion of the Environmental Improvement Plan (2023) and the 25 Year Environment Plan, England Biodiversity Strategy Climate Change Adaptation Principles, Essex Local Nature Recovery Strategy (LNRS) etc. We have not critically reviewed the plans listed, however, we advise that the following types of plans relating to the natural environment should be considered where applicable to your plan area:

- Green infrastructure strategies
- Biodiversity plans
- Rights of Way Improvement Plans
- Shoreline management plans
- Coastal access plans
- River basin management plans
- AONB management plans.
- Relevant landscape plans and strategies.

**A.15** We acknowledge the importance of these plans and programmes which should ensure that the Colchester Local Plan is used to shape and build a Nature Recovery Network both in the Borough and working with the wider Essex LNRS, with an emphasis on enlarging, connecting and improving management of remaining biodiverse areas. We wish to see the LNRS and Biodiversity Net Gain used as tools over the lifetime of the Local Plan to spatially highlight and deliver the Nature Recovery Network.

- Is anything missing from the baseline information?

## **Appendix A** Consultation Comments

**A.16** Please see the annex attached to our covering email for our advice on sources of local plan evidence on the natural environment.

- Are there any other sustainability issues facing Colchester that we have not identified?

**A.17** No comment.

- Do you agree with the comments on the likely evolution without the local plan?

**A.18** No comment.

- Will the sustainability objectives and assessment criteria ensure that the sustainability of Colchester's plan options are robustly tested and is the wording of the objectives optimal for appraisal purposes?

**A.19** We note that there is no reference to the restoration of biodiversity, with the issues referring only to protection and enhancement. We recommend that the restoration of biodiversity is included in line with the National Planning Policy Framework.

**A.20** We note that there is a reference to increasing access to open spaces, green infrastructure and recreational facilities and suggest that this also mentions improving people's access to nature as a key issue.

- Are there any monitoring indicators that should be added?

**A.21** As set out in Strategic environmental assessment and sustainability appraisal - GOV.UK ([www.gov.uk](http://www.gov.uk)), you should be monitoring the significant environmental effects of implementing the current Local Plan.

**A.22** The natural environment metrics in the baseline information are largely driven by factors other than the plan's performance. They are thus likely to be of little value in monitoring the performance of the Plan. It is important that any monitoring indicators relate to the effects of the plan itself, not wider changes.



## Appendix A Consultation Comments

Bespoke indicators should be chosen relating to the outcomes of development management decisions.

**A.23** Whilst it is not Natural England's role to prescribe what indicators should be adopted, the following indicators may be appropriate.

### **A.24** Biodiversity:

- Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.
- Percentage of major developments generating overall biodiversity enhancement.
- Hectares of biodiversity habitat delivered through strategic site allocations.

### **A.25** Landscape:

- Amount of new development in AONB with commentary on likely impact.

### **A.26** Green infrastructure:

- Percentage of the city's population having access to a natural greenspace within 400 metres of their home.
- Length of greenways constructed.
- Hectares of accessible open space per 1000 population.

**A.27** In addition to our comments above we advise your authority to refer to Natural England's comments provided in response to consultation on the Colchester Local Plan Review - Developing a vision for Colchester, in our letter dated 19 March 2024 (ref. 466454). Our comments in relation to climate change, BNG, green infrastructure and Middlewick Ranges are particularly relevant.

**A.28** We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

## Council response/ action

**A.29** The Council welcomes the support for the approach to the Local Plan Review.

**A.30** The types of plans and evidence related to the natural environment listed have and will continue to be considered as the plan and SA progress.

**A.31** The Council is a Supporting Authority in the Essex LNRS and will continue to work with partners on the LNRS and incorporate relevant parts of the LNRS into the plan, inline with the agreed approach to planning for a better environment.

**A.32** Amendments have been made to the SA Framework, both the assessment criteria and monitoring indicators, to address the comments.

## Appendix B

# Review of Plans, Policies and Programmes

## International plans and programmes of most relevance for the Local Plan

**B.1** 2022 Convention on Biological Diversity [\[See reference 1\]](#) – COP15 Kunming-Montreal adopted the “Kunming-Montreal Global Biodiversity Framework” (GBF), including four goals and 23 targets for achievement by 2030.

**B.2** The Glasgow Pact (UN Framework Convention on Climate Change, 2021) - Nations adopted the Glasgow Climate Pact [\[See reference 2\]](#). The package of decisions consists of a range of agreed items, including strengthened efforts to build resilience to climate change, to curb greenhouse gas emissions and to provide the necessary finance for both. Nations reaffirmed their duty to fulfil the pledge of providing \$100 billion annually from developed to developing countries. They collectively agreed to work to reduce the gap between existing emission reduction plans and what is required to reduce emissions. They also agreed to phase down unabated coal power and inefficient subsidies for fossil fuels.

**B.3** United Nations Declaration on Forests and Land Use (COP26 Declaration) (2021) [\[See reference 3\]](#) - An international commitment to halt and reverse forest loss and land degradation by 2030 while delivering sustainable development and promoting an inclusive rural transformation.

**B.4** The 2030 Agenda for Sustainable Development (2015) [\[See reference 4\]](#), adopted by all United Nations Member States, provides a shared blueprint for

## **Appendix B** Review of Plans, Policies and Programmes

peace and prosperity for people and the planet and includes 17 Sustainable Development Goals (SDGs), designed to achieve a better and more sustainable future for all.

**B.5** The United Nations Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters (the 'Aarhus Convention') (1998) [\[See reference 5\]](#) establishes a number of rights of the public (individuals and their associations) with regard to the environment. The Parties to the Convention are required to make the necessary provisions so that public authorities (at national, regional or local level) will contribute to these rights to become effective.

**B.6** The United Nations Declaration on Sustainable Development (Johannesburg Declaration) (2002) [\[See reference 6\]](#) - Sets a broad framework for international sustainable development, including building a humane, equitable and caring global society aware of the need for human dignity for all, renewable energy and energy efficiency, sustainable consumption and production and resource efficiency.

**B.7** The United Nations Paris Climate Change Agreement (2015) [\[See reference 7\]](#) is an international agreement to keep global temperature rise this century well below 2 degrees Celsius above pre-industrial levels.

**B.8** The International Convention on Wetlands (Ramsar Convention) (1976) [\[See reference 8\]](#) is an international agreement with the aim of conserving and managing the use of wetlands and their resources.

**B.9** The European Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) (1979) [\[See reference 9\]](#) aims to ensure conservation and protection of wild plant and animal species and their natural habitats, to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species).

**B.10** The International Convention on Biological Diversity (1992) [\[See reference 10\]](#) is an international commitment to biodiversity conservation through national strategies and action plans.

**B.11** The European Habitats Directive (1992) [\[See reference 11\]](#), together with the Birds Directive, sets the standard for nature conservation across the EU and enables all 27 Member States to work together within the same strong legislative framework in order to protect the most vulnerable species and habitat types across their entire natural range within the EU. It also established the Natura 2000 network.

**B.12** The European Birds Directive (2009) [\[See reference 12\]](#) requires the maintenance of all species of naturally occurring birds in the wild state in the European territory at a level which corresponds in particular to ecological, scientific and cultural requirements, while taking account of economic and recreational requirements.

**B.13** The United Nations Declaration on Forests (New York Declaration) (2014) [\[See reference 13\]](#) sets out international commitment to cut natural forest loss by 2020 and end loss by 2030.

**B.14** The Valletta Treaty (1992) [\[See reference 14\]](#), formerly the European Convention on the Protection of the Archaeological Heritage (Revisited), aims to protect the European archaeological heritage “as a source of European collective memory and as an instrument for historical and scientific study”.

**B.15** The United Nations (UNESCO) World Heritage Convention (1972) [\[See reference 15\]](#) promotes co-operation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations.

**B.16** The European Convention for the Protection of the Architectural Heritage of Europe (1985) [\[See reference 16\]](#) defines ‘architectural heritage’ and requires that the signatories maintain an inventory of it and take statutory measures to ensure its protection. Conservation policies are also required to be

integrated into planning systems and other spheres of government influence as per the text of the convention.

**B.17** The European Landscape Convention (2002) [\[See reference 17\]](#) promotes landscape protection, management and planning. The Convention is aimed at the protection, management and planning of all landscapes and raising awareness of the value of a living landscape.

## National Plans and Programmes (beyond the NPPF) of most relevance for the Local Plan

### Climate Change Adaptation and Mitigation

**B.18** The Carbon Budget Delivery Plan (2023) [\[See reference 18\]](#) explains how the government intends to meet its legally-binding climate goals, setting out a package of quantified and unquantified proposals and policies, and associated timescales and delivery risks this also includes:

- wider matters in connection with carbon budgets
- the contribution of these proposals and policies to sustainable development
- the impact the package has on sectors of the economy

**B.19** Powering up Britain (2023) [\[See reference 19\]](#) sets out the department's approach to energy security and net zero, and acts as an introduction to Powering Up Britain: Energy Security Plan, and Powering Up Britain: Net Zero Growth Plan.

**B.20** The Environment Improvement Plan 2023 [\[See reference 20\]](#) for England is the first revision of the 25 Year Environment Plan (YEP). It builds on the 25 YEP vision with a new plan setting out how they will work with landowners, communities and businesses to deliver each goal for improving the environment, matched with interim targets to measure progress. Taking these actions will help to restore nature, reduce environmental pollution, and increase the prosperity of the country.

**B.21** UK Climate Change Risk Assessment 2022 [\[See reference 21\]](#) outlines the UK government and devolved administrations' position on the key climate change risks and opportunities that the UK faces today. The risk assessment considers sixty-one UK-wide climate risks and opportunities cutting across multiple sectors of the economy and prioritises the following eight risk areas for action in the next two years:

- risks to the viability and diversity of terrestrial and freshwater habitats and species from multiple hazards
- risks to soil health from increased flooding and drought
- risks to natural carbon stores and sequestration from multiple hazards
- risks to crops, livestock and commercial trees from multiple climate hazards
- risks to supply of food, goods and vital services due to climate-related collapse of supply chains and distribution networks
- risks to people and the economy from climate-related failure of the power system
- risks to human health, wellbeing and productivity from increased exposure to heat in homes and other buildings
- multiple risks to the UK from climate change impacts overseas

**B.22** The British Energy Security Strategy (2022) [\[See reference 22\]](#) sets out how the UK will enhance its energy security, setting out plans for future deployment of wind, new nuclear, solar and hydrogen, and for supporting the production of domestic oil and gas in the nearer term. The strategy builds on the

## Appendix B Review of Plans, Policies and Programmes

Prime Minister's 'Ten point plan for a green industrial revolution', and the 'Net zero strategy'. Key aims and commitments include:

- New commitments to supercharge clean energy and accelerate deployment, which could see 95% of Great Britain's electricity set to be low carbon by 2030.
- Supporting over 40,000 more jobs in clean industries, totalling 480,000 jobs by 2030.
- Accelerated expansion of nuclear, wind, solar, hydrogen, oil and gas, including delivering the equivalent to one nuclear reactor a year instead of one a decade.
- Offshore wind – Aim of providing up to 50GW by 2030, of which 5GW is planned to be from floating offshore wind in deeper seas. This is aimed to be underpinned by new planning reforms to cut the approval times for new offshore wind farms from 4 years to 1 year and an overall streamlining which will aims to reduce the time it takes for new projects to reach construction stages while improving the environment.
- Oil and gas – A licensing round for new North Sea oil and gas projects is planned to launch in Autumn, with a new taskforce providing bespoke support to new developments.
- Onshore wind – The Government plans to consult on developing partnerships with a limited number of supportive communities who wish to host new onshore wind infrastructure in return for guaranteed lower energy bills.
- Heat pump manufacturing – The Government aim to run a Heat Pump Investment Accelerator Competition in 2022 worth up to £30 million to make British heat pumps, with hopes to reduce demand for gas.

**B.23** It is anticipated that following the 2024 general election, the British Energy Security Strategy, based on the former Prime Minister's 'Ten Point Plan for a Green Industrial Revolution' and the 'Net Zero Strategy' may undergo several changes influenced by the new government's priorities, and evolving economic and technological conditions.



**B.24** The Environment Act 2021 [\[See reference 23\]](#) sets statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water, and resource efficiency and waste reduction. The Environment Act will deliver:

- Long-term targets to improve air quality biodiversity, water, and waste reduction and resource efficiency.
- A target on ambient PM2.5 concentrations.
- A target to halt the decline of nature by 2030.
- Environmental Improvement Plans, including interim targets.
- A cycle of environmental monitoring and reporting.
- Environmental Principles embedded in domestic policy making.
- Office for Environmental Protection to uphold environmental law.

**B.25** The Net Zero Strategy: Build Back Greener (2021) [\[See reference 24\]](#) sets out policies and proposals for decarbonising all sectors of the UK economy to meet net zero targets by 2050. It sets out strategies to keep the UK on track with carbon budgets, outlines the National Determined Contribution (NDC) and sets out the vision for a decarbonised economy in 2050. Its focus includes:

- Policies and proposals for reducing emissions across the economy in key sectors (power, fuel supply and hydrogen, industry, heat and buildings, transport, natural gas and waste).
- Policies and proposals for supporting transition across the economy through innovation, green investment, green jobs, embedding net-zero in government, local climate action, empowering people and businesses, and international leadership and collaboration.

**B.26** The Industrial Decarbonisation Strategy (2021) [\[See reference 25\]](#) aims to support existing industry to decarbonise and encourage the growth of new, low carbon industries to protect and create skilled jobs and businesses in the UK encouraging long-term investment in home-grown decarbonisation technology. The strategy sets out the government's vision for building a competitive, greener future for the manufacturing and construction sector and is

part of the government's path to net zero by 2050. The strategy aims to reduce emissions by two-thirds in just 15 years and support up to 80,000 jobs over the next thirty years and includes measures to produce 20 terawatt hours of the UK industry's energy supply from low carbon alternatives by 2030. It also aims to introduce new rules on measuring the energy and carbon performance of the UK's largest commercial and industrial buildings, providing potential savings to businesses of around £2 billion per year in energy costs in 2030 and aiming to reduce annual carbon emissions by over 2 million tonnes - approximately 10% of their current emissions. Other key commitments within the Strategy include:

- The use of carbon pricing to drive changes in industry to focus on emissions in business and investment decisions.
- To establish a policy framework to accelerate the switch from fossil fuels to low carbon alternatives such as hydrogen, electricity, or biomass.
- New product standards, enabling manufacturers to clearly distinguish their products from high carbon competitors.
- To ensure the land planning regime is fit for building low carbon infrastructure.
- Support the skills transition so that the UK workforce benefits from the creation of new green jobs.
- An expectation that at least 3 megatons of CO<sub>2</sub> is captured within industry per year by 2030.
- That by 2050, there will be zero avoidable waste of materials across heavy industries.

**B.27** The Heat and Buildings Strategy (2021) [\[See reference 26\]](#) sets out the government's plan to significantly cut carbon emissions from the UK's 30 million homes and workplaces. This strategy aims to provide a clear direction of travel for the 2020s, set out the strategic decisions that need to be taken this decade, and demonstrate how the UK plans to meet its carbon targets and remain on track for net zero by 2050. Key aims of the strategy include:

- Reduce direct emissions from public sector buildings by 75% against a 2017 baseline by the end of carbon budget 6.

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- Significantly reduce energy consumption of commercial, and industrial buildings by 2030.
- Phase out the installation of new natural gas boilers beyond 2035.
- Significantly grow the supply chain for heat pumps to 2028: from installing around 35,000 hydronic heat pumps a year to a minimum market capacity of 600,000 per year by 2028.
- Reduce the costs of installing a heat pump by at least 25-50% by 2025 and to ensure heat pumps are no more expensive to buy and run than gas boilers by 2030.
- Achieve 30-fold increase in heat pumps manufactured and sold within the UK by the end of the decade.
- Grow the market for heat pumps notably via a £450 million Boiler Upgrade Scheme to support households who want to switch with £5,000 grants.
- Improve heat pump appeal by continuing to invest in research and innovation, with the £60 million Net Zero Innovation Portfolio 'Heat Pump Ready' Programme supporting the development of innovation across the sector.
- Ensure all new buildings in England are ready for Net Zero from 2025. To enable this, new standards will be introduced through legislation to ensure new homes and buildings will be fitted with low-carbon heating and high levels of energy efficiency.
- Establish large-scale trials of hydrogen for heating, including a neighbourhood trial by 2023.
- Ensure as many fuel poor homes in England, as reasonably practicable, achieve a minimum energy efficiency rating of band C by the end of 2030.
- Support social housing, low income and fuel poor households via boosting funding for the Social Housing Decarbonisation Fund and Home Upgrade Grant, which aim to improve the energy performance of low income households' homes, support low carbon heat installations and build the green retrofitting sector to benefit all homeowners.

- Scale up low-carbon heat network deployment and to enable local areas to deploy heat network zoning- Heat Network Transformation Programme of £338 million (over 2022/23 to 2024/25).

**B.28** The UK Hydrogen Strategy (2021) [\[See reference 27\]](#) sets out the approach to developing a substantial low carbon hydrogen sector in the UK and to meet the ambition for 5GW of low carbon hydrogen production capacity by 2030. The Strategy outlines the role of hydrogen in meeting net zero targets, the existing opportunity within the UK, a strategic framework, a roadmap for the economy, and the UK Government's commitments for a hydrogen economy. The Energy Performance of Buildings Regulations (2021).

**B.29** The Energy Performance of Buildings Regulations (2021) [\[See reference 28\]](#) seek to improve the energy efficiency of buildings, reducing their carbon emissions and lessening the impact of climate change. The Regulations require the adoption of a standard methodology for calculating energy performance and minimum requirements for energy performance, reported through Energy Performance Certificates and Display Energy Certificates.

**B.30** National Infrastructure Strategy: Fairer, faster greener (2020) [\[See reference 29\]](#) sets out plans to transform UK infrastructure in order to level up the country, strengthen the Union and achieve net zero emissions by 2050. This will be enabled by clear support for private investment and through a comprehensive set of reforms to the way infrastructure is delivered.

**B.31** The Sixth Carbon Budget report (2020) [\[See reference 30\]](#) is based on an extensive programme of analysis, consultation and consideration by the Committee and its staff, building on the evidence published last year for our Net Zero advice. The recommended pathway requires a 78% reduction in UK territorial emissions between 1990 and 2035. In effect, bringing forward the UK's previous 80% target by nearly 15 years.

**B.32** Decarbonising Transport: Setting the Challenge (2020) [\[See reference 31\]](#) sets out the strategic priorities for the new Transport Decarbonisation Plan (TDP), published in July 2021. It sets out in detail what government, business

and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting the country on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050. This document acknowledges that while there have been recently published strategies to reduce greenhouse gas emissions in individual transport modes, transport as a whole sector needs to go further and more quickly, therefore the TDP takes a coordinated, cross-modal approach to deliver the transport sector's contribution to both carbon budgets and net zero.

**B.33 Flood and Coastal Erosion Risk Management: Policy Statement (2020)** [See reference 32] sets out the government's long-term ambition to create a nation more resilient to future flood and coastal erosion risk, and in doing so, reduce the risk of harm to people, the environment and the economy. The Policy Statement sets out five policy areas which will drive this ambition. These are:

- Upgrading and expanding our national flood defences and infrastructure;
- Managing the flow of water more effectively;
- Harnessing the power of nature to reduce flood and coastal erosion risk and achieve multiple benefits;
- Better preparing our communities; and
- Enabling more resilient places through a catchment-based approach.

**B.34 Net Zero – The UK's contribution to stopping global warming (Climate Change Committee, 2019)** [See reference 33] responds to a request from the Governments of the UK, Wales and Scotland, asking the Committee to reassess the UK's long-term emissions targets. The new emissions scenarios in the document draw on ten new research projects, three expert advisory groups, and reviews of the work of the IPCC and others. The report's key findings are that:

- The Committee on Climate Change recommends a new emissions target for the UK: net-zero greenhouse gases by 2050.
- In Scotland, we recommend a net-zero date of 2045, reflecting Scotland's greater relative capacity to remove emissions than the UK as a whole.

- In Wales, we recommend a 95% reduction in greenhouse gases by 2050.

### **B.35 The Promotion of the Use of Energy from Renewables Sources**

Regulations 2011 [See reference 34] required the government to ensure that renewable energy comprised 15% of the UK's total energy mix by 2020. The Renewable Energy Directive has now been superseded by Directive (EU) 2018/2001 (RED II). Although the UK has now been released from the renewable energy targets under RED II following Brexit, the UK-EU Trade and Cooperation Agreement includes a commitment to promote energy efficiency and the use of energy from renewable sources and reaffirmation of the EU's 2030 "targets" and the UK's 2030 "ambitions" for renewable energy and energy efficiency.

**B.36 The Flood and Water Management Act 2010 [See reference 35] and The Flood and Water Regulations 2019 [See reference 36]** sets out measures to ensure that risk from all sources of flooding is managed more effectively. This includes incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; rolling back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS).



**B.37 Our Waste, Our Resources: A strategy for England (2018) [See reference 37]** aims to increase resource productivity and eliminate avoidable waste by 2050. The Strategy sets out key targets which include: a 50% recycling rate for household waste by 2020, a 75% recycling rate for packaging by 2030, 65% recycling rate for municipal solid waste by 2035 and municipal waste to landfill 10% or less by 2035.

**B.38 The Clean Growth Strategy (2017) [See reference 38]** sets out the approach of the government to secure growth of the national income while cutting greenhouse gas emissions. The key policies and proposals of the Strategy sit below a number of overarching principles: acceleration of clean growth including through recommendations for private and public investment to

meet carbon budgets; providing support to improve business and industry energy efficiency; improving energy efficiency in the housing stock including through low carbon heating; accelerating the shift to low carbon transport; delivering clean, smart, flexible power; enhancing the benefits and value of our natural resources; leading in the public sector to meet emissions targets; and ensure Government leadership to drive clean growth.

**B.39** The National Planning Policy for Waste (NPPW) (2014) [\[See reference 39\]](#) identifies key planning objectives, requiring planning Authorities to:

- Help deliver sustainable development through driving waste management up the waste hierarchy;
- Ensure waste management is considered alongside other spatial planning concerns;
- Provide a framework in which communities take more responsibility for their own waste;
- Help secure the recovery or disposal of waste without endangering human health and without harming the environment; and
- Ensure the design and layout of new development supports sustainable waste management.

**B.40** The Waste Management Plan for England (2021) [\[See reference 40\]](#) sets out the measures for England to work towards a zero waste economy.

**B.41** The Climate Change Act 2008 [\[See reference 41\]](#) sets targets for UK greenhouse gas emission reductions of at least 100% by 2050, against a 1990 baseline (this was previously 80% but was updated to a net zero target in June 2019).

**B.42** The Planning and Energy Act (2008) [\[See reference 42\]](#) enables local planning authorities to set requirements for carbon reduction and renewable energy provision. It should be noted that while the Housing Standards Review proposed to repeal some of these provisions, at the time of writing there have been no amendments to the Planning and Energy Act.



**B.43** The Waste (Circular Economy) (Amendment) Regulations 2020 [\[See reference 43\]](#) seek to prevent waste generation and to monitor and assess the implementation of measures included in waste prevention programmes. They set out requirements to justify not separating waste streams close to source for re-use, recycling or other recovery operations, prohibit incineration and landfilling of waste unless such treatment process represent the best environmental outcome in accordance with the waste hierarchy. The Regulations set out when waste management plans and in waste prevention programmes are required. The Regulations focus on the circular economy as a means for businesses to maximise the value of waste and waste treatment.

## Health and Well-being

**B.44** The Green Infrastructure Framework (2023) [\[See reference 44\]](#) by Natural England will help increase the amount of green cover to 40% in urban residential areas. The Green Infrastructure Framework provides a structure to analyse where greenspace in urban environments is needed most. It aims to support equitable access to greenspace across the country, with an overarching target for everyone being able to reach good quality greenspace in their local area. From parks to green roofs, and increased tree cover, the Green Infrastructure Framework will make a significant contribution to nature recovery by embedding nature into new developments. Increasing the extent and connectivity of nature-rich habitats will also help increase wildlife populations, build resilience to the impacts of climate change, and ensure our cities are habitable for the future

**B.45** The White Paper Levelling Up the United Kingdom (2022) [\[See reference 45\]](#) sets out how the UK Government will spread opportunity more equally across the UK. It comprises 12 UK-wide missions to achieve by 2030. Missions which relate to population, health and wellbeing state that by 2030:

- The gap in Healthy Life Expectancy (HLE) between local areas where it is highest and lowest will have narrowed, and by 2035 HLE will rise by five years.



## Appendix B Review of Plans, Policies and Programmes

- Well-being will have improved in every area of the UK, with the gap between top performing and other areas closing.
- Homicide, serious violence, and neighbourhood crime will have fallen, focused on the worst-affected areas.
- Pride in place, such as people's satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between the top performing and other areas closing.
- The number of primary school children achieving the expected standard in reading, writing and maths will have significantly increased. In England, this will mean 90% of children will achieve the expected standard, and the percentage of children meeting the expected standard in the worst performing areas will have increased by over a third.
- Renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the Government's ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas.

**B.46** A fairer private rented sector White Paper (2022) [\[See reference 46\]](#) aims to build upon the vision of the Levelling Up White Paper and reform the Private Rented Sector and improve housing quality. It outlines that everyone deserves a secure and decent home and outlines measures to improve the experience of renters in the Private Rented Sector.

**B.47** The State of the Environment: Health, People and the Environment (2021) [\[See reference 47\]](#) focuses on the relationship between human health and people's access to and connection with a clean, high quality natural environment. It presents information on England's environment, and people's exposure to environmental pollutants, flooding and climate change in relation to human health. It highlights environmental inequalities that contribute to differences in health outcomes for people in England.

**B.48** The National Design Guide (2021) [\[See reference 48\]](#) sets out the Government's priorities for well-designed places in the form of ten

characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

**B.49** Build Back Better: Our Plan for Health and Social Care (2021) [\[See reference 49\]](#) sets out the government's new plan for health and social care. It provides an overview of how this plan will tackle the elective backlog in the NHS and put the NHS on a sustainable footing. It sets out details of the plan for adult social care in England, including a cap on social care costs and how financial assistance will work for those without substantial assets. It covers wider support that the government will provide for the social care system, and how the government will improve the integration of health and social care. It explains the government's plan to introduce a new Health and Social Care Levy.

**B.50** The COVID-19 Mental Health and Wellbeing Recovery Action Plan (2021) [\[See reference 50\]](#) sets out the Government's plan to prevent, mitigate and respond to the mental health impacts of the pandemic during 2021 and 2022. Its main objectives are to support the general population to take action and look after their own mental wellbeing; to take action to address factors which play a crucial role in shaping mental health and wellbeing outcomes; and, to support services to meet the need for specialist support.

**B.51** The Charter for Social Housing Residents: Social Housing White Paper (2020) [\[See reference 51\]](#) sets out the Government's actions to ensure residents in social housing are safe, listened to, live in good quality homes and have access to redress when things go wrong.

**B.52** Using the planning system to promote healthy weight environments (2020), Addendum (2021) [\[See reference 52\]](#) provides a framework and starting point for local authorities to clearly set out in local planning guidance how best to achieve healthy weight environments based on local evidence and needs, by focusing on environments that enable healthier eating and help promote more physical activity as the default. The Addendum provides updates on the implications for planning for a healthier food environment, specifically on

the hot food takeaways retail uses, and sets out recommended actions in light of changes to the Use Class Order (UCO) in England from 1 September 2020.

**B.53** The Public Health England, PHE Strategy 2020-25 (2019) [\[See reference 53\]](#) identifies PHE's priorities upon which to focus over this five-year period to protect people and help people to live longer in good health.

**B.54** The Homes England Strategic Plan 2023 to 2028 [\[See reference 54\]](#) sets out a vision to ensure more homes are built in areas of greatest need, to improve affordability, and make a more resilient and diverse housing market.

**B.55** The Housing White Paper 2017 (Fixing our broken housing market) [\[See reference 55\]](#) sets out ways to address the shortfall in affordable homes and boost housing supply. The White Paper focuses on the following:

- Planning for the right homes in the right places – Higher densities in appropriate areas, protecting the Green Belt while making more land available for housing by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements.
- Building homes faster – Improved speed of planning cases, ensuring infrastructure is provided and supporting developers to build out more quickly.
- Diversifying the Market – Backing small and medium-sized house builders, custom-build, institutional investors, new contractors, housing associations.
- Helping people now – supporting home ownership and providing affordable housing for all types of people, including the most vulnerable.

**B.56** The Planning Policy for Traveller Sites 2024 [\[See reference 56\]](#) sets out the Government's updated planning policy for traveller sites, replacing the older versions published in 2015 and 2012, respectively. The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that

facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

**B.57** The Technical Housing Standards – Nationally Described Space Standard (2015) [\[See reference 57\]](#) sets out the Government’s new nationally described space standard. The standard deals with internal space within new dwellings and sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy, as well as floor areas and dimensions for key parts of the home.

**B.58** The Environmental Noise Regulations 2006 [\[See reference 58\]](#) apply to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas. They also require Noise Action Plans based on the maps for road and rail noise and noise in large urban areas. The Action Plans identify Important Areas (areas exposed to the highest levels of noise) and suggest ways the relevant authorities can reduce these. Major airports and those which affect large urban areas are also required to produce and publish their own Noise Action Plans separately. The Regulations do not apply to noise from domestic activities such as noise created by neighbours; at workplaces; inside means of transport; or military activities in military areas.

## Environment (biodiversity/geodiversity, landscape and soils)

**B.59** The Environment Improvement Plan 2023 [\[See reference 59\]](#) for England is the first revision of the 25 YEP. It builds on the 25 YEP vision with a new plan setting out how we will work with landowners, communities and businesses to deliver each of our goals for improving the environment, matched with interim targets to measure progress. Taking these actions will help us restore nature, reduce environmental pollution, and increase the prosperity of our country. To achieve its vision, the 25 YEP set out 10 goals. We have used those 10 goals set out in the 25 YEP as the basis for this document: setting out the progress made against all 10, the specific targets and commitments made in relation to

each goal, and our plan to continue to deliver these targets and the overarching goals. The environmental goals are:

- Goal 1: Thriving plants and wildlife
- Goal 2: Clean air
- Goal 3: Clean and plentiful water
- Goal 4: Managing exposure to chemicals and pesticides
- Goal 5: Maximise our resources, minimise our waste
- Goal 6: Using resources from nature sustainably
- Goal 7: Mitigating and adapting to climate change
- Goal 8: Reduced risk of harm from environmental hazards
- Goal 9: Enhancing biosecurity
- Goal 10: Enhanced beauty, heritage, and engagement with the natural environment

**B.60** Working with nature (2022) [\[See reference 60\]](#) discusses the importance of nature in providing ecosystem services and presents recent and historical trends in biodiversity. It outlines some of the main pressures affecting England's habitats, wildlife and ecosystems: land use; climate change; pollution; invasive non-native species; and hydrological change.

**B.61** Establishing the Best Available Techniques for the UK (UK BAT) (2022) [\[See reference 61\]](#) sets out a new framework that aims to improve industrial emissions and protect the environment through the introduction of a UK BAT regime. It aims to set up a new structure of governance with a new independent body in the form of Standards Council and the Regulators Group, consisting of government officials and expert regulators from all UK nations. It aims to also establish a new UK Air Quality Governance Group to oversee the work of the Standards Council and the delivery of the requirements under this new framework. It is anticipated that the BATC for the first four industry sectors will be published in the second half of 2023.

**B.62** The Environment Act 2021 [\[See reference 62\]](#) sets statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water, and resource efficiency and waste reduction. Biodiversity elements in the Act include:

- Strengthened biodiversity duty. Both onsite and offsite enhancements must be maintained for at least 30 years after completion of a development.
- Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity
- Local Nature Recovery Strategies to support a Nature Recovery Network.
- Duty upon Local Authorities to consult on street tree felling.
- Strengthen woodland protection enforcement measures.
- Conservation Covenants.
- Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature.
- Prohibit larger UK businesses from using commodities associated with wide-scale deforestation.
- Requires regulated businesses to establish a system of due diligence for each regulated commodity used in their supply chain, requires regulated businesses to report on their due diligence, introduces a due diligence enforcement system.

**B.63** The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 [\[See reference 63\]](#) protect biodiversity through the conservation of natural habitats and species of wild fauna and flora, including birds. The Regulations lay down rules for the protection, management and exploitation of such habitats and species, including how adverse effects on such habitats and species should be avoided, minimised and reported.

**B.64** Environmental Damage (Prevention and Remediation) Regulations 2015 [\[See reference 64\]](#) are wide-ranging government regulations that can

potentially apply to many businesses. The regulations oblige those who create environmental damage, whether by water pollution, adversely affecting protected species or sites of special scientific interest (SSSIs), or by land pollution that causes risks to human health, to not only cease the damage, but also to implement a wide variety of remedial measures to restore affected areas.

**B.65** Defra Right of Way Circular (1/09) (2011) [\[See reference 65\]](#) gives advice to local authorities on recording, managing and maintaining, protecting and changing public rights of way.

**B.66** The Countryside and Rights of Way Act 2010 [\[See reference 66\]](#) is an Act of Parliament to make new provision for public access to the countryside.

**B.67** Safeguarding our Soils – A Strategy for England (2009) [\[See reference 67\]](#) sets out how England's soils will be managed sustainably. It highlights those areas which Defra will prioritise and focus attention on tackling degradation threats, including better protection for agricultural soils; protecting and enhancing stores of soil carbon; building the resilience of soils to a changing climate; preventing soil pollution; effective soil protection during construction and dealing with contaminated land.

**B.68** The Natural Environment and Rural Communities Act 2006 [\[See reference 68\]](#) places a duty on public bodies to conserve biodiversity.

**B.69** England Biodiversity Strategy Climate Change Adaptation Principles [\[See reference 69\]](#) sets out principles to guide adaptation to climate change and is aimed at those responsible for planning and delivering actions across all sectors identified in the England Biodiversity Strategy:

- Agriculture
- Water and wetlands
- Woodland and forestry
- Towns, cities and development



### ■ Coasts and seas

**B.70** Wildlife and Countryside Act 1981 (as amended) [\[See reference 70\]](#) was enacted primarily to implement the Birds Directive and Bern Convention in Great Britain. The Act received royal assent on 30 October 1981 and was brought into force in incremental steps. It is supplemented by the Wildlife and Countryside (Service of Notices) Act 1985, which relates to notices served under the 1981 Act. The act contains four parts and 17 schedules, which cover:

- Part 1: Wildlife (includes protection of birds, animals and plants; and measures to prevent the establishment of non-native species which may be detrimental to native wildlife).
- Part 2: Nature conservation, the countryside and National Parks (including the designation of protected areas).
- Part 3: Public rights of way.
- Part 4: Miscellaneous provisions of the act.

**B.71** The National Parks and Access to the Countryside Act 1949 [\[See reference 71\]](#) is an Act of Parliament to make provision for National Parks and the establishment of a National Parks Commission; to confer on the Nature Conservancy and local authorities' powers for the establishment and maintenance of nature reserves; to make further provision for the recording, creation, maintenance and improvement of public paths and for securing access to open country.

## Historic Environment

**B.72** Historic England, Corporate Plan 2023-26 [\[See reference 72\]](#) provides a framework for Historic England's work as an organisation and helps maintain a collective approach to delivering on their long-term vision.

**B.73** The Heritage Statement 2017 [\[See reference 73\]](#) sets out how the Government will support the heritage sector and help it to protect and care for



our heritage and historic environment, in order to maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.

**B.74** Sustainability Appraisal and Strategic Environmental Assessment, Historic England Advice Note 8 (2016) [\[See reference 74\]](#) sets out requirements for the consideration and appraisal of effects on the historic environment as part of the Sustainability Appraisal/Strategic Environmental Assessment process.

**B.75** The Planning (Listed Buildings and Conservation Areas) Act 1990 [\[See reference 75\]](#) is an Act of Parliament that changed the laws for granting of planning permission for building works, with a particular focus on listed buildings and conservation areas.

**B.76** The Ancient Monuments and Archaeological Areas Act 1979 [\[See reference 76\]](#) is a law passed by the UK government to protect the archaeological heritage of England and Wales and Scotland. Under this Act, the Secretary of State has a duty to compile and maintain a schedule of ancient monuments of national importance, in order to help preserve them. It also creates criminal offences for unauthorised works to, or damage of, these monuments.

**B.77** The Historic Buildings and Ancient Monuments Act 1953 [\[See reference 77\]](#) is an Act of Parliament that makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

## Water and Air

**B.78** Managing Water Abstraction (2021) [\[See reference 78\]](#) is the overarching document for managing water resources in England and Wales and links together the abstraction licensing strategies.

**B.79** The Environment Act 2021 [\[See reference 79\]](#) sets statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water, and resource efficiency and waste reduction. It also establishes the Office for Environmental Protection which will act as an impartial and objective body for the protection and improvement of the environment. The Act sets out legislation which covers:

- Resource efficiency, producer responsibility, and the management, enforcement and regulation of waste;
- Local air quality management frameworks and the recall of motor vehicles etc; and
- Plans and proposals for water resources, drainage and sewerage management, storm overflows, water quality and land drainage.

**B.80** National Chalk Streams Strategy (2021) [\[See reference 80\]](#) was built around the “trinity of ecological health”: water quantity, water quality and habitat quality and included 30+ recommendations to Defra, the Environment Agency, Natural England, the water companies, NGOs and stakeholders.

**B.81** Meeting our future water needs: a national framework for water resources (2020) [\[See reference 81\]](#) set the strategic direction for long term regional water resources planning. The framework is built on a shared vision to:

- leave the environment in a better state than we found it
- improve the nation’s resilience to drought and minimise interruptions to all water users

**B.82** The national framework [\[See reference 82\]](#) marks a step change in water resources planning. The 5 regional water resources groups will produce a set of co-ordinated, cross-sector plans. These plans will:

- address the scale of challenges we face by identifying the options needed in their region to manage demand and increase supply
- realise opportunities from water resources planning by working collaboratively

**B.83** The Clean Air Strategy 2019 [\[See reference 83\]](#) sets out the comprehensive action that is required from across all parts of Government and society to meet these goals. This will be underpinned by new England-wide powers to control major sources of air pollution, in line with the risk they pose to public health and the environment, plus new local powers to take action in areas with an air pollution problem. These will support the creation of Clean Air Zones to lower emissions from all sources of air pollution, backed up with clear enforcement mechanisms. The UK has set stringent targets to cut emissions by 2020 and 2030.

**B.84** The Environment Agency's Approach for Groundwater Protection (2018) [\[See reference 84\]](#) contains position statements which provide information about the Environment Agency's approach to managing and protecting groundwater. They detail how the Environment Agency delivers government policy for groundwater and adopts a risk-based approach where legislation allows. Many of the approaches set out in the position statements are not statutory but may be included in, or referenced by, statutory guidance and legislation.

**B.85** The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 [\[See reference 85\]](#) protect inland surface waters, transitional waters, coastal waters and groundwater, and outlines the associated river basin management process. These Regulations establish the need to prevent deterioration of waterbodies and to protect, enhance and restore waterbodies with the aim of achieving good ecological and chemical status.

**B.86** The UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations 2017 [\[See reference 86\]](#) sets out the Government's ambition and actions for delivering a better environment and cleaner air, including £1 billion investment in ultra-low emission vehicles, a £290 million National Productivity Investment Fund, a £11 million Air Quality Grant Fund and £255 million Implementation Fund to help Local Authorities to prepare Air Quality Action Plans and improve air quality, an £89 million Green Bus Fund, £1.2 billion Cycling and Walking Investment Strategy and £100 million to help improve air quality on the National road network.

**B.87** Drought response: our framework for England (2017) [\[See reference 87\]](#) tells you how drought affects England and how the Environment Agency works with government, water companies and others to manage the effects on people, business and the environment. It aims to ensure consistency in the way we co-ordinate drought management across England. It sets out:

- how drought affects different parts of England
- who is involved in managing drought and how we work together
- how we and others take action to manage drought
- how we monitor and measure the impacts of drought to advise senior management and government on the prospects and possible action
- how we report on drought and communicate with others

**B.88** The Nitrate Pollution Prevention Regulations 2016 [\[See reference 88\]](#) provides for the designation of land as nitrate vulnerable zones and imposes annual limits on the amount of nitrogen from organic manure that may be applied or spread in a holding in a nitrate vulnerable zone. The Regulations also specify the amount of nitrogen to be spread on a crop and how, where and when to spread nitrogen fertiliser, and how it should be stored. It also establishes closed periods during which the spreading of nitrogen fertiliser is prohibited.

**B.89** The Water Supply (Water Quality) Regulations 2016 [\[See reference 89\]](#) focus on the quality of water for drinking, washing, cooking and food preparation, and for food production. Their purpose is to protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring it is wholesome and clean.

**B.90** The Environmental Permitting Regulations 2016 [\[See reference 90\]](#) streamline the legislative system for industrial and waste installations into a single permitting structure for those activities which have the potential to cause harm to human health or the environment. They set out how to prevent or, where that is not practicable, to reduce emissions into air, water and land and to

prevent the generation of waste, in order to achieve a high level of protection of the environment and human health.

**B.91** The Air Quality Standards Regulations 2016 [\[See reference 91\]](#) set out limits on concentrations of outdoor air pollutants that impact public health, most notably particulate matter (PM10 and PM2.5) and nitrogen dioxide (NO2). It also sets out the procedure and requirements for the designation of Air Quality Management Areas (AQMAs).

**B.92** The Flood and Water Management Act 2010 [\[See reference 92\]](#) and The Flood and Water Regulations (2019) [\[See reference 93\]](#) sets out measures to ensure that risk from all sources of flooding is managed more effectively. This includes incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; rolling back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS).

**B.93** Groundwater (England and Wales) Regulations 2009 [\[See reference 94\]](#) implement in England and Wales Community legislation on pollution of groundwater. They provide rules for the granting by the Environment Agency of a permit under these Regulations, consent under section 91(8) of the Water Resources Act 1991 and (with exceptions) an environmental permit under the Environmental Permitting (England and Wales) Regulations. In addition, the Regulations create an offence of discharge of a hazardous substance or non-hazardous pollutant without a permit, provide for powers of enforcement of the Environment Agency and prescribe penalties for offences committed under these Regulations.

**B.94** The Environmental Noise Regulations 2006 [\[See reference 95\]](#) apply to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas. They also require Noise Action Plans based on the maps for road and rail noise and noise in large urban areas. The Action Plans identify

Important Areas (areas exposed to the highest levels of noise) and suggest ways the relevant authorities can reduce these. Major airports and those which affect large urban areas are also required to produce and publish their own Noise Action Plans separately. The Regulations do not apply to noise from domestic activities such as noise created by neighbours; at workplaces; inside means of transport; or military activities in military areas.

**B.95** The Urban Waste Water Treatment Regulations (2003) [\[See reference 96\]](#) protect the environment from the adverse effects of urban waste water discharges and certain industrial sectors, notably domestic and industrial waste water. The regulations require the collection of waste water and specifies how different types of waste water should be treated, disposed and reused.

**B.96** The Environmental Protection Act 1990 [\[See reference 97\]](#) makes provision for the improved control of pollution to the air, water and land by regulating the management of waste and the control of emissions. Seeks to ensure that decisions pertaining to the environment are made in an integrated manner, in collaboration with appropriate authorities, non-governmental organisations and other persons.

## Economic Growth

**B.97** Draft Invest 2035: the UK's modern industrial strategy (2024) [\[See reference 98\]](#) sets out the UK government's proposed 10-year plan for the economy. It aims to deliver the certainty and stability businesses need to invest in the high-growth sectors and drive long-term economic growth. The consultation draft strategy was published for consultation between October and November 2024 and the final strategy is expected to be published in spring 2025.

**B.98** The Growth Plan 2022 [\[See reference 99\]](#) makes growth the government's central economic mission, setting a target of reaching a 2.5% trend rate. Sustainable growth will lead to higher wages, greater opportunities and provide sustainable funding for public services. The Chancellor of the

Exchequer's "growth plan" contained a raft of significant tax measures, with major changes being announced for both individuals and businesses.

**B.99** Build Back Better: Our Plan for Growth (2021) [\[See reference 100\]](#) sets out a plan to 'build back better' tackling long-term problems to deliver growth that delivers high-quality jobs across the UK while supporting the transition to net zero. This will build on three core pillars of growth: infrastructure, skills and innovation.

**B.100** The Agricultural Transition Plan 2021 to 2024 [\[See reference 101\]](#) aims to drive competitiveness, increase productivity, reduce carbon emissions, and generate fairer returns across the agricultural industry. The Transition Plan introduces several new schemes to improve the environment, animal health and welfare, and farm resilience and productivity (e.g., grants will be available for sustainable farming practices, creating habitats for nature recovery and making landscape-scale changes such as establishing new woodland and other ecosystem services).

**B.101** The Agriculture Act 2020 [\[See reference 102\]](#) sets out how farmers and land managers in England will be rewarded in the future with public money for "public goods" – such as better air and water quality, thriving wildlife, soil health, or measures to reduce flooding and tackle the effects of climate change, under the Environmental Land Management Scheme. The Act will help farmers to stay competitive, increase productivity, invest in new technology and seek a fairer return from the marketplace. Agricultural Transition Plan 2021 to 2024.

**B.102** UK Industrial Strategy: Building a Britain fit for the future (2018) [\[See reference 103\]](#) lays down a vision and foundations for a transformed economy. Areas including artificial intelligence and big data; clean growth; the future of mobility; and meeting the needs of an ageing society are identified as the four 'Grand Challenges' of the future.

**B.103** The National Infrastructure Delivery Plan 2016-2021 [\[See reference 104\]](#) brings together the Government's plans for economic infrastructure over



this five year period with those to support delivery of housing and social infrastructure.

# Transport

**B.104** The Cycling and Walking Investment Strategy Report to Parliament (2022) [\[See reference 105\]](#) sets out the objectives and financial resources for cycling and walking infrastructure. It states the Government's long-term ambition is to make walking and cycling the natural choices for shorter journeys. It aims to double cycling by 2025, increase walking activity, increase the percentage of children that usually walk to school and reduce the number of cyclists killed or seriously injured on England's roads.

**B.105** Decarbonising Transport: A Better, Greener Britain (2021) (Decarbonising Transport Plan (DTP)) [\[See reference 106\]](#) sets out the Government's commitments and the actions needed to decarbonise the entire transport system in the UK. It follows on from the Decarbonising Transport: Setting the Challenge report published in 2020. The DTP commits the UK to phasing out the sale of new diesel and petrol heavy goods vehicles by 2040, subject to consultation, in addition to phasing out the sale of polluting cars and vans by 2035. The DPT also sets out how the government will improve public transport and increase support for active travel, as well as creating a net zero rail network by 2050, ensuring net zero domestic aviation emissions by 2040, and a transition to green shipping.

**B.106** Decarbonising Transport: Setting the Challenge (2020) [\[See reference 107\]](#) sets out the strategic priorities for the new Transport Decarbonisation Plan (TDP), published in July 2021. It sets out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting the country on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050. This document acknowledges that while there have been recently published strategies to reduce greenhouse gas emissions in individual transport modes, transport as a whole sector needs to go further and more quickly,



therefore the TDP takes a coordinated, cross-modal approach to deliver the transport sector's contribution to both carbon budgets and net zero.

**B.107** The Road to Zero (2018) [\[See reference 108\]](#) sets out new measures towards cleaner road transport, aiming to put the UK at the forefront of the design and manufacturing of zero emission vehicles. It explains how cleaner air, a better environment, zero emission vehicles and a strong, clean economy will be achieved. One of the main aims of the document is for all new cars and vans to be effectively zero emission by 2040.

**B.108** The Transport Investment Strategy 2017 [\[See reference 109\]](#) sets out four objectives that the strategy aims to achieve:

- Create a more reliable, less congested, and better connected transport network that works for the users who rely on it;
- Build a stronger, more balanced economy by enhancing productivity and responding to local growth priorities;
- Enhance our global competitiveness by making Britain a more attractive place to trade and invest; and
- Support the creation of new housing.

**B.109** The Highways England Sustainable Development Strategy and Action Plan (2017) [\[See reference 110\]](#) is designed to communicate the company's approach and priorities for sustainable development to its key stakeholders. Highways England aims to ensure its action in the future will further reduce the impact of its activities seeking a long-term and sustainable benefit to the environment and the communities it serves. The action plan describes how Highways England will progress the aspirations of their Sustainable Development and Environment Strategies. It describes actions that will enable the company to deliver sustainable development and to help protect and improve the environment.

## Surrounding development plans

**B.110** The preparation of the new Local Plan and the consideration of the effects of its various policies and allocations will need to consider development in surrounding areas. There is potential for cross boundary cumulative and in combination effects when considering Local Plans currently adopted and in preparation as well as major development schemes in the surrounding local authority areas. An overview of the currently adopted and emerging Local Plans for the local authority areas surrounding Colchester is set out below.

### Maldon

**B.111** The Secretary of State approved the Maldon District Local Development Plan on in July 2017. The plan makes provision for a minimum of 4,650 dwellings between 2014 and 2029 (310 per annum) as well as the reservation of 84.21 ha of employment land and around 11.4 ha of new employment space.

**B.112** In February 2021, Maldon District Council determined that it needed to review its Local Development Plan that was approved in 2017. The Council approved its a current Local Development Scheme (LDS) in September 2023. Consultation on Issues and Options (Reg 18) Local Plan was undertaken in spring 2022. Consultation on the Preferred Strategy (Reg 18) Local Plan is expected in 2025 with adoption timetabled for summer 2026.

### Braintree

**B.113** The Braintree Local Plan provides a vision/planning framework for how the district will develop and grow up to 2033. The plan is in two sections:

- Section 1 is the strategic plan for North Essex. It was adopted in February 2021. It is shared with Colchester and Tendring Councils and covers all three authorities.

## Appendix B Review of Plans, Policies and Programmes

- Section 2 contains policies, maps and sites for development, housing, employment, regeneration, etc within Braintree District Council. It was adopted in July 2022.

**B.114** The adopted Braintree Local Plan outlines the development of 43,720 housing units and the provision of at least 54.9 ha of employment land in the period up to 2033.

**B.115** In March 2024 the decision was made to commence work on a refresh and roll forward of the Braintree District Local Plan to 2041, to be submitted for examination by the end of June 2025. The Council held a 'Call for Sites' between April and May 2024 and is now in the process of updating the evidence base.

## Babergh

**B.116** Babergh District Council and Mid-Suffolk District Council have worked together to prepare a Joint Local Plan for the area.

**B.117** Babergh District Council's Local Plan was adopted in June 2006 and has had the majority of its policies superseded by the Babergh and Mid Suffolk Joint Local Plan Part 1, which was adopted in November 2023. Babergh and Mid Suffolk District Councils are now working on the Joint Local Plan Part 2.

**B.118** The Babergh and Mid Suffolk Joint Local Plan 1 sets out the following requirements for housing up to 2037:

- In Babergh District, the Joint Local Plan Part 1 seeks to deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) over the Plan period.
- In Mid Suffolk District, the Joint Local Plan Parts 1 seeks to deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) over the Plan period.

**B.119** The Joint Local Plan Part 1 also sets out strategic employment sites covering approximately 190ha in Babergh and 440ha in Mid Suffolk, equalling a total site area of 628.5ha. In addition, the Plan outlines 129.9ha of available vacant land.

**B.120** The Part 2 Plan will focus on key matters including an up-to-date settlement hierarchy, a spatial distribution of any housing allocations and housing requirement figures for Neighbourhood Plan areas. The Joint LDS sets the expected adoption date for the Part 2 Plan as winter 2025.

## **Tendring**

**B.121** Tendring District Council also share the Section 1 Local Plan (adopted February 2021) with Colchester and Braintree. Tendring specific policies and allocations are found within Section 2 of the Local Plan, which was considered through a separate examination and was adopted in January 2022.

**1.1** The Tendring District Local Plan 2013-2033 outlines the delivery of a minimum new homes increase of 11,000 (net) between April 2013 and March 2033. In addition, the Local Plan outlines the allocation of 32ha of land for new development in use classes B2 (General Industry) and B8 (storage and Distribution) to support a diversity of employment opportunities.

**1.2** In December 2023, the Council's Planning Policy and Local Plan Committee agreed to commence the review of the Local Plan and to run an initial 'Call for Sites' consultation exercise. The sites submitted during this process are currently being reviewed. The LDS for Tendring sets out that the Local Plan is programmed for adoption in early 2026.

## Appendix C

### Baseline Information

## Population, Health and Wellbeing

### Population

**C.1** In mid-2021, based on information from the latest Census, the population of Colchester was estimated to be approximately 192,700 [\[See reference 111\]](#). This is an increase of 11.3% (19,600 people) from the figure recorded in mid-2011, making it the largest local authority area in Essex in terms of population size. The increase is higher than the overall increase for England (6.6%), where the population grew by nearly 3.5 million to 56,489,800. Nearby areas like Maldon and Tendring have seen their populations increase by around 7.4% and 7.3%, respectively, while others such as Braintree saw an increase of 5.5% and Babergh saw smaller growth (5.2%). In mid-2020, approximately 64% of the total population were aged 16-64, while an estimated 17.3% of people in Colchester over 65 years old. The population projections for Colchester predict that the population will increase to 228,062 by 2043 [\[See reference 112\]](#).

**C.2** A common measure of ageing is the proportion of people aged 65 years and over. In England as a whole, this is projected to increase from 18.2% to 20.7% of the total population between mid-2018 and mid-2028. In Colchester the mid-2018 figure was slightly lower than the national figure at 17.2%. This figure is expected to rise to 18.2% by mid-2028.

**C.3** An alternative measure of ageing is the old age dependency ratio (OADR), defined as the number of people of State Pension age (SPA) per 1,000 people of working age. Working age covers all people aged from 16 years up to SPA. Colchester was reported as having an OADR of 271.9 for mid-2018. This is expected to fall slightly to 245.8 by mid-2028 given the SPA rise to 67 up to

2028. During the same period, the OADR in England is projected to fall from 293.0 in mid-2018 to 287.0 in mid-2028. [\[See reference 113\]](#). The OADP for Colchester is predicted to increase to 292.5 up to mid-2043. Reflecting on the expected change in OADP for Colchester, this is equivalent to a change of 3.68 working age people to every one person aged 65 and over in 2018, to 3.42 working age people to every one person aged 65 and over in 2043.

**C.4** According to the 2021 Census, the predominant ethnic group in Colchester is those who described themselves as 'White' (87.0% of the population, a slight drop from 87.5% in 2011). This is higher than the national average of 81.7%. The next highest represented ethnic group in Colchester is those who describe themselves as 'Asian' with 5.2% of the population, followed by those who describe themselves as 'Black' with 3.4% of the population [\[See reference 114\]](#).

**C.5** According to the 2021 Census, there were 79,710 households in Colchester an increase of 8,076 since 2011. In Colchester, there is a slightly higher percentage of single family households (64.7%) than the national average (63.0%) [\[See reference 115\]](#). The projected number of households in the authority is forecast to grow by 22.4% between 2018 and 2043 which is above the England average (16.2%) [\[See reference 116\]](#).

## Deprivation

**C.6** The City is relatively prosperous, ranking 181 out of 317 districts on the Index of Multiple Deprivation (rank 1 being the most deprived). Colchester ranks 5th in comparison to 12 other Essex authorities in terms of average score, with Tendring, Basildon, Harlow and Castle Point the more deprived Essex authorities.

**C.7** According to the English Indices of Multiple Deprivation 2019 [\[See reference 117\]](#), out of the 105 Lower-Layer Super Output Areas (LSOAs) [\[See reference 118\]](#) in the City, 27 are within the top 40% most deprived LSOAs in the country. These LSOAs are largely concentrated in the wards of Berechurch,

## **Appendix C** Baseline Information

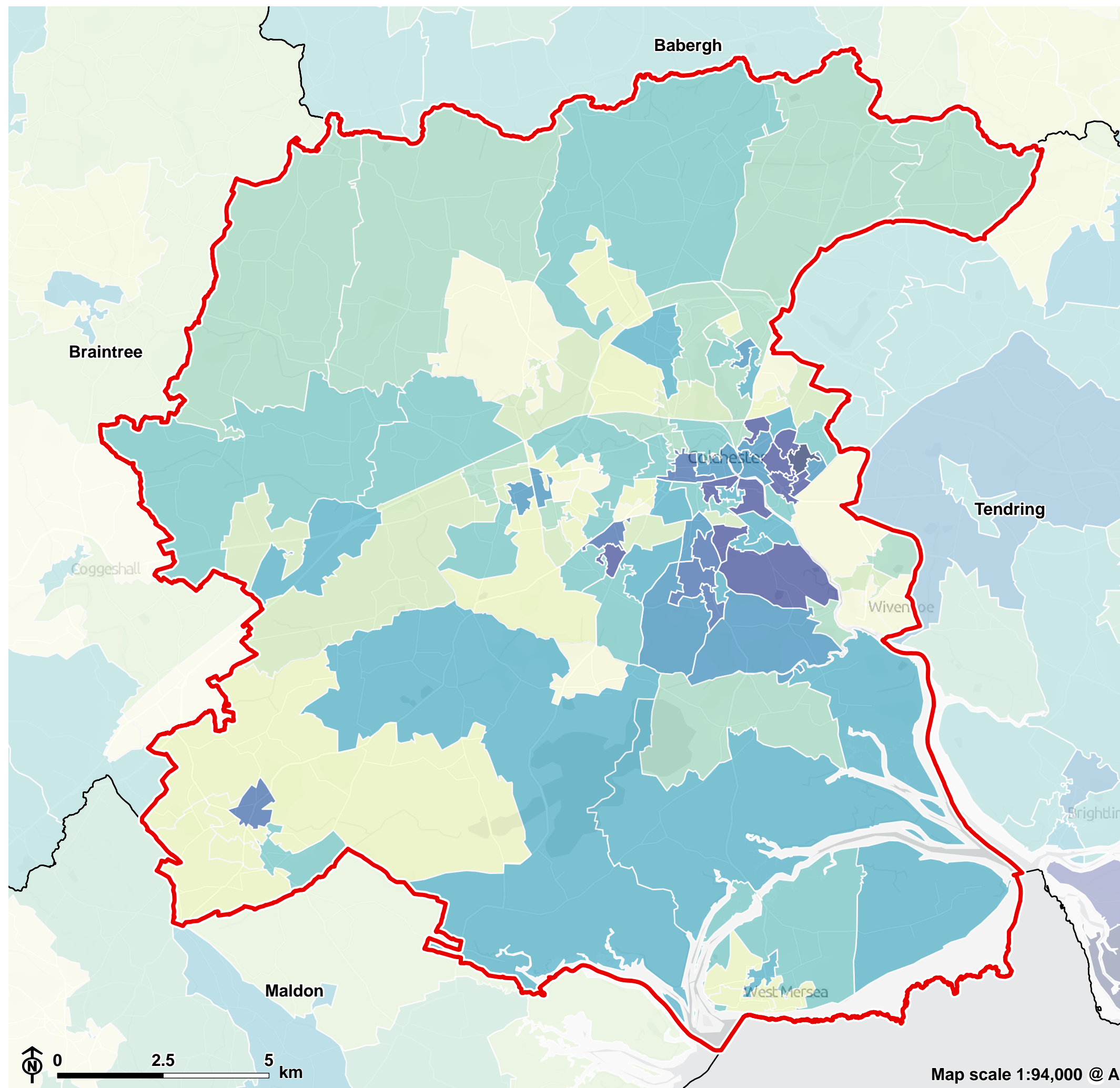
Greenstead, New Town & Christ Church, Old Heath & The Hythe and St Anne's & St John's. Colchester has one LSOA in the 10% most deprived in the country, namely Greenstead.

**C.8** Colchester has 24 LSOAs that are in the 20% least deprived in England. The LSOA ranked as the least deprived is Bergholt in the ward of Lexden & Braiswick. Lexden & Braiswick, Mersea & Pyefleet, Tiptree and Wivenhoe all have three LSOAs which fall into the 20% least deprived classification.

**C.9** Since the 2015 Indices of Multiple Deprivation, the number of LSOAs in the 10% most deprived has fallen to just one, with Barnhall, Salary Brook South and St Anne's Estate moving into the 11-20% most deprived decile.



Figure C.1: Indices of Multiple Deprivation





## Housing

**C.10** According to the 2021 Colchester Infrastructure Delivery Plan Update [See reference 119], 920 dwellings per year (totalling 18,400) are expected to be delivered in the City over the adopted local plan period of 2013-2033. As of April 2024, a total of 11,267 dwellings have been completed from a base date of 2012/13 [See reference 120]. In the most recent reporting period (2023/24) 1,098 new dwellings were completed. Since 2001/02, Colchester has overseen the delivery of over 21,600 new homes at an average rate of 940 new dwellings per year. There was a slight fall in delivery in 2020/21 and 2022/23, this is related to the covid-19 pandemic and the resulting unstable economic climate.

**C.11** Of the 1,098 dwellings completed in the most recent monitoring period, 54 units were from windfall sites. This is lower than previous years where an average delivery rate of 248 windfall units occurred over the five-year period up to 2023/24.

**C.12** During the same monitoring period, a total of 275 affordable housing units were delivered. This includes 231 new build affordable housing units, of which 178 were Affordable Rent, five were First Homes and 48 were Shared Ownership. The comparable figures for the previous two years were 171 in 2022/23 and 45 in 2021/22. Outside of Section 106 and the Council's Development Company, a further 44 affordable units have been delivered through the Council's acquisitions programme. For the year 2023/24, no commuted sums were received for affordable housing.

**C.13** An Essex wide Gypsy and Traveller Accommodation Assessment is currently being undertaken. This will provide baseline information in relation to the gypsy, traveller and travelling showpeople population, including pitch and accommodation needs.

**C.14** According to the English Indices of Multiple Deprivation 2019 [See reference 121], 32 LSOAs are within the 20% most deprived under the Barriers to Housing and Services domain, compared to 19 LSOAs in 2015.

**C.15** In October 2024, the average house price in Colchester was £312,000 [\[See reference 122\]](#). This was higher than the average of £298,000 in October 2023, a 4.7% rise. The average price of a house in Colchester is higher than the average for Great Britain (£295,000) but is lower than the average for East of England (£344,000). In 2023 the reported housing affordability ratio in Colchester was 9.6. This means full-time employees could expect to spend around 9.6 times their annual earnings buying a home. During the same period the reported figure for England was 8.3. The figure for Colchester was 7.4 in 2013 [\[See reference 123\]](#).

**C.16** Average rental costs in Colchester rose by 10.1% to £1,125 in the year period ended November 2024. This was higher than the rise in the East of England (8.4%) over the year. [\[See reference 124\]](#).

**C.17** According to the 2021 Census, of the total number of households in Colchester, 10.5% were one bed, 27.6% were two bedrooms, 38.4% of households were three bedrooms, 23.6% were four bedrooms or more. These are similar percentages to 2011. Of these, 21.6% were privately owned; 13.3% socially rented; 32.3% owns with a mortgage or shared ownership and 32.8% owns outright.

## Health

**C.18** The health of people in Colchester is varied compared with the England average. According to the most recent Local Authority Health Profile for Colchester [\[See reference 125\]](#), life expectancy at birth (over a 3-year range) in the City is estimated at 79.7 years for men and 83.3 years for women. Compared with 2017 to 2019, life expectancy has fallen by 38 weeks from 79.3 years for males and by 23 weeks from 83.0 years for females. This trend has been experienced in most areas of Great Britain and life expectancy improvements are reported to have been slow for the last decade [\[See reference 126\]](#).

**C.19** As outlined above, Colchester experiences pockets of deprivation. As a result, life expectancy is 8.6 years lower for men and 8.0 years lower for women in the most deprived areas of Colchester than in the least deprived areas. According to the Health Deprivation and Disability domain in the Indices of Multiple Deprivation, only 10 LSOAs in Colchester are within the 20% most deprived under this domain [\[See reference 127\]](#).

**C.20** In 2017 the Colchester area had an all-ages mortality rate of 985.4 deaths per 100,000 residents, based on 1,631 deaths recorded during that time period. This overall mortality rate was higher than the England average of 958.7 (per 100,000), but was a slight decrease compared the previous year (992.5 per 100,000). In 2022 the under 75 mortality rate in Colchester (from all causes) was 304.7 deaths per 100,000 residents [\[See reference 128\]](#).

**C.21** In the period of 2015-2017 it is estimated that 812 deaths for all age groups or 17% of all deaths that occurred in the Colchester area were preventable. This is equivalent to a rate of 159.2 per 100,000 people, lower than the rate (181.5) and percentage (18.9%) for England. Males were 44% more likely to die from a preventable cause (SMR [\[See reference 129\]](#) = 207 per 100K) compared to females (SMR= 115.5 per 100K) during the same period.

**C.22** For the under-75 age group, cancer was the largest cause of preventable mortality with a rate of 108 preventable deaths per 100,000 for all persons in 2022. This was lower than the England baseline (122.4) [\[See reference 130\]](#). Circulatory disease was the next largest preventable cause with a combined rate of 67.2 per 100,000 for all persons, however the rate for all persons and the rate for each sex individually were below the national average for the latest time period [\[See reference 131\]](#).

## Obesity and Physical activity

**C.23** In 2023/24, 19.5% of pupils in Reception year were classed as overweight or obese. This is lower than the level for England (22.1%) and East of England (20.4%). The sample of pupils in Year 6 showed that 33.0% of pupils in this

year group were classed as overweight or obese, lower than England (35.8%) and East of England (33.2%) [\[See reference 132\]](#). Of residents aged over 18 years, 68.7% were classified as overweight or obese in 2022/23. This is higher than the prevalence of adult overweight or obesity across the whole of England (64%) [\[See reference 133\]](#).

**C.24** Physical inactivity is classified as doing less than 30 minutes of moderate intensity activity per week. Of adults aged over 19 years, 21.9% were classified as being physically inactive in 2022/23. This is slightly lower than proportion of adults physically inactive across England (22.6%). The proportion of adult residents classified as physically active (doing more than 150 minutes of moderate intensity activity per week) was 68.2% [\[See reference 134\]](#). This was higher than the proportion of adults physically active across England (67.1%) but was 5.75% lower compared to levels in 2015/16. In 2016/17 the area was also ranked as having the 7th highest percentage of residents involved in organised sports across the Essex Districts, with 35.1%. This was similar to the percentage across the whole of Essex (35%).

**C.25** The issue of weight and obesity is linked to the local food environment. In 2014 it was estimated that Colchester had a fast-food outlet density of 71.5 per 100,000 population, higher than the Essex (69.5) average but lower than England (88.2). Compared to other districts, this is the 5th highest density in Essex (Highest: Tendring = 95.8, Lowest: Uttlesford = 41.6) [\[See reference 135\]](#).

**C.26** There are three hospitals in Colchester: Colchester Hospital, Lexden Hospital and Oaks Hospital (private).

## Impact of COVID-19

**C.27** Between March 2020 and April 2021 there were 2,125 deaths registered in Colchester, 15.2% more than the 1,844 predicted [\[See reference 136\]](#). Of the deaths, 16.5% (352) had COVID-19 listed as the main cause. In Colchester,

January had the highest number of excess deaths at 94 and January and February 2021 had the highest percentage of COVID related deaths at 4%.

**C.28** The Middle Layer Super Output Area of New Town and Hythe saw the highest number percentage of excess deaths during the pandemic followed by Prettygate and Westlands. There were 96 deaths in total in New Town and Hythe, 68.4% (39) more than expected, with 16.7% of deaths (16) with COVID listed as the main cause. Central Colchester had the highest percentage of COVID related deaths at 25.3%, followed by Shrub End with 22.5%.

**C.29** Lexden saw the lowest number percentage of excess deaths which saw 70 deaths, 15.7% fewer than expected, with 11.4% of deaths (8) attributed to COVID. Prettygate & Westlands had the lowest percentage of COVID related deaths at 10.6%, followed by both Abbey Field and Monkwick at 11.1%

## Education

**C.30** There are 79 maintained schools in Colchester: 64 primaries, 11 secondaries and 4 special schools. There are two higher education colleges, Colchester Sixth Form College and the Colchester Institute, plus the University of Essex, making the City a major educational base with visiting students significantly adding to the diversity of the population. The provision of day care, nursery education and out-of-school care remains an issue for the City, with there being more demand than formal supply.

**C.31** There is a significant demand for school places in Essex. The total number of pupils by 2030/31 will reach 131,635 primary pupils and 99,693 secondary school pupils (including sixth form) [\[See reference 137\]](#). The City is anticipated to experience significant capacity issues in its primary schools from 2025 onwards, particularly in Colchester North, Colchester Southwest, Stanway and Colchester Rural South. Over the past seven years, various schools in Colchester have expanded to accommodate growing pupil numbers and the following new schools have opened: Braiswick Primary, Camulos Academy,

Lakelands Primary; and Paxman Academy and Trinity School secondary schools [\[See reference 138\]](#).

**C.32** Educational achievement in the City is generally good. 46.7% of pupils in Colchester achieved GCSEs which is higher the national average of 46.2% and the East of England average of 46.4% [\[See reference 139\]](#). Colchester has fewer people with no qualifications (5.8%) compared to the regional (5.3%) and national averages (6.5%) [\[See reference 140\]](#). However, educational attainment is particularly poor in six LSOAs which are classified as being within the 10% most deprived under the Education, Skills and Training domain in the English Indices of Multiple Deprivation (Greenstead, St. Anne and St. John's, Shrub End, Berechurch) [\[See reference 141\]](#).

## Community Facilities

**C.33** The community has access to a wide range of Council-run services and facilities, including those owned by the 31 Parish Councils in the City. Facilities include country parks at Cudmore Grove in East Mersea and High Woods in Colchester, a leisure centre including swimming pools and four multi-activity centres, and a 10,000-seat capacity football stadium. A 76-acre sports park opened in April 2021 which features a multi-use sports centre, one mile cycle track, 3G pitches, grass rugby pitches, fitness suite, exercise studios, velo studio, indoor cricket, badminton, futsal, and archery.

**C.34** Colchester has an extensive green infrastructure network. In 2023, KKP carried out an audit of open spaces [\[See reference 142\]](#). This audit captured a total of 440 sites equating to approximately 954 hectares of open space. The largest contributor to provision is natural/semi-natural greenspace (604 hectares); accounting for 63%. The table, below, summarises the number and amount of open space by typology.

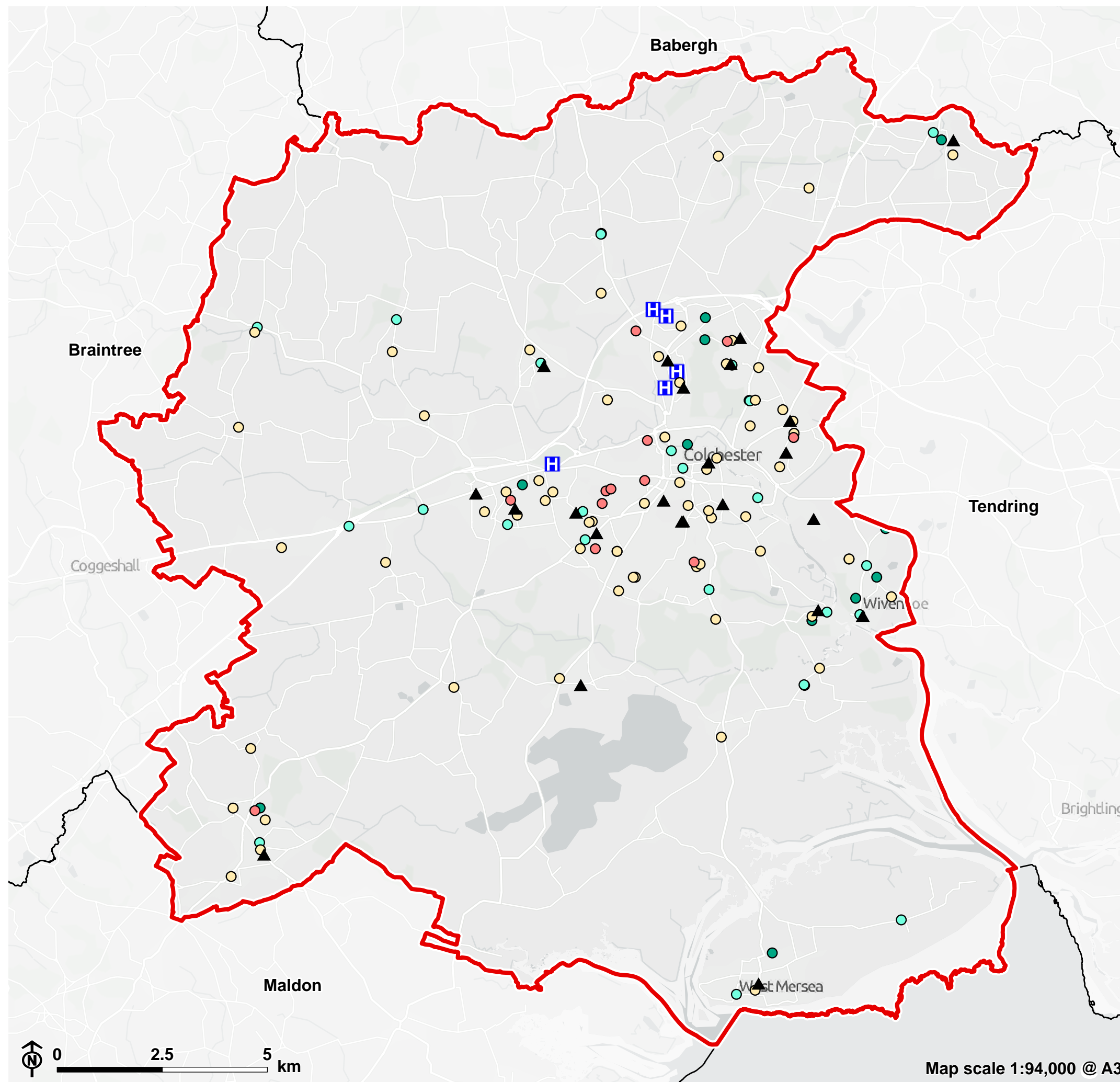
**Table C.1: D.30 Overview of open space provision**

Open space typology	Number of sites	Total amount (hectares) <sup>3</sup>
Allotments	23	28
Amenity greenspace	134	267
Natural & semi-natural greenspace	62	604
Park and gardens	3	49
Provision for children & young people	118	6
<b>TOTAL</b>	<b>440</b>	<b>954</b>

**C.35** The audit recommended a list of sites that help or have the potential to help serve areas identified as having gaps in catchment mapping. These should be prioritised as opportunities for enhancement.



**Figure C.2: Services and Facilities in Colchester**



- Colchester District
- Neighbouring local authority
- Sports and recreation facility
- Post office
- Primary school
- Secondary school
- ▲ GP surgery
- H Hospital



## Crime

**C.36** Between April 2020 and March 2021, 22,558 crimes were recorded in the Colchester City [\[See reference 143\]](#). Violent crime, anti-social behaviour, criminal damage and arson, public order, shoplifting, and other theft made up the highest proportion of recorded offences.

**C.37** There are six LSOAs within the 10% most deprived under the Crime domain in the English Indices of Multiple Deprivation, which is an improvement compared to 2015 when 11 LSOAs were in the 10% most deprived under the crime domain [\[See reference 144\]](#).

## Economy

### Economy and Employment

**C.38** According to the latest labour market statistics [\[See reference 145\]](#), 79.2% people in Colchester are economically active. Of this, 78.5% are in employment, 66.2% are employees and 12.3% are self-employed. 3.6% of the total population in Colchester are unemployed, which is higher than the regional average (3.4%) and the national average (3.7%). 20.8% of people in Colchester are economically inactive, which is lower than the regional average of 20.9% and 21.6% for Great Britain. In Colchester 40.6% of the population are students which is much higher than regionally (24.9%) and nationally (26.8%).

**C.39** Colchester's job density is 0.79, which is lower than both the regional average (0.84) and national average (0.87). Colchester has earnings per worker by place of residence of £768.30 compared to the East of England average of £763.50 and national average of £729.80. The three main occupations in Colchester between January 2023 and December 2023 were professional occupations (23.3%), associate professional occupations (18.8%) and administrative & secretarial occupations (12.8%). The City's largest employment

industries are human health and social work activities (18.8%), wholesale and retail trade, and repair of motor vehicles and motorcycles (16.5%), and education (11.8%). The largest employers in Colchester by approximate number of employees are Colchester District General Hospital with 3,000 employees; University of Essex with 2,000 employees; Colchester City Council with 1,500 employees; and Colchester Institute with 900 employees. The largest private sector employer is Monthind Clean Ltd, an industrial cleaning company, which employs approximately 800 people.

## Retail

**C.40** Colchester has approximately 435,000m<sup>2</sup> of retail floorspace; 208,000m<sup>2</sup> of office floorspace; 644,000m<sup>2</sup> of industrial floorspace; and 110,000m<sup>2</sup> classed as 'other' floorspace. According to the 2020 Retail and Town Centre Study Update [\[See reference 146\]](#), vacancy levels in Colchester town centre have increased from 10.5% of total ground floor premises to 14.5%. This is above the national average of 12%. Retail capacity is anticipated to decline by 3,900 sqm in Colchester from structural changes in the retail sector and the economic implications of the COVID-19 pandemic.

**C.41** Drawing on the conclusions of the Retail and Town Centre Study Update [\[See reference 147\]](#), the Council's adopted Local Plan Topic Paper on Retail and Town Centre Policies [\[See reference 148\]](#) reports that Colchester town centre continues to perform reasonably well against many of the healthcheck indicators. Yet there are weaknesses and signs that the town centre is increasingly vulnerable to structural changes in the retail sector and growing competition from nearby shopping destinations. The current outlook and developments at Tollgate (Stanway) in particular, reinforce the need for measures to maintain the city centre's attractiveness and role as the principal mixed-use shopping destination in Colchester City. This includes continued investment in the public realm and key opportunity sites (including Vineyard Gate, Priory Walk and St John's Walk Shopping Centre) to improve the visitor experience and create a more vibrant, differential offer. A city centre masterplan supplementary planning document was adopted by the council in January 2024 [\[See reference 149\]](#).

**C.42** The health and position of other centres within the urban area of Colchester (Peartree Road, Turner Rise and Highwoods) and in Tiptree, West Mersea and Wivenhoe remain stable.

**C.43** There will be an overall (City-wide) theoretical over-supply of comparison and convenience retail floorspace over the plan period to 2033 principally due to the major committed developments, particularly at Tollgate and non-central stores in the City.

**C.44** The analysis of leisure uses in the Retail and Town Centre Study Update concluded that the Council should not allocate sites for new commercial leisure provision in the City. There are no obvious quantitative or qualitative ‘gaps’ based on existing supply and the proposed new commercial leisure developments identified.

## Tourism

**C.45** Tourism plays an important part in the local economy. Tourism contributed £382.6 million to the Colchester’s economy in 2022. The value of tourism to Colchester has risen in real terms by 158% from £63.1 million in 1993. Tourism supports more than 5,224 full time jobs, equating to 9% of total employment in the City. Colchester attracted 6,207,000 day-trips and 229,000 overnight trips in 2022. This is approximately 1% higher than the 2017 figure, resulting in a total value of £379,393,300 [\[See reference 150\]](#).

## Creative Businesses

**C.46** Colchester has 1,300 creative businesses providing employment to over 5,600 employees. Creative industries are a priority growth area for the town. This accounts for 18.3% of all businesses in the City, and includes advertising, design, film, arts and crafts, performing arts and publishing. Nationally, creative industries account for approximately 7% of the economy as a whole. This

shows that Colchester is a well-performing town in terms of its creative economy but that there is considerable room for growth.

# Regeneration

**C.47** Colchester City Council is leading regeneration programmes in east Colchester, north Colchester, the city centre and the Garrison. The longstanding regeneration programme at the Hythe includes 100,000 sq. ft of commercial space, 2000 new homes, improved transport links, a community centre, nursery and student accommodation for the University of Essex at University Quays. The University Knowledge Gateway will continue to bring new business opportunities, hotels and leisure facilities.

**C.48** The northern gateway lies to the north and south of Junction 28 of the A12 and is transforming into a new sport, leisure, business and residential destination of regional significance. The Colchester Sports Park opened in 2021. Work was completed on the construction of the 200,000 sq ft Leisure Park in early Summer 2024. The northern gateway includes world-class digital connectivity, easy access to the regional transport network, and high-quality urban design. The Council's aspiration is that the Northern Gateway will become a thriving location for living, playing, working and doing business and promote healthy lifestyles.

**C.49** A £1.5 billion development of a new modern Garrison in the town has shown a further 35 years' commitment to Colchester by the MoD. As well as creating improved accommodation and facilities for service personnel, land released by the MoD as a result of the new development has been used to create a sustainable mixed use urban village close to the city centre.

**C.50** Improvements in the city centre have previously been focused on the St. Botolph's Quarter, with ongoing plans to develop a new cultural quarter, large retail scheme, residential development and multi-storey car park. However, plans to improve the wider city centre are now underway with proposals being developed to reduce traffic and create a better pedestrian experience with more

public spaces for events and activities and better links for cyclists ensuring that Colchester continues to be a vibrant place during the day and in the evening. The City has been awarded £18.2 million from the Government's Town Fund to boost a range of projects to improve the town centre including the creation of digital work hubs, accelerated introduction of 5G, restoration of the Holy Trinity Church, and phase one of restoring 'Jumbo' the iconic Victorian water tower. A supplementary planning document for the city centre was adopted in January 2024 [See reference 151]. The Council have worked in partnership with Essex County Council to progress the masterplanning work for Colchester City Centre. The pivotal role and influence of the highway network within the City Centre and the need and opportunities for enhancement are fundamental to the joint approach ventured for the preparation of the City Centre Masterplan SPD. The redesign of the St Botolphs Circus roundabout (largely externally funded project) as a key southern gateway to the city centre formed part of the joint consultation and the design solution has evolved in response.

**C.51** The focus/scope of the Masterplan is on the core city centre area - the primary and secondary shopping areas as defined in the Local Plan, as well as the main city centre development allocations and gateways to the surrounding neighbourhoods. However, the continued economic and cultural vibrancy of the city centre lies in reconnecting it to the surrounding neighbourhoods and improving choice in transport modes including the walking and cycling experience of routes to the mainline rail station, the Roman Circus and the Hythe and University campus in particular. The Masterplan therefore includes recommendations for wider area improvements with regard to connectivity into and through the city centre and associated public realm. Design frameworks have been prepared for the main city centre development allocations and gateways, which have been referred to as key sites.

## Transport and Accessibility

**C.52** Colchester is connected to a comprehensive network of major roads via the A12 and A120, which provide routes to London, the M25, Harlow and Cambridge. Parts of the A12 carry over 90,000 vehicles a day. The City also lies in close proximity to the major seaports of Harwich (around 30km) and

Stansted airport (around 50 km). This strategic position has meant the area has been a magnet for growth resulting in a healthy and vibrant economy.

**C.53** Transportation provision in the City includes six railway stations; bus routes operated by ten bus companies; and several cycle trails including National Cycle Network routes 1, 13 and 51. Railway stations in the City include those (Colchester and Marks Tey) that provide access to the Great Eastern Mainline which connects London to Norwich. However, there is a lack of safe, off-road public rights of way for cyclists and horse riders in the City.

**C.54** Essex County Council consulted on the Colchester Local Walking and Cycling Infrastructure Plan (LCWIP) up to September 2023 [\[See reference 152\]](#). The LCWIP identified seven primary cycling routes and 12 primary walking routes across the city's urban area. Cycle Route 3 from city centre to London Road, Cycle Route 4 from East Hill to the University of Essex and Cycle route 7 from Severalls Business Park to Greenstead and the University of Essex are the current priority.

**C.55** One of the biggest challenges to Colchester's future development is traffic growth and the dominance of the car as the main mode of travel. The 2021 Census travel to work results found that 47.4% of residents in Colchester drive to work. This is higher than the England average of 44.5%. A slightly higher proportion of residents in Colchester travel to work by train (2.2%), bicycle (2.5%) or foot (8.7%) compared to the national averages. However, a smaller proportion of residents in the City travel to work by bus (2.9% compared to 4.3% nationally). Most journeys for work in Colchester (35.2%) are less than 10km and many people work from home (30.6%) [\[See reference 153\]](#).

**C.56** The Colchester Transport Strategy found that journeys to work have the most significant impact on the road network. However, it is recognised that other reasons for travel (for example the school run and shopping trips) can see increased traffic in between peak periods. There are notable congestion issues in the city centre at weekends. Within the centre, many roads are noted to be over capacity during peak periods. Particular hotspots include parts of the A12 and A120 strategic routes and on local roads within the city area such as the

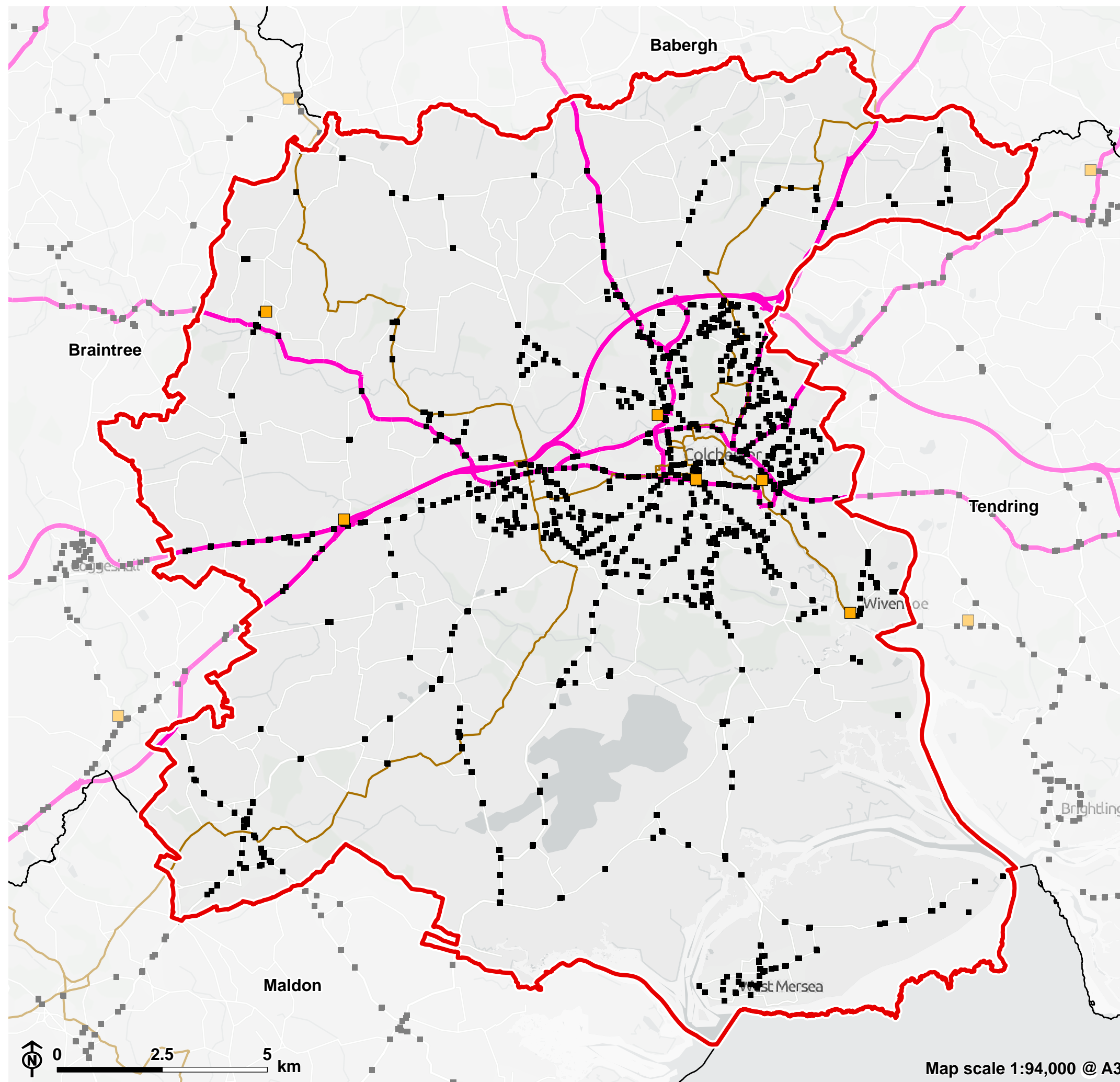
A133 Cymbeline Way, A1124 Lexden Road, and A1232 Ipswich Road [\[See reference 154\]](#).

**C.57** According to research from the Office of National Statistics, of the 92,400 people who work in Colchester, 17,300 workers travel there for work with the remainder living and working in the area. The largest movement into Colchester is 6,700 people from Tendring, followed by Braintree (2,700 people) and Babergh (1,800 people). 16,900 residents in Colchester travelled to other locations for work. The largest movement of people out of Colchester for work is 3,300 people to Tendring, followed by Braintree (3,000 people) and Chelmsford (2,000 people). Within Colchester, the MSOA with the largest workday population is Central Colchester which experiences an influx of 7,800 people for work from other areas [\[See reference 155\]](#).

**C.58** During Covid-19 car journeys dropped significantly with up to 20,000 fewer journeys on some roads than at the same point the year previous. During the same period, there was a notable increase in the popularity of cycling.



Figure C.3: Transport links in Colchester



- Colchester District
- Neighbouring local authority
- Bus stop
- Railway station
- National Cycle Network
- A Road



## Air, Land and Water Quality

### Air

**C.59** Whilst the City of Colchester is extensively rural, most of the population live in the towns and villages. As a result, it is the built-up areas which figure most prominently in many people's lives and the appearance and quality of their urban surroundings is an important factor in their quality of life. The main source of air pollution in the City is road traffic emissions from major roads, notably the A12, A120, A133, A134, A1232, Brook Street and Mersea Road. As the oldest recorded Roman town in Britain, Colchester has many narrow roads within the town centre and surrounding areas, buildings flank to form a canyon like environment. Street canyons act to reduce dispersal of pollutants which can result in poor air quality. Also, as highlighted in the previous section on 'Transport and Accessibility', significant traffic congestion can occur during peak times within Colchester directly affecting local air quality.

**C.60** There are 62 air pollution testing sites throughout the City. In May 2024, two AQMAs were revoked in Colchester due to improved air quality; AQMA 2, East Street and AQMA 4, Lucy Lane North. The one remaining AQMA has been reduced to encompass only non-compliant areas: Brook Street, Osborne Street, St Johns Street and Mersea Road.

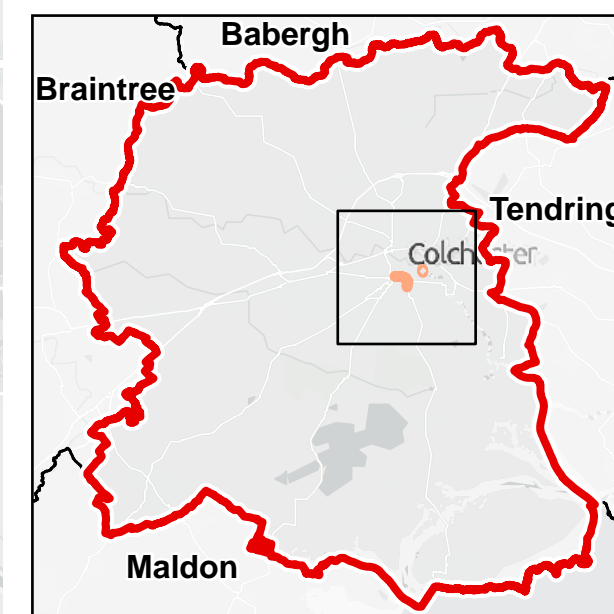
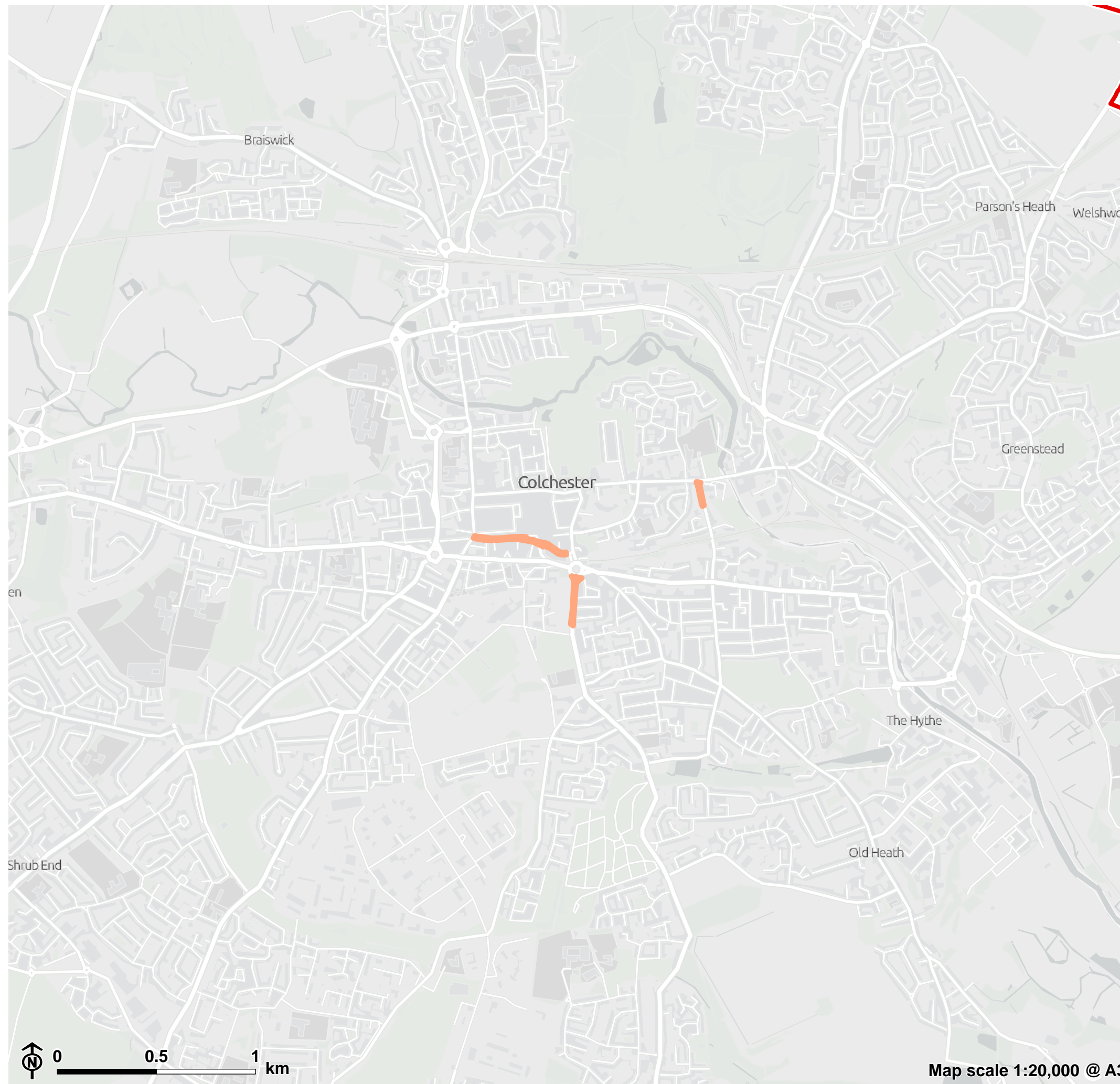
**C.61** According to the latest Air Quality Annual Status Report for Colchester [\[See reference 156\]](#), the general trend across Colchester is of improved air quality. However, Brook Street and Mersea Road (at which an AQMA is declared) have showed slight increases in measured nitrogen dioxide.

**C.62** CAREless Pollution is a Colchester-wide campaign that launched in October 2020. The Careless Pollution campaign was nationally recognised and was awarded Highly Commended in Edie's National Sustainability Leaders Awards 2022. It encourages drivers to switch off their engines when stationary to help improve air quality and to reduce the amount of polluted air that people

breathe inside their cars. A toolkit has been produced to provide schools in Colchester with ideas for involving and inspiring young people to understand more about the air quality around them and encouraging everyone to take action to help improve air quality in Colchester. The roadside signage trial (funded by the 2nd successful Defra bid) has come to an end, but has led to a 11% increase in engine switch offs on Brook Street and at East Gates. At East Gates alone approximately 260 additional vehicles were switching off their engines every week preventing an estimated 91g of Nitrogen Dioxide per week entering the air (based on a 5-minute wait). The findings mirror the results of short-term trials in Kent where signage has now been made permanent. Following the study, the Council are making a recommendation to apply for planning permission to have the signage on Brook Street and East Gates put up permanently and to use the remainder of the DEFRA budget to identify and fund further locations within the City's AQMAs for signage.

Figure C.4: Air Quality Management Areas

- Colchester District
- Neighbouring local authority
- Air Quality Management Area (AQMA)



Map scale 1:310,000 @ A3

Map scale 1:20,000 @ A3

## Water

**C.63** The main rivers in Colchester are the River Colne, River Stour, Layer Brook and the Roman River. Colchester lies within the Anglian River Basin District which covers a total area of 27,900km<sup>2</sup>. The majority of Colchester is within the Essex Combined Management Catchment. Within the Essex Combined Management Catchment is the Colne Essex Operational Catchment (16 waterbodies), the Blackwater Operational Catchment (five waterbodies), and the Stour Operational Catchment (21 waterbodies).

**C.64** The Colne and Blackwater estuaries are within the Anglian Transitional and Coastal Catchment Area (TraC) Management Catchment. Within the Anglian TraC is the Essex TraC Operational Catchment which contains nine waterbodies.

**C.65** The Water Environment (Water Framework Directive) Regulations (2017) [\[See reference 157\]](#) looks at the ecological and chemical health of both groundwater and surface water with the aim of achieving 'good ecological status' and 'good chemical status' by 2027, and to ensure that there is no deterioration from existing statuses.

**C.66** In 2022 [\[See reference 158\]](#):

- Of the 16 waterbodies in the Colne Essex catchment, nine were of moderate ecological status, five were of poor ecological status, one was in good ecological status, and all 16 failed to achieve good chemical status. Of the waterbodies in Colchester, the Salary Brook, the Colne (d/s Doe's Corner), and the Roman River were all of moderate ecological status while Layer Brook was of poor ecological status. The reasons for not achieving good status were due to the following sectors: agriculture and rural land management, the water industry, urban and transport, local and central government, and industry.

**C.67** Of the five waterbodies in the Blackwater catchment, four water of moderate ecological status and one was of good status, while all five failed to



achieve good chemical status. In Colchester, Virley Brook and Blackwater River were of moderate ecological status while Domsey Brook was of good ecological status in 2022. The reasons for not achieving good status were due to the following sectors: agriculture and rural land management, the water industry, local and central government, urban and transport, and industry.

**C.68** Of the 21 waterbodies in the Stour (Essex) catchment, 17 were of moderate ecological status, two were in good ecological status, two were in poor ecological status, and all failed to achieve good chemical status. In Colchester, the Stour (d/s R. Brett) River and the Stour (Lamarsh – R. Brett) River were both of moderate ecological status. The reasons for not achieving good status were due to the following sectors: agriculture and rural land management, the water industry, urban and transport, and, local and central government.

**C.69** The nine waterbodies in the Essex TraC catchment were all of moderate ecological status but failed to achieve good chemical status, including the following waterbodies in Colchester: the Colne transitional waterbody, Blackwater transitional waterbody, the Blackwater Outer coastal waterbody and the Stour (Essex) transitional waterbody. The reasons for not achieving good status were due to the following sectors: agriculture and rural land management; local and central government; and the water industry [\[See reference 159\]](#).

**C.70** Colchester is in one of the driest regions in the UK and water is under pressure from population growth and climate change. The area supplied by Anglian Water (which includes Colchester) is classed by the Environment Agency as experiencing serious water stress [\[See reference 160\]](#).

**C.71** Colchester's potable drinking water comes from Ardleigh Reservoir. On average Anglian Water customers use around 136 litres of water per person per day [\[See reference 161\]](#). This is lower than the national average of 141 litres per person per day. Anglian Water expects this to be reduced to around 120 litres per person per day for 2030 and around 109 litres per person per day for 2050 [\[See reference 162\]](#). However, in summer 2021 Anglian Water issued a

warning urging people to limit water consumption due to an unprecedented demand on water supplies [\[See reference 163\]](#).

# Soil and Geology

**C.72** Colchester City comprises a mix of different soils, primarily consisting of:

- Slightly acid loamy and clayey soils with impeded drainage to the north and east of the City;
- Slowly permeable, seasonally wet, slightly acid but base rich loamy and clayey soils to the south;
- Freely draining, slightly acid loamy soils to the west, as well as patches of lime rich loamy and clayey soils with impeded drainage; and,
- Loamy and clayey soils near the estuary.

**C.73** The Agricultural Land Classification (ALC) system [\[See reference 164\]](#) provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations to agricultural use. The principal factors influencing agricultural production are soil wetness, drought and erosion. These factors, together with interactions between them, form the basis for classifying land use into one of five grades, where 1 describes land as excellent (land of high agricultural quality and potential) and 5 describes land as very poor (land of low agricultural quality and potential). Land falling outside these scores is deemed to be 'primarily in non-agricultural use', or 'predominantly in urban use'. Grade 3 can be further separated into grades 3a and 3b, although this requires further local surveys and therefore such data is only available for small areas. Grades 1, 2 and 3a are considered to be best and most versatile agricultural land. According to Natural England's Agricultural Land Classification, land within Colchester City primarily comprises of large swaths of Grade 2 and Grade 3 agricultural land to the north and west of the City and Urban land and Non-Agricultural land to the east.

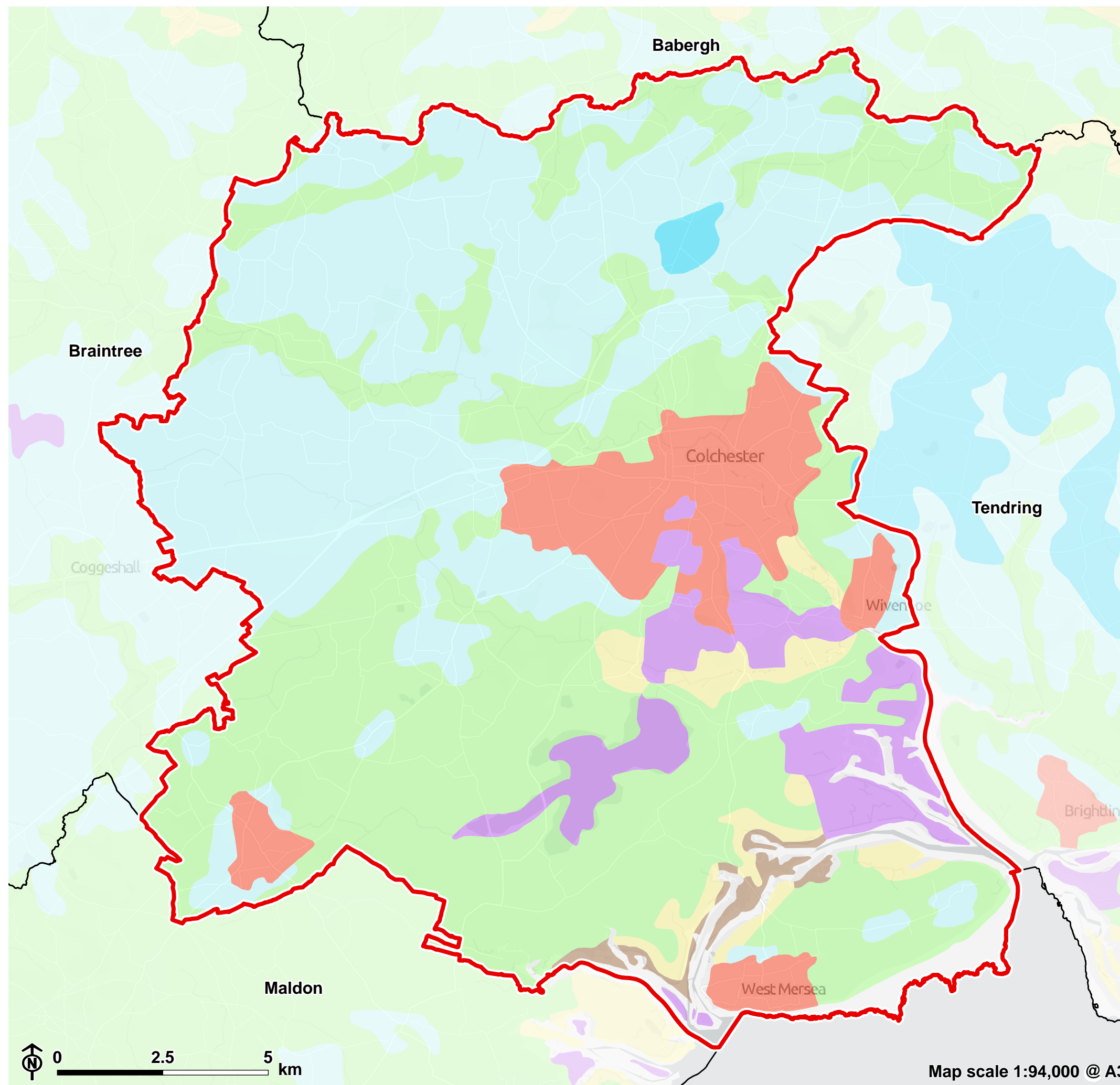
**C.74** Important geological sites in Colchester include:

## Appendix C Baseline Information

- Coopers Beach ('Restaurant Site') (part of Colne Estuary SSSI);
- Cudmore Grove Cliffs and Foreshore (part of Colne Estuary SSSI);
- Marks Tey Brick Pit SSSI;
- Wivenhoe Gravel Pit SSSI; and,
- Fingringhoe Wick Nature Reserve.

**C.75** Currently, there are no entries on Colchester City Council's contaminated land register [\[See reference 165\]](#). As of March 2023, 24 sites were recorded on the City's Brownfield Register [\[See reference 166\]](#).

Figure C.5: Agricultural Land Classification



- Colchester District
- Neighbouring local authority
- Agricultural Land Classification (ALC)**
- Grade 1 (excellent)
- Grade 2 (very good)
- Grade 3 (good to moderate)
- Grade 4 (poor)
- Grade 5 (very poor)
- Non agricultural
- Urban

0 2.5 5 km

Map scale 1:94,000 @ A3



## Climate Change Mitigation and Adaptation

**C.76** Colchester City declared a climate emergency on 17 July 2019 and subsequently prepared a Climate Emergency Action Plan [\[See reference 167\]](#), with the following aims:

- Reduce carbon emissions for buildings and fleet to help achieve carbon neutrality for Council services by 2030;
- Produce renewable energy;
- Enhance biodiversity and protect our environment;
- Facilitate walking, cycling and sustainable transport around Colchester;
- Provide sustainable waste management and support residents to reduce, reuse and recycle;
- Enable partnerships and community action for sustainability and low carbon development;
- Ensure sustainable planning and development; and,
- Change the way we work to achieve our climate commitment.

**C.77** An update to the action plan was published in January 2023 [\[See reference 168\]](#), which slightly amended the themes to include the new theme of adapting to a changing climate, introduced air quality to the walking, cycling and sustainable transport theme, and introduced reference to the green economy.

**C.78** Changes to the climate will bring new challenges to the City's built and natural environments. Hotter, drier summers may have adverse health impacts and may exacerbate the adverse environmental effects of air and water pollution. The UK Climate Projections (UKCP18) show that in 2050 the climate in the South East will be warmer with wetter winters and drier summers than at present [\[See reference 169\]](#). Specifically:

- Under medium emissions, the increase in winter mean temperature is estimated to be 2.2°C; it is unlikely to be less than 1.1°C and is very unlikely to be more than 3.4°C.
- Under medium emissions, the increase in summer mean temperature is estimated to be 2.8°C; it is unlikely to be less than 1.3°C and is very unlikely to be more than 4.6°C.

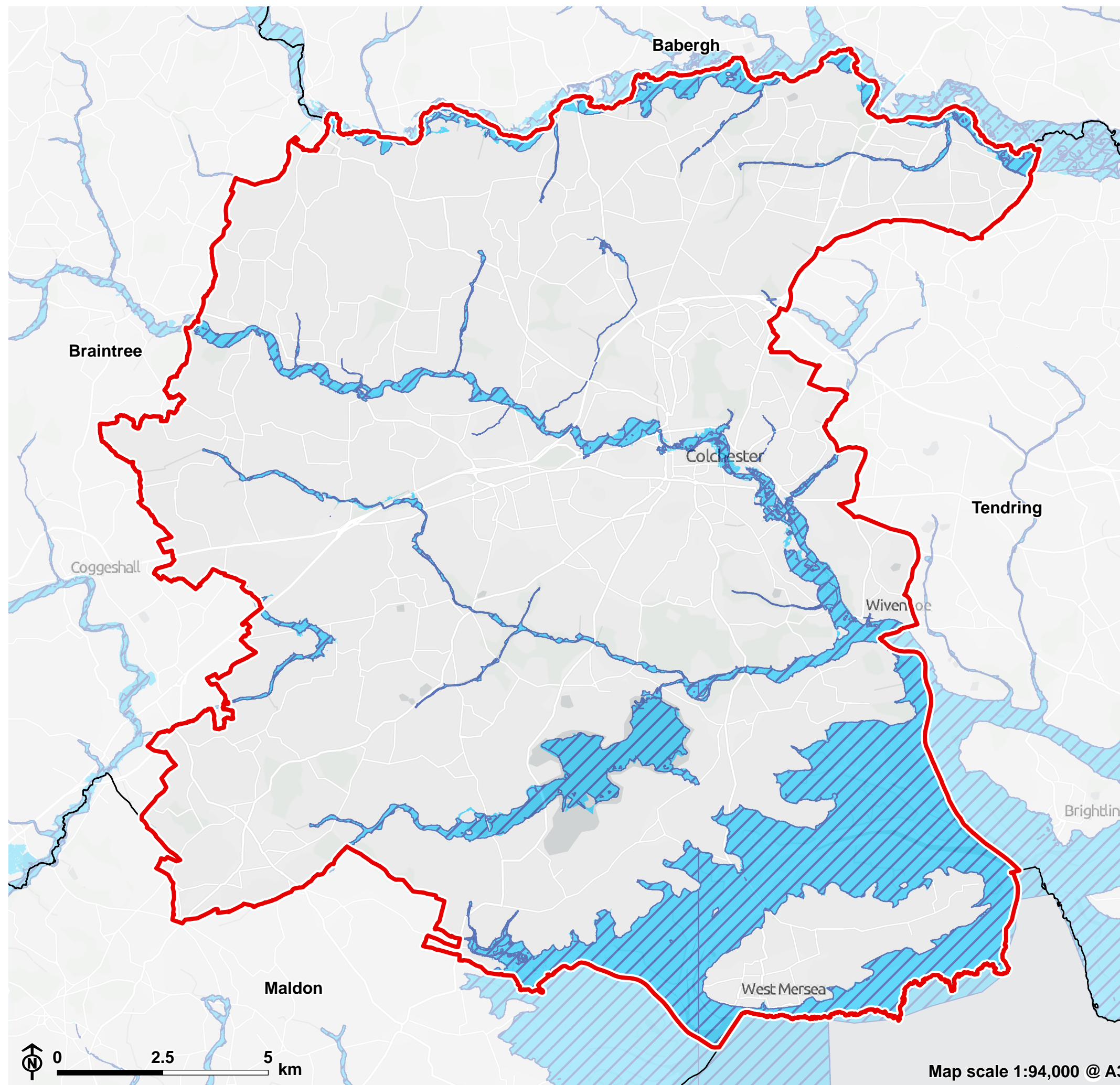
**C.79** A changing climate may place pressure on some native species and create conditions suitable for new species, including invasive non-native species. Changes to precipitation patterns (and river flow) and flooding have implications and dry, hot summers will cause problems of low flows for some of the rivers in the area which will increase demand for water. Extreme weather events may also increase disruption.

**C.80** Colchester City contains both tidal (estuary) and fluvial (river) watercourses. The River Colne is the main pathway of tidal flooding which can result from a storm surge, high spring tides or both events. The upstream extent of the River Colne presents the main fluvial risk to the area. Other fluvial flood risk areas identified in the City are from the River Stour, Layer Brook and Roman River. The City is also at risk of flooding from groundwater, surface water and the arterial drainage network, particularly as a result of blockages of ditches or sewers. The most significant flood events reported to have affected the City occurred in 2000, 2001, and 2012. The risk of flooding is likely to be intensified due to climate change.

**C.81** The latest Department for Energy Security and Net Zero (DESNZ) figures [\[See reference 170\]](#) show generally decreasing trends for CO<sub>2</sub> emissions (kilotonnes) in Colchester from 2005 to 2022 despite an increase in population over this time-period. However, there was an increase in 2019 and 2021. CO<sub>2</sub> emissions have fallen from 1,376.7kt to 835.9kt over the period between 2005 and 2022. Per capita CO<sub>2</sub> emissions have fallen from 8.5 tonnes in 2005 to 4.3 tonnes in 2022. Generally per capita CO<sub>2</sub> emissions have decreased each year, but 2021 showed a slight increase from 4.7 tonnes in 2020 to 4.8 tonnes per capita in 2021. The decreasing trend in emissions reflects the decrease in overall emissions for the UK during this period driven mainly by reductions in

emissions from power stations, industrial combustion and passenger cars. The reduction from power stations is driven by change in the fuel mix used for electricity generation with a reduction in the amount of coal, which is a carbon intensive fuel. Emissions for many Local Authorities are heavily influenced by activities at industrial sites, and changes at a single site can have a big impact on emissions trends [\[See reference 171\]](#).

Figure C.6: Flood risk



- Colchester District
- Neighbouring local authority
- Flood zone 3
- Flood zone 2

## Biodiversity

**C.82** Colchester has a rich biodiversity with many sites designated for their nature conservation interest. Much of the coastline is designated under international notifications including the Essex Estuaries Special Area of Conservation (SAC), the Blackwater Estuary Special Protection Area (SPA), the Colne Estuary SPA and Abberton Reservoir SPA. The SAC and SPAs are notified under the Habitats Directive (92/43/EEC) and Birds Directive (79/409/ECC) respectively. They are also notified as Ramsar sites under the Ramsar Convention.

**C.83** Abberton Reservoir is a large, shallow, freshwater storage reservoir approximately around 10km south-west of Colchester. It is built in a long, shallow valley and is the largest freshwater body in Essex and one of Europe's top wetland sites. It is one of the most important reservoirs in Britain for wintering wildfowl, with a key role as a roost for wildfowl and waders feeding in adjacent estuarine areas. The site is also important for winter feeding and autumn moulting of waterbirds. The margins of parts of the reservoir have well-developed plant communities that provide important opportunities for feeding, nesting and shelter. Abberton Reservoir is important especially as an autumn arrival area for waterbirds that subsequently spend the winter elsewhere. Abberton Reservoir is a public water supply reservoir. Reduced water availability, and increased demand, in recent years has led to generally low water levels; greater numbers of waders therefore use the site, and as a result no decrease in wildfowl has been attributed to low water levels. Water entering the site has elevated nitrate levels, leading in most summers to algal blooms, but there is no evidence of impacts on wildlife. The Water Company has a consultative committee which addresses conservation issues at all its sites, and the Abberton Reservoir Committee (involving Essex Wildlife Trust and Natural England) addresses local issues.

**C.84** The Blackwater Estuary is the largest estuary in Essex and is one of the largest estuarine complexes in East Anglia. Its mudflats are fringed by saltmarsh on the upper shores, with shingle, shell banks and offshore islands a feature of the tidal flats. The surrounding terrestrial habitats; the sea wall,



ancient grazing marsh and its associated fleet and ditch systems, plus semi-improved grassland, are of high conservation interest. The diversity of estuarine habitats results in the sites being of importance for a wide range of overwintering waterbirds, including raptors, geese, ducks and waders. The site is also important in summer for breeding terns. Water based recreation and in particular jet skis are identified as one of the site's sensitivities. The main threat to the site is erosion of intertidal habitats due to a combination of sea level rise and isostatic forces operating on the land mass of Great Britain. The situation is worsened with increasing winter storm events, whilst the hard sea walls along this coastline are preventing the saltmarsh and intertidal areas from migrating inland. This situation is starting to be addressed by alternative flood defence techniques. A shoreline management plan has been prepared for the Essex coast which seeks to provide a blueprint for managing the coastline sustainably.

**C.85** The Colne Estuary is located in the southern end of Colchester's coastal area. It is a comparatively short and branching estuary, with five tidal arms that flow into the main channel of the River Colne. The Colne Estuary encompasses a diversity of soft coastal habitats, dependent upon natural coastal processes. The vulnerability of these habitats is linked to changes in the physical environment: the intertidal zone is threatened by coastal squeeze and changes to the sediment budget, especially up drift of the site. Limited beach feeding is under way to alleviate the sediment problem. The site is vulnerable to recreational pressures which can lead to habitat damage (saltmarsh and sand dunes) and to disturbance of feeding and roosting waterfowl. Pressures for increased use and development of recreational facilities are being addressed through the planning system and under the provisions of the Habitat Regulations. Jet and water-skiing are largely contained by the Harbour Authorities. Most grazing marshes are managed under ESA/ Countryside Stewardship Agreements, but low water levels are of great concern, and low freshwater flows into the estuary, may be affecting bird numbers and/or distribution. This is being addressed through reviews of consents under the Habitats Regulations.

**C.86** In December 2013 the Blackwater, Crouch, Roach and Colne Estuaries Marine Conservation Zone was designated. Marine Conservation Zones (MCZs) are designated marine areas to protect species and habitats found

within them from the most damaging and degrading of activities, taking into account local needs. The Blackwater, Crouch, Roach and Colne Estuaries MCZ has been designated specifically for four features: to maintain in favourable condition 'intertidal mixed sediments' and 'Clacton Cliffs and Foreshore' and to recover to favourable condition the 'Native Oyster' and the 'Native Oyster beds'.

**C.87** In 2020, the Council along with 11 Essex Council partners, adopted the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Strategy Document [See reference 172] and SPD [See reference 173]. The need for the Essex coast RAMS was identified at an early stage in the iterative HRA process for the Section 1 and Section 2 Colchester Local Plan. Further consideration was given to this at the appropriate assessment stage, partly to reflect that mitigation measures must be considered at the appropriate assessment stage and also as examples of mitigation strategies elsewhere have continued to emerge and the conservation community continue to share good practice. Natural England initiated and were involved in the preparation of the Essex Coast RAMS. The Essex Coast RAMS has the brand name, Bird Aware Essex Coast, which uses the same branding as the well-established Bird Aware Solent.

**C.88** There is one National Nature Reserve (Colne Estuary NNR) and nine Sites of Special Scientific Interest (SSSIs) notified in Colchester, see condition summary table.

**Table C.2: SSSI condition**

SSSI	Condition
Marks Tey Brickpit	100% favourable condition
Upper Colne Marshes	53% favourable, 47% unfavourable recovering
Roman River	100% favourable condition
Abberton Reservoir	100% favourable condition



SSSI	Condition
Blackwater Estuary	75% unfavourable recovering; 23.5% favourable; 1.5% unfavourable declining
Tiptree Heath	100% unfavourable, recovering
Bullock Wood	100% favourable condition
Cattawade Marshes	54% favourable, 46% unfavourable recovering
Wivenhoe Gravel Pit	100% unfavourable, declining

**C.89** These are nationally important ecological/geological sites designated under the Wildlife & Countryside Act 1981 with further protection provided through the Countryside & Rights of Ways Act 2000.

**C.90** Following a review in 2016, 170 Local Wildlife Sites [\[See reference 174\]](#) are designated in the city along with eight Local Nature Reserves (LNR):

- Welsh Wood LNR
- Bull Meadows LNR
- Hilly Fields LNR
- Spring Lane Meadows LNR
- Lexden Park LNR
- Colne LNR
- Tiptree Parish Field LNR and
- Salary Brook LNR

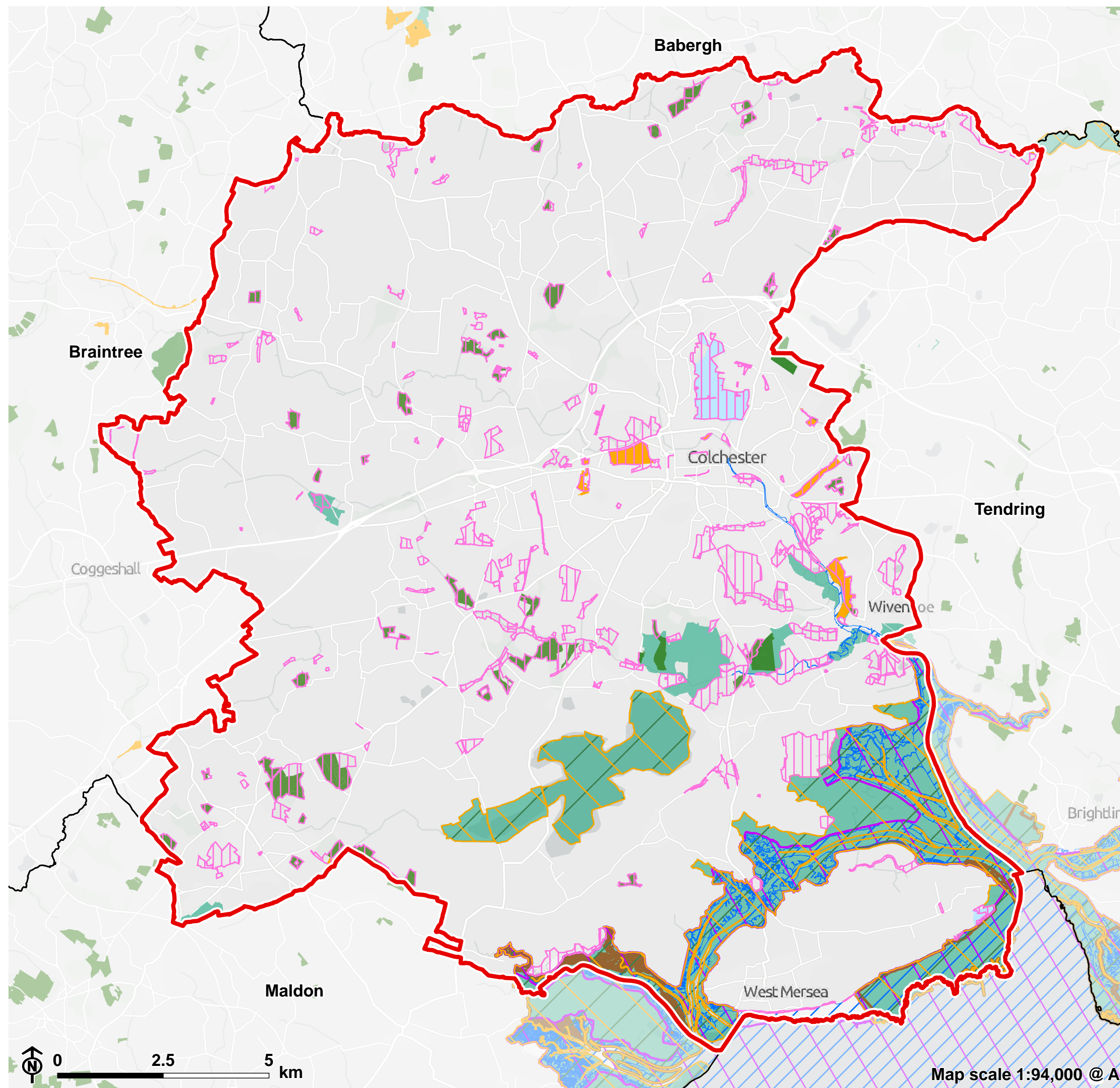
**C.91** These are non-statutory nature conservation sites, which along with the statutory sites, play a key role in helping conserve the City's biodiversity in both urban and rural locations.

**C.92** Introduced in the Environment Act 2021, the Local Nature Recovery Strategy (LNRS) is a statutory requirement. It is part of the wider Nature Recovery Network (NRN), made up of 48 Local Nature Recovery Strategies. Greater Essex is one of the 48 regions across England creating an LNRS. Essex County Council (ECC) is the Responsible Authority appointed to deliver the LNRS for this location. ECC consulted upon the draft LNRS from August 2024 [\[See reference 175\]](#). Strategy document maps areas of current success and future opportunity for nature recovery.

**C.93** The LNRS aims to drive a range of benefits including, but not limited to:

- carbon capture
- absorption of water to reduce flooding
- protection soil of quality and agricultural production
- provision of spaces for nature and wildlife

Figure C.7.1: Biodiversity designations



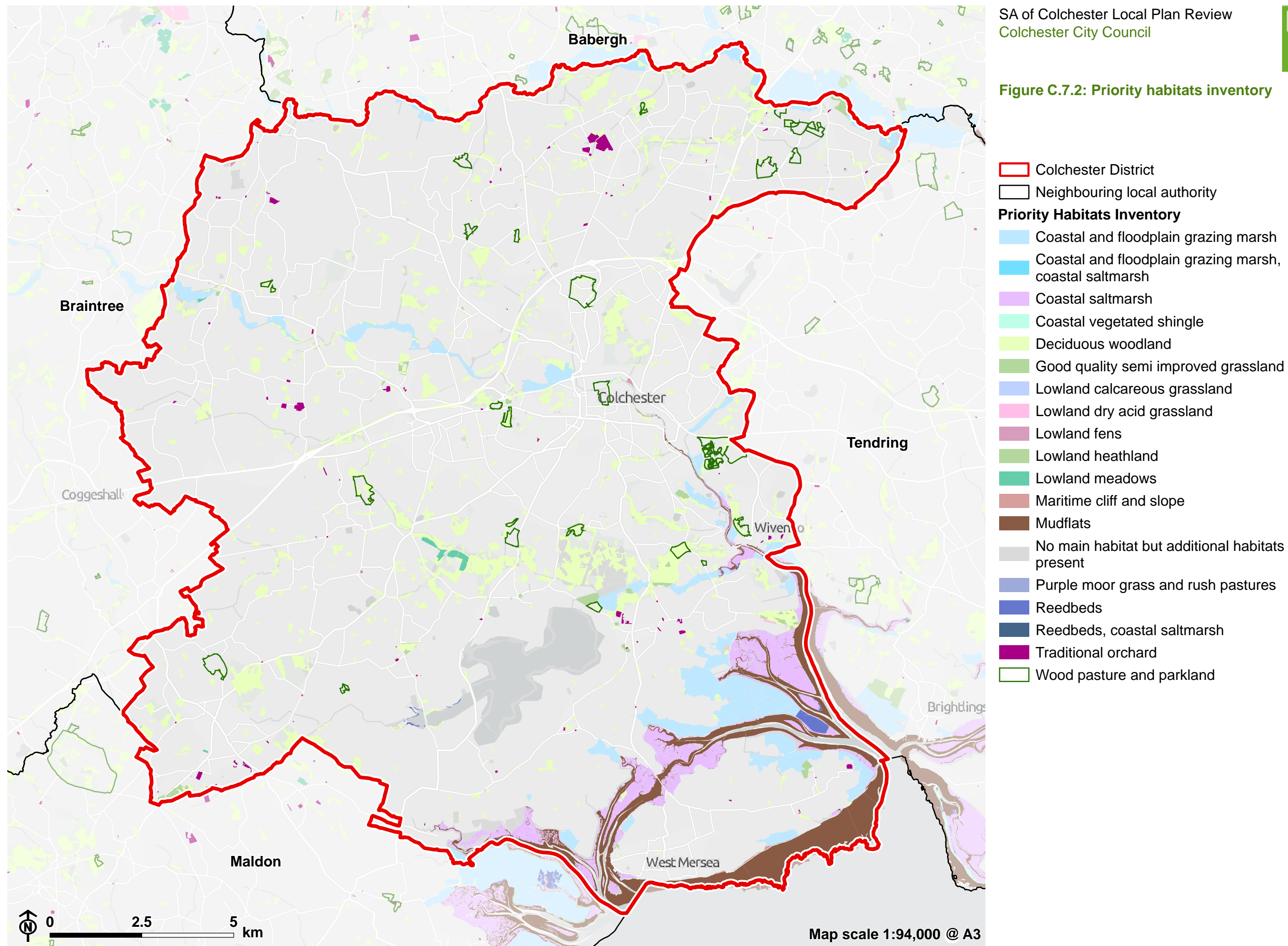
- Colchester District
- Neighbouring local authority
- Local Wildlife Site
- Ramsar site
- Special Protection Area
- Special Area of Conservation
- National Nature Reserve
- Country park
- Site of Special Scientific Interest
- Local Nature Reserve
- Ancient woodland
- Marine Conservation Zone

0 2.5 5 km

Map scale 1:94,000 @ A3



Figure C.7.2: Priority habitats inventory



## Historic Environment

### Heritage Assets

**C.94** Colchester has a rich and diverse heritage. As Camulodonum, it was the first capital of England and it is also Britain's oldest recorded town; recorded by Pliny the Elder in AD77. The City has a rich archaeological and cultural heritage, dating back to at least 4000BC. Colchester boasts some 1,560 listed buildings and 4 Scheduled Monuments. There are 24 Conservation Areas within the City and three Registered Parks and Gardens. These include Castle Park, Layer Marney Tower Gardens and Wivenhoe Park. The Council has also recently updated the Colchester City Local List which includes 715 buildings or assets that are of historical or architectural interest [\[See reference 176\]](#). In 2023 there were 68 listed buildings on the Essex Heritage at Risk Register. Historic England's Heritage at Risk Register contains nine entries for Colchester [\[See reference 177\]](#) (see table below).

**Table C.3: Heritage at Risk in Colchester**

Entry Name	Heritage Category	Condition	Principal Vulnerability	Trend	Priority Category
Birch	Conservation Area	Poor	High	Deteriorating	
Remains of St Mary the Virgin's Church	Scheduled Monument	Generally unsatisfactory with major localised problems	Deterioration - in need of management	Declining	
Roman villa 450m south of	Scheduled Monument	Extensive significant problems	Arable ploughing	Declining	

## Appendix C Baseline Information

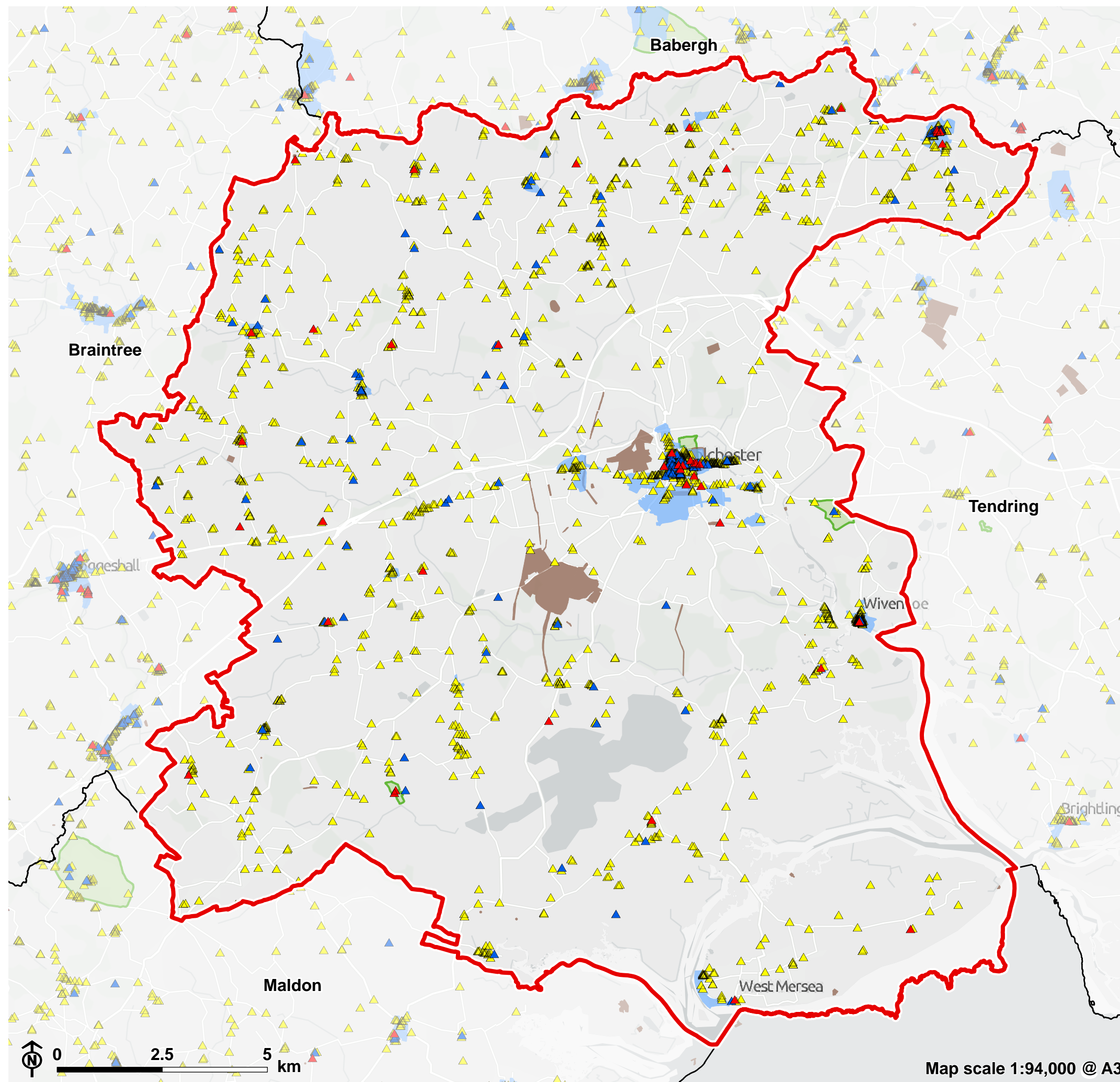
Entry Name	Heritage Category	Condition	Principal Vulnerability	Trend	Priority Category
Warren's Farm					
Ruins of St Mary's Church, North of Birch Hall	Scheduled Monument	Very bad			C - Slow decay; no solution agreed
Municipal Water Tower (Jumbo)	Listed Building grade II*	Very bad			A - Immediate risk of further rapid deterioration or loss of fabric; no solution agreed
Barn south of Marks Tey Hall	Listed Building grade II*	Poor			C - Slow decay; no solution agreed
Colchester Castle and the Temple of Claudius	Scheduled Monument	Generally satisfactory but with significant localised problems	Visitor erosion – limited/localised	Declining	
Tudor Blockhouse 300mm south of Mersea Stone, East Mersea	Scheduled Monument	Extensive significant problems	Coastal erosion	Declining	

## Appendix C Baseline Information

Entry Name	Heritage Category	Condition	Principal Vulnerability	Trend	Priority Category
Former Church of Holy Trinity, Trinity Street	Listed Building Grade I	Poor			C - Slow decay; no solution agreed



Figure C.8: Heritage Assets



- Colchester District
  - Neighbouring local authority
  - Conservation area
  - Scheduled monument
  - Registered Parks and Gardens
- Listed building**
- ▲ Grade I
  - ▲ Grade II\*
  - ▲ Grade II

## History and Archaeology

**C.95** Colchester was Britain's first city and there is a wealth of heritage assets across the district, including monuments, events, scheduled monuments, listed buildings, conservation areas, Registered Parks and Gardens and a local list. The Colchester Heritage Explorer [\[See reference 178\]](#) includes over 10,000 records.

**C.96** In 2022, Colchester was granted city status as part of the Queen's Platinum Jubilee Celebrations. The Council was formally presented with Letters Patent which officially marked Colchester becoming a city on 23 November 2022. There will be many benefits to Colchester becoming a city, some of these include:

- Attracting more visitors, which in turn, means more people spending money in our shops, businesses, attractions, restaurants, cafes and bars.
- Attracting businesses to make Colchester their home, increasing economic investment and creating new jobs.
- Likely to create greater levels of investment and funding opportunities for key projects.
- Gaining a stronger voice in shaping both the local, regional, and national agenda to get more of what Colchester deserves and to support the delivery of residents' priorities.

## Landscape

**C.97** The rural landscape of the City has a rich ecological character influenced by geology and landform. Habitats include woodland, grassland, heath, estuary, saltmarsh, mudflat, and freshwater as well as open water habitats. Many sites are recognised for their value by international and national notifications, including the coastal and estuary areas in the southeast and the Dedham Vale National Landscape [formerly Area of Outstanding Natural Beauty (AONB)] in the north of the City.

**C.98** The Dedham Vale National Landscape covers the lower part of the Stour Valley on the Essex/Suffolk border. At its heart is an area known as Constable Country centred on the villages of East Bergholt, Flatford, and Dedham which Constable painted two centuries ago. His scenes of a working landscape strongly influenced the designation of the area that has come to represent the epitome of lowland English countryside.

**C.99** The National Landscape stands apart from other lowland river valleys because of its association with Constable and the assemblage of features he painted that can still be seen today. These features include a meandering river and its tributaries; gentle valley slopes with scattered woodlands; grazing and water meadows; sunken rural lanes; historic villages with imposing church towers and historic timber framed buildings; small fields enclosed by ancient hedgerows and a wealth of evidence of human settlement over millennia. Despite intrusions of human activity in the 20th and 21st centuries, the area retains a sense of tranquillity in terms of minimal noise, light and development intrusion.

**C.100** Colchester lies within four National Character Areas (NCAs) [\[See reference 179\]](#) including: South Suffolk and North Essex Clayland NCA; Northern Thames Basin NCA; Essex Haven Gateway; and, Greater Thames Estuary. The Colchester Landscape Character Assessment [\[See reference 180\]](#) identified seven Landscape Character Types in the City: River Valley; Farmland Plateau; Estuarine Marsh/Mudflats; Drained Estuarine Marsh; Coastal Farmland; and, Wooded Farmland.

**C.101** The Council commissioned landscape assessment and sensitivity work to support preparation of the new Local Plan in autumn/winter 2024. This subdivided the City into six landscape character types:

- River Valley;
- Farmland Plateau;
- Estuarine Marsh/Mudflats;
- Drained Estuarine Marsh;

## Appendix C Baseline Information

- Coastal Farmland; and
- Wooded Farmland.

**C.102** Each of these landscape types were subdivided into several landscape character areas. All landscape character areas were subsequently assessed in terms of their inherent value and sensitivity **[See reference 181]**.

## Appendix D

### Site Assessment Criteria

## Residential site assessment criteria and assumptions

SA Objective 1. Provide a sufficient level of housing to meet the objectively assessed needs of the city to enable people to live in a decent, safe, and sustainable home which is affordable

### Significance scoring

Scoring of significance will match the major, minor and negligible effects:

- Minor positive +
- Major positive ++
- All other 0

**Table D.1: SA Objective 1. Provide a sufficient level of housing to meet the objectively assessed needs of the city to enable people to live in a decent, safe, and sustainable home which is affordable**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
1a Housing provision	Significantly contributes to the delivery of housing: >=100 dwellings	Contributes to the delivery of housing: <100 dwellings	N/A	N/A	N/A	Based on estimated site capacity and expected density of 30 dwellings per hectare.

## SA Objective 2. Support the efficient use of land

### Significance scoring

If criterion 2a is a major positive then site scores significant positive, irrespective of criterion 2b.

If criterion 2a is not major positive, then criteria 2a to 2b are scored:



## Appendix D Site Assessment Criteria

- Major positive +3
- Minor positive +1
- Negligible 0
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 2). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Minor negative  $<0$  to  $>-2$
- Significant negative  $\leq -2$

**Table D.2: SA Objective 2. Support the efficient use of land**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
2a Brownfield/ greenfield land	Majority of site is brownfield land (i.e. >50%)	N/A	N/A	N/A	Majority of site is greenfield land (i.e. >50%)	Contained within the shapefile for each site
2b Agricultural Land Classification	N/A	N/A	All other sites	Greenfield site with >=25% area classed as Grade 3 agricultural land (but not with >=25% area classed as Grade 1 or 2 agricultural land)	Greenfield site with >=25% area classed as Grade 1 or 2 agricultural land	Natural England Agricultural Land Classification

## SA Objective 3. Achieve a prosperous and sustainable local economy that improves employment and training opportunities and supports the vitality/viability of centres

### Significance scoring

Criteria 3a, 3c, 3d and 3e are scored:

- Major positive +3
- Minor positive +1
- Negligible 0
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 4). Overall significance is scored as follows:

- Significant positive  $\geq +2$

## Appendix D Site Assessment Criteria

- Minor positive >0 to <2
- Minor negative <0 to >-2
- Significant negative <= -2

**Table D.3: SA Objective 3. Achieve a prosperous and sustainable local economy that improves employment and training opportunities and supports the vitality/viability of centres**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (-)	Data
3a Loss of employment land	N/A	N/A	All other sites	1.0-24.9% of site is an existing employment area	>=25% of site is an existing employment area or the site is identified as containing an existing employment generating use	Colchester City Council's employment area data
3b Provision of employment sites	N/A for residential site options	N/A for residential site options	N/A for residential site options	N/A for residential site options	N/A for residential site options	N/A

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (-)	Data
3c Employment deprivation	N/A	N/A	All other sites	>=25% of site located within one of the 20-40% most deprived areas nationally ('Employment' domain of the Index of Multiple Deprivation).	>=25% of site located within one of the 20% most deprived areas nationally ('Employment' domain of the Index of Multiple Deprivation).	'Employment' domain of the Index of Multiple Deprivation 2019
3d Access to jobs <a href="#">[See reference 182]</a>	Site located in LSOA that is in top 20% of LSOAs in district for jobs density	Site located in LSOA that is in 20-40 percentile of LSOAs in district for jobs density	Site located in LSOA that is in 40-60 percentile of LSOAs in district for jobs density	Site located in LSOA that is in 60-80 percentile of LSOAs in district for jobs density	Site located in LSOA that is in 80-100 percentile of LSOAs in district for jobs density	Nomis Business Register and Employment Survey; Office for National Statistics Lower layer Super Output Area population estimates

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (-)	Data
3e Town centres	<=400m from town centre OR <=200m from district centre	401-800m from town centre OR 201-400m from district centre	N/A	801-1,200m from town centre OR 401-800m from district centre OR <=400m from local centre	>1,200m from town centre AND >800m from district centre AND >400m from local centre	Colchester City Council town centre boundaries

SA Objective 4. Reduce the need to travel and promote sustainable and active transport options to reduce congestion

### Significance scoring

Criteria 4a to 4c are scored:

- Major positive +3
- Minor positive +1
- Negligible 0

## Appendix D Site Assessment Criteria

- Minor negative -1

- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 3). Overall significance is scored as follows:

- Significant positive  $\geq +2$

- Minor positive  $>0$  to  $<2$

- Minor negative  $<0$  to  $>-2$

- Significant negative  $\leq -2$



**Table D.4: SA Objective 4. Reduce the need to travel and promote sustainable and active transport options to reduce congestion**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
4a Rail	<= 500m from a railway station	501-1,000m from a railway station	N/A	1,001-2,000m from a railway station	>2,000m from a railway station or the site contains a railway station	Ordnance Survey railway station data
4b Bus	<= 300m from a bus stop	301-600m from a bus stop	N/A	601-1,000m from a bus stop	>1,000m from a bus stop	National Public Transport Access Nodes bus stop data
4c Cycling	<= 200m from a cycle route	201-400m from a cycle route	N/A	401-800m from a cycle route	>800m from a cycle route	Local cycle routes; National and Regional Cycle Routes

## SA Objective 5. Promote stronger, more resilient, inclusive communities; improve health and wellbeing; and reduce levels of deprivation

### Significance scoring

Criteria 5a to 5g are scored:

- Major positive +3
- Minor positive +1
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 7). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Minor negative  $<0$  to  $>-2$

■ Significant negative  $\leq -2$

**Table D.5: SA Objective 5. Promote stronger, more resilient, inclusive communities; improve health and wellbeing; and reduce levels of deprivation**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (-)	Data
5a Open space, sport and recreation	$\leq 300\text{m}$ from open space, sport, recreation facility, open country and registered common land	301-800m from open space, sport, recreation facility, open country and registered common land	N/A	801-1,200m from open space, sport and recreation facility	$>1,200\text{m}$ from open space, sport and recreation facility	Colchester City Council open space, sport and recreation facility data; National Trust Open Country data; Natural England Registered Common Land data

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (-)	Data
5b Loss of open space	N/A	N/A	All other sites	1-24.9% of site is open space, sport, recreation facility, open country and registered common land	>=25% of site is open space, sport, recreation facility, open country and registered common land	Colchester City Council open space, sport and recreation facility data; National Trust Open Country data; Natural England Registered Common Land data
5c Public Rights of Way (PRoW)	<=200m from PRoW	201-400m from PRoW	N/A	401-800m from PRoW	>800m from PRoW	Colchester City Council PRoW data
5d GP surgeries	<=400m from nearest NHS GP surgery	401-800m from nearest NHS GP surgery	N/A	801-1,200m from nearest NHS GP surgery	>1,200m from nearest NHS GP surgery or the site contains an NHS GP surgery	Colchester City Council GP surgery data

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (-)	Data
5e Levels of deprivation	>=25% of site located within one of the 10% most deprived areas nationally	>=25% of site located within one of the 20% most deprived areas nationally	All other sites	N/A	N/A	Index of Multiple Deprivation
5f Noise pollution from roads and railways	N/A	N/A	All other sites.	>=25% site within: Lnight 50.0-54.9 dB, or Laeq,16 55.0-59.9 dB	>=25% site within: Lnight >=55.0 dB, or Laeq,16 >= 60.0 dB	Defra road and rail noise data

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (-)	Data
5g Odour	N/A	N/A	All other sites.	N/A	Site is <=400m from a wastewater treatment works, <=500m from an anaerobic digestion facility OR <= 250m from a Site Safeguard Area of a waste management facility or a waste management facility	Environment Agency wastewater treatment plant data; Environment Agency anaerobic digestion facilities data; Colchester City Council waste management facilities; Colchester City Council Site Safeguard Area of a waste management facility

## SA Objective 6. Provide access to services, facilities and education

### Significance scoring

Each criterion 6a to 6c is scored:

- Major positive +3
- Minor positive +1
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 3). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Minor negative  $<0$  to  $>-2$
- Significant negative  $\leq -2$



**Table D.6: SA Objective 6. Provide access to services, facilities and education**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
6a Town centres	<=400m from town centre OR <=200m from district centre	401-800m from town centre OR 201-400m from district centre	N/A	801-1,200m from town centre OR 401-800m from district centre OR <=400m from local centre	>1,200m from town centre AND >800m from district centre AND >400m from local centre	Colchester City Council town centre data
6b Primary schools	<=400m from primary school	401-800m from primary school	N/A	801-1,200m from primary school	>1,200m from primary school or the site contains a primary school	Colchester City Council primary school data
6c Secondary schools	<=500m from secondary school	501-1,000m from secondary school	N/A	1,001-2,000m from secondary school	>2,000m from secondary school or the site contains a secondary school	Colchester City Council secondary school data

## SA Objective 7. Conserve and enhance the townscape character, and heritage and cultural assets

### Significance scoring

If either of the criteria receive a major negative score then the effect recorded is significant negative.

If both criteria receive a minor negative score then the effect recorded is significant negative.

If only one of criteria receive a minor negative score then the effect recorded is minor negative.

For all other sites the score is negligible.

However, all effects to acknowledge uncertainty in the absence of a heritage impact assessment.

**Table D.7: SA Objective 7. Conserve and enhance the townscape character, and heritage and cultural assets**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
7a Proximity to historic assets: sites within existing settlements, or	N/A	N/A	All other sites	101-250m	<=100m	Colchester City Council settlement boundaries; Colchester City Council/Historic England Conservation Areas; Historic England Listed Buildings; Historic England Scheduled Monuments; Historic England Registered Parks and Gardens

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
7b Proximity to historic assets: sites outside of existing settlements	N/A	N/A	All other sites	501-1,000m	<=500m	Colchester City Council settlement boundaries; Colchester City Council/Historic England Conservation Areas; Historic England Listed Buildings; Historic England Scheduled Monuments; Historic England Registered Parks and Gardens

SA Objective 8. Protect, conserve, and enhance biodiversity and promote and conserve geodiversity

Significance scoring

#### Appendix D Site Assessment Criteria

If either of the criteria receive a major negative score then the effect recorded is significant negative.

If both criteria receive a minor negative score then the effect recorded is significant negative.

If only one of criteria receive a minor negative score then the effect recorded is minor negative.

For all other sites the score is negligible.

**Table D.8: SA Objective 8. Protect, conserve, and enhance biodiversity and promote and conserve geodiversity**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
8a International and national biodiversity and geodiversity assets	N/A	N/A	All other sites	<=1km from an internationally or nationally designated site	<=250m from an internationally or nationally designated site	Natural England SSSI, Ramsar, SAC, SPA, NNR

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
8b Locally designated wildlife sites, Priority Habitat Inventory and Ancient Woodland	N/A	N/A	All other sites	<=250m from a LWS, LNR, Priority Habitat or Ancient Woodland	>=1% of site intersects with a LWS, LNR, Priority Habitat or Ancient Woodland	Local Wildlife Sites (LWS); Local Nature Reserves (LNR); Natural England Priority Habitat Inventory; Natural England Ancient Woodland

## SA Objective 9. Conserve and enhance the character and distinctiveness of the landscape

### Significance scoring

Scoring of significance will match the major, minor and negligible effects:

## Appendix D Site Assessment Criteria

- Major negative --?
- Minor negative -?
- All other 0?

**Table D.9: SA Objective 9. Conserve and enhance the character and distinctiveness of the landscape**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
9a Landscape Character	N/A	N/A	Site within the existing settlement boundaries that is not subject to assessment through the LCA process OR site within LCA with low inherent landscape value	>=25% of site located within LCA with medium inherent landscape value	>=25% of site located within LCA with high landscape value	Landscape Character Assessment (LCA) work



## SA Objective 10. Minimise greenhouse gas emissions and mitigate and adapt to climate change

### Significance scoring

N/A

**D.1** The extent to which the location of site options would facilitate the use of sustainable modes of transport in place of cars is considered separately under SA objective 4, and the effects of site options on flood risk is considered separately under SA objective 11. The location of development will not otherwise affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan Review and details submitted at the planning application stage for development sites which includes essential infrastructure such as foul drainage. This SA objective is therefore scoped out for the appraisal of site options.

## SA Objective 11. Manage and reduce flood risk from all sources

### Significance scoring

If either criterion 11a or 11b receives a major negative, the SA objective automatically receives a significant negative effect.

If both of these criteria are minor negative, then a significant negative is given.

■ If only one criterion of these two scores minor negative and the other scores negligible, then a minor negative is given.

**Table D.10: SA Objective 11. Manage and reduce flood risk from all sources**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
11a Flood zones	N/A	N/A	All other sites	>=25% site within Flood Zone 2	>=25% site within Flood Zone 3	Environment Agency Flood Zone 3; Environment

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
						Agency Flood Zone 2
11b Surface water flood risk	N/A	N/A	All other sites	>=25% on land with a 1 in 100 year risk of surface water flooding	>=25% on land with a 1 in 30 year risk of surface water flooding	Environment Agency 1:30 surface water flooding data; Environment Agency 1:100 surface water flooding data

SA Objective 12. Reduce waste generation and increase levels of reuse and recycling

### Significance scoring

N/A

## Appendix D Site Assessment Criteria

**D.2** The location of sites is not likely to influence sustainable design and construction techniques. This includes the production of waste from the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill. The location of sites is also not likely to have an effect on the recovery, re-use or recycling of waste materials, or the demand for recycled material.

**D.3** These details will be promoted and secured through the detailed design proposals for each site at the planning application stage and strategic policies. Therefore, this SA objective has been scoped out for the appraisal of site options.

## SA Objective 13. Protect and improve air quality

### Significance scoring

Each criterion 13a to 13d is scored:

- Major positive +3
- Minor positive +1
- Negligible 0
- Minor negative -1

## Appendix D Site Assessment Criteria

- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 4). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Negligible 0
- Minor negative  $<0$  to  $>-2$
- Significant negative  $\leq -2$

**D.4** The site assessment criteria focus on the potential for development to contribute to traffic within AQMAs, to contribute to air pollution in areas where there are already issues of poor air quality, or to result in new residents being exposed to air pollution.

**D.5** The assessment of site options does not take into account planned measures that will improve future air quality (such as the ban on sale of new petrol and diesel cars in the UK from 2035), or site-specific mitigation. The effect of the Plan as a whole on air quality will be assessed elsewhere, within the cumulative effects section of the SA.

## Appendix D Site Assessment Criteria

**D.6** In 2021, the WHO updated its recommended guidelines for air pollutants (“WHO global air quality guidelines: particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>), ozone, nitrogen dioxide, sulfur dioxide and carbon monoxide” [\[See reference 183\]](#)). The new air quality guidelines reflect the best available health evidence and WHO’s recommendations continue to be recognised globally as the targets that should be met to protect public health. Minor negative effects are assumed to occur when residential development would occur in a location where the current baseline annual mean concentration of a pollutant exceeds these 2021 WHO guidelines. Major negative effects are assumed to occur in locations where current annual mean pollution exceeds both the 2021 WHO air quality guidelines and the higher pollution levels allowed under the UK’s national air quality objectives [\[See reference 184\]](#).

**Table D.11: SA Objective 13. Protect and improve air quality**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
13a Air quality	N/A	N/A	All other sites	N/A	Site located within or connected to an AQMA	Defra AQMA mapping
13b NO <sub>2</sub> pollution	N/A	N/A	All other sites	>=25% of site has pollutant concentration of 10-40 µg/m <sup>3</sup>	>=25% of site has pollutant concentration of >40 µg/m <sup>3</sup>	Defra NO <sub>2</sub> pollution data

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
13c PM10 pollution	N/A	N/A	All other sites	>=25% of site has pollutant concentration of 15-40 µg/m3	>=25% of site has pollutant concentration of >40 µg/m3	Defra PM10 pollution data
13d PM2.5 pollution	N/A	N/A	All other sites	>=25% of site has pollutant concentration of 5-20 µg/m3	>=25% of site has pollutant concentration of >20 µg/m3	Defra PM2.5 pollution data

## SA Objective 14. Protect the quality and quantity of water resources

### Significance scoring

Each criterion 14a and 14b is scored:

- Major positive +3
- Minor positive +1
- Negligible 0



## Appendix D Site Assessment Criteria

- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 2). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Negligible 0
- Minor negative  $<0$  to  $>-2$

**Table D.12: SA Objective 14. Protect the quality and quantity of water resources**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
14a Source Protection Zones	N/A	N/A	All other sites.	$\geq 25\%$ site falls within Source Protection Zone 2 or 3.	$\geq 25\%$ site falls within Source Protection Zone 1.	Environment Agency Source Protection Zone

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
14b Water quality	N/A	N/A	All other sites	Site is within 100m of a watercourse or water body	Site contains a watercourse or water body	Ordnance Survey Open Rivers watercourses data; Ordnance Survey water bodies

## Employment site assessment criteria and assumptions

SA Objective 1. Provide a sufficient level of housing to meet the objectively assessed needs of the city to enable people to live in a decent, safe, and sustainable home which is affordable

### Significance scoring

N/A

**Table D.13: SA Objective 1. Provide a sufficient level of housing to meet the objectively assessed needs of the city to enable people to live in a decent, safe, and sustainable home which is affordable**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
Housing provision	N/A	N/A	N/A	N/A	N/A	N/A

## SA Objective 2. Support the efficient use of land

### Significance scoring

If criterion 2a is a major positive then site scores significant positive, irrespective of criterion 2b.

If criterion 2a is not major positive, then criteria 2a to 2b are scored:

## Appendix D Site Assessment Criteria

- Major positive +3
- Minor positive +1
- Negligible 0
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 2). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Minor negative  $<0$  to  $>-2$
- Significant negative  $\leq -2$

**Table D.14: SA Objective 2. Support the efficient use of land**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
2a Brownfield/ greenfield land	Majority of site is brownfield land (i.e. >50%)	N/A	N/A	N/A	Majority of site is greenfield land (i.e. >50%)	
2b Agricultural Land Classification	N/A	N/A	All other sites.	Greenfield site with >=25% area classed as Grade 3 agricultural land (but not with >=25% area classed as Grade 1 or 2 agricultural land)	Greenfield site with >=25% area classed as Grade 1 or 2 agricultural land	

## SA Objective 3. Achieve a prosperous and sustainable local economy that improves employment and training opportunities and supports the vitality/viability of centres

### Significance scoring

Criteria 3a and 3d not relevant to employment sites.

Each criterion 3b, 3c and 3e is scored:

- Major positive +3
- Minor positive +1
- Negligible 0
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 3). Overall significance is scored as follows:

## Appendix D Site Assessment Criteria

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Negligible 0
- Minor negative  $<0$  to  $>-2$
- Significant negative  $\leq -2$

**Table D.15: SA Objective 3. Achieve a prosperous and sustainable local economy that improves employment and training opportunities and supports the vitality/viability of centres**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
3a Loss of employment land	N/A	N/A	N/A	N/A	N/A	N/A
3b Provision of employment sites	Sites that are $\geq 3\text{ha}$	Sites that are $< 3\text{ha}$	N/A	N/A	N/A	Within the shapefile for the site



## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
3c Employment deprivation	>=25% of site is located within one of the 20% most deprived areas nationally ('Employment' domain of the Index of Multiple Deprivation).	>=25% of site located within one of the 20-40% most deprived areas nationally ('Employment' domain of the Index of Multiple Deprivation).	All other sites	N/A	N/A	'Employment' domain of the Index of Multiple Deprivation
3d Access to jobs <b>[See reference 185]</b>	N/A	N/A	N/A	N/A	N/A	N/A
3e Town centres	<=400m from town centre OR <=200m from district centre	401-800m from town centre OR 201-400m from district centre	N/A	801-1,200m from town centre OR 401-800m from district centre OR <=400m from local centre	>1,200m from town centre AND >800m from district centre AND >400m from local centre	Colchester City Council town centre data

## SA Objective 4. Reduce the need to travel and promote sustainable and active transport options to reduce congestion

### Significance scoring

Each criterion 4a to 4c is scored:

- Major positive +3
- Minor positive +1
- Negligible 0
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 3). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$

## Appendix D Site Assessment Criteria

- Minor negative <0 to >-2
- Significant negative <= -2

**Table D.16: SA Objective 4. Reduce the need to travel and promote sustainable and active transport options to reduce congestion**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
4a Rail	<= 500m of a railway station	501-1,000m of a railway station	N/A	1,001-2,000m of a railway station	>2,000m of a railway station or the site contains a railway station	Ordnance Survey railway station data
4b Bus	<= 300m of a bus stop	301-600m of a bus stop	N/A	601-1,000m of a bus stop	>1,000m of a bus stop	National Public Transport Access Nodes bus stop data
4c Cycling	<= 200m of a cycle route	201-400m of a cycle route	N/A	401-800m of a cycle route	>800m of a cycle route	Local cycle routes; National and Regional Cycle Routes

## SA Objective 5. Promote stronger, more resilient, inclusive communities; improve health and wellbeing; and, reduce levels of deprivation

### Significance scoring

Criteria 5f and 5g not relevant to employment sites.

Each criterion 5a, 5b, 5c, 5d and 5e is scored:

- Major positive +3
- Minor positive +1
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 5). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$

## Appendix D Site Assessment Criteria

- Minor negative <0 to >-2
- Significant negative <= -2

**Table D.17: SA Objective 5. Promote stronger, more resilient, inclusive communities; improve health and wellbeing; and, reduce levels of deprivation**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
5a Open space, sport and recreation	<=300m from open space, sport, recreation facility, open country and registered common land	301-800m from open space, sport, recreation facility, open country and registered common land	N/A	801-1,200m from open space, sport and recreation facility	>1,200m from open space, sport and recreation facility	Colchester City Council open space, sport and recreation facility data; National Trust Open Country data; Natural England Registered Common Land data

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
5b Loss of open space	N/A	N/A	All other sites	1-25% of site is open space, sport, recreation facility, open country and registered common land	>=25% of site is open space, sport, recreation facility, open country and registered common land	Colchester City Council open space, sport and recreation facility data; National Trust Open Country data; Natural England Registered Common Land data
5c Public Rights of Way (PRoW)	<=200m from PRoW	201-400m from PRoW	N/A	401-800m from PRoW	>800m from PRoW	Colchester City Council Public Rights of Way data
5d GP surgeries	N/A	N/A	All other sites.	N/A	Site contains an NHS GP surgery	Colchester City Council GP surgery data

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
5e Levels of deprivation	>=25% of site located within one of the 10% most deprived areas nationally	>=25% of site located within one of the 20% most deprived areas nationally	All other sites	N/A	N/A	Index of Multiple Deprivation
5f Noise pollution from roads and railways	N/A	N/A	N/A	N/A	N/A	N/A
5g Odour	N/A	N/A	N/A	N/A	N/A	N/A

## SA Objective 6. Provide access to services, facilities and education

### Significance scoring

Each criterion 6a, 6b and 6c is scored:

- Major positive +3

## Appendix D Site Assessment Criteria

- Minor positive +1
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 3). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Minor negative  $<0$  to  $>-2$
- Significant negative  $\leq -2$



**Table D.18: SA Objective 6. Provide access to services, facilities and education**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
6a Town centres	<=400m from town centre OR <=200m from district centre	401-800m from town centre OR 201-400m from district centre	N/A	801-1,200m from town centre OR 401-800m from district centre OR <=400m from local centre	>1,200m from town centre AND >800m from district centre AND >400m from local centre	Colchester City Council town centre data
6b Primary schools	N/A	N/A	All other sites.	N/A	Site contains a primary school	Colchester City Council primary school data
6c Secondary schools	N/A	N/A	All other sites.	N/A	Site contains a secondary school	Colchester City Council secondary school data

## SA Objective 7. Conserve and enhance the townscape character, and heritage and cultural assets

### Significance scoring

If either of the criteria receive a major negative score then the effect recorded is significant negative.

If both criteria receive a minor negative score then the effect recorded is significant negative.

If only one of criteria receive a minor negative score then the effect recorded is minor negative.

For all other sites the score is negligible.

■ However, all effects to acknowledge uncertainty in the absence of a heritage impact assessment.

**Table D.19: SA Objective 7. Conserve and enhance the townscape character, and heritage and cultural assets**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
7a Proximity to historic assets: sites within existing settlements	N/A	N/A	All other sites	101-250m	<=100m	Colchester City Council Settlement boundaries; Colchester City Council/Historic England Conservation Areas; Historic England Listed Buildings; Historic England Scheduled Monuments; Historic England Registered Parks And Gardens

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
7b Proximity to historic assets: sites outside of existing settlements	N/A	N/A	All other sites	501-1,000m	<=500m	Colchester City Council Settlement boundaries; Colchester City Council/Historic England Conservation Areas; Historic England Listed Buildings; Historic England Scheduled Monuments; Historic England Registered Parks And Gardens

SA Objective 8. Protect, conserve, and enhance biodiversity and promote and conserve geodiversity

Significance scoring

## Appendix D Site Assessment Criteria

If either of the criteria receive a major negative score then the effect recorded is significant negative.

If both criteria receive a minor negative score then the effect recorded is significant negative.

If only one of criteria receive a minor negative score then the effect recorded is minor negative.

For all other sites the score is negligible.

**Table D.20: SA Objective 8. Protect, conserve, and enhance biodiversity and promote and conserve geodiversity**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
8a International and national biodiversity and geodiversity assets	N/A	N/A	All other sites	<=1km from an internationally or nationally designated site	<=250m from an internationally or nationally designated site	Natural England SSSI, Ramsar, SAC, SPA, NNR

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
8b Local Wildlife Sites, Local Nature Reserves, Priority Habitat Inventory and Ancient Woodland	N/A	N/A	All other sites	<=250m from a LWS, LNR, Priority Habitat or Ancient Woodland	>=1% of site intersects with a LWS, LNR, Priority Habitat or Ancient Woodland	Local Wildlife Sites (LWS); Local Nature Reserves (LNR); Natural England Priority Habitat Inventory; Natural England Ancient Woodland

SA Objective 9. Conserve and enhance the character and distinctiveness of the landscape

### Significance scoring

Scoring of significance will match the major, minor and negligible effects:

## Appendix D Site Assessment Criteria

- Major negative --?
- Minor negative -?
- All other 0?

**Table D.21: SA Objective 9. Conserve and enhance the character and distinctiveness of the landscape**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
9a Landscape Character	N/A	N/A	Site within the existing settlement boundaries that is not subject to assessment through the LCA process OR site is within LCA with low inherent landscape value	>=25% of site located within LCA with medium inherent landscape value	>=25% of site located within LCA with high landscape value	Landscape Character Assessment (LCA) work

## SA Objective 10. Minimise greenhouse gas emissions and mitigate and adapt to the effects of climate change

### Significance scoring

N/A

**D.7** The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan Review and details submitted at the planning application stage for development sites which includes essential infrastructure such as foul drainage. The extent to which the location of site options would facilitate the use of sustainable modes of transport in place of cars is considered separately under SA objective 4, and the effects of site options on flood risk is considered separately under SA objective 11. The likely effects of all site options on this objective are therefore negligible (0).



## SA Objective 11. Manage and reduce flood risk from all sources

### Significance scoring

If either criterion 11a or 11b receives a major negative, the SA objective automatically receives a significant negative effect.

If both of these criteria are minor negative, then a significant negative is given.

If only one criterion of these two scores minor negative and the other scores negligible, then a minor negative is given.

**Table D.22: SA Objective 11. Manage and reduce flood risk from all sources**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
11a Flood zones	N/A	N/A	All other sites	>=25% site within Flood Zone 2	>=25% site within Flood Zone 3	Environment Agency Flood Zone 3; Environment Agency Flood Zone 2
11b Surface water flood risk	N/A	N/A	All other sites	>=25% on land with a 1 in 100 year risk of surface water flooding	>=25% on land with a 1 in 30 year risk of surface water flooding	Environment Agency 1:30 surface water flooding data; Environment Agency 1:100 surface water flooding data

## SA Objective 12. Reduce waste generation and increase levels of reuse and recycling

### Significance scoring

N/A

**D.8** The location of sites is not likely to influence sustainable design and construction techniques. This includes the production of waste from the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill. The location of sites is also not likely to have an effect on the recovery, re-use or recycling of waste materials, or the demand for recycled material.

**D.9** These details will be promoted and secured through the detailed design proposals for each site at the planning application stage and strategic policies. Therefore, this SA objective has been scoped out.

## SA Objective 13. Protect and improve air quality

### Significance scoring

Each criterion 13a to 13d is scored:

- Major positive +3
- Minor positive +1
- Negligible 0
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 4). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Negligible 0
- Minor negative  $<0$  to  $>-2$

■ Significant negative <= -2

**Table D.23: SA Objective 13. Protect and improve air quality**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
13a Air quality	N/A	N/A	All other sites	N/A	Site located within or connected to an AQMA	Defra AQMA mapping
13b NO2 pollution	N/A	N/A	All other sites	>=25% of site has pollutant concentration of 10-40 µg/m3	>=25% of site has pollutant concentration of >40 µg/m3	Defra NO2 pollution data
13c PM10 pollution	N/A	N/A	All other sites	>=25% of site has pollutant concentration of 15-40 µg/m3	>=25% of site has pollutant concentration of >40 µg/m3	Defra PM10 pollution data
13d PM2.5 pollution	N/A	N/A	All other sites	>=25% of site has pollutant concentration of 5-20 µg/m3	>=25% of site has pollutant concentration of >20 µg/m3	Defra PM2.5 pollution data

## SA Objective 14. Protect the quality and quantity of water resources

### Significance scoring

Each criterion 14a and 14b is scored:

- Major positive +3
- Minor positive +1
- Negligible 0
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 2). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Negligible 0

■ Minor negative <0 to >-2

**Table D.24: SA Objective 14. Protect the quality and quantity of water resources**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
14a Source Protection Zones	N/A	N/A	All other sites.	>=25% site falls within Source Protection Zone 2 or 3.	>=25% site falls within Source Protection Zone 1.	Environment Agency Source Protection Zone
14b Water quality	N/A	N/A	All other sites	Site is within 100m of a watercourse or water body	Site contains a watercourse or water body	Ordnance Survey Open Rivers watercourses data; Ordnance Survey water bodies

## Residential-led mixed use site assessment criteria and assumptions

SA Objective 1. Provide a sufficient level of housing to meet the objectively assessed needs of the city to enable people to live in a decent, safe, and sustainable home which is affordable

### Significance scoring

Scoring of significance will match the major, minor and negligible effects:

- Minor positive +?
- All other 0?



**Table D.25: SA Objective 1. Provide a sufficient level of housing to meet the objectively assessed needs of the city to enable people to live in a decent, safe, and sustainable home which is affordable**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
1a Housing provision		Contributes to the delivery of housing: <b>[See reference 186]</b>	N/A	N/A	N/A	Based on estimated site capacity and expected density of 30 dwellings per hectare.

## SA Objective 2. Support the efficient use of land

### Significance scoring

If criterion 2a is a major positive then site scores significant positive, irrespective of criterion 2b.

If criterion 2a is not major positive, then criteria 2a to 2b are scored:

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- Major positive +3
- Minor positive +1
- Negligible 0
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 2). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Minor negative  $<0$  to  $>-2$
- Significant negative  $\leq -2$

**Table D.26: SA Objective 2. Support the efficient use of land**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
2a Brownfield/ greenfield land	Majority of site is brownfield land (i.e. >50%)	N/A	N/A	N/A	Majority of site is greenfield land (i.e. >50%)	Contained within the shapefile for each site
2b Agricultural Land Classification	N/A	N/A	All other sites	Greenfield site with >=25% area classed as Grade 3 agricultural land (but not with >=25% area classed as Grade 1 or 2 agricultural land)	Greenfield site with >=25% area classed as Grade 1 or 2 agricultural land	Natural England Agricultural Land Classification

## SA Objective 3. Achieve a prosperous and sustainable local economy that improves employment and training opportunities and supports the vitality/viability of centres

### Significance scoring

Criteria 3a, 3b, 3c, 3d and 3e are scored:

- Major positive +3
- Minor positive +1
- Negligible 0
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 5). Overall significance is scored as follows:

- Significant positive  $\geq +2$

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- Minor positive  $>0$  to  $<2$
- Minor negative  $<0$  to  $>-2$
- Significant negative  $\leq -2$

All effects to acknowledge uncertainty (?) given that the potential loss of existing employment land and the provision of new employment uses will be dependent upon the specific proposals that come forward at any site allocation and their composition:

**Table D.27: SA Objective 3. Achieve a prosperous and sustainable local economy that improves employment and training opportunities and supports the vitality/viability of centres**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (-)	Data
3a Loss of employment land	N/A	N/A	All other sites	1.0-24.9% of site is an existing employment area	>=25% of site is an existing employment area or the site is identified as containing an existing employment generating use	Colchester City Council's employment area data
3c Employment deprivation	N/A	N/A	All other sites	>=25% of site located within one of the 20-40% most deprived areas nationally ('Employment' domain of the Index of Multiple Deprivation).	>=25% of site located within one of the 20% most deprived areas nationally ('Employment' domain of the Index of Multiple Deprivation).	'Employment' domain of the Index of Multiple Deprivation 2019

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (-)	Data
3d Access to jobs [See reference 187]	Site located in LSOA that is in top 20% of LSOAs in district for jobs density	Site located in LSOA that is in 20-40 percentile of LSOAs in district for jobs density	Site located in LSOA that is in 40-60 percentile of LSOAs in district for jobs density	Site located in LSOA that is in 60-80 percentile of LSOAs in district for jobs density	Site located in LSOA that is in 80-100 percentile of LSOAs in district for jobs density	Nomis Business Register and Employment Survey; Office for National Statistics Lower layer Super Output Area population estimates
3e Town centres	<=400m from town centre OR <=200m from district centre	401-800m from town centre OR 201-400m from district centre	N/A	801-1,200m from town centre OR 401-800m from district centre OR <=400m from local centre	>1,200m from town centre AND >800m from district centre AND >400m from local centre	Colchester City Council town centre boundaries

### ■ Criterion 3b Provision of employment sites

- All of the mixed use site options are expected to have positive effects on the element of this objective relating to the growth of Colchester's economy, as it is assumed that all mixed use site options will incorporate some element of employment generating uses. Therefore, a minor positive (+) effect is therefore recorded for mixed use site options.

## SA Objective 4. Reduce the need to travel and promote sustainable and active transport options to reduce congestion

### Significance scoring

Criteria 4a to 4c are scored:

- Major positive +3
- Minor positive +1
- Negligible 0
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 3). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$



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- Minor negative <0 to >-2
- Significant negative <= -2

**Table D.28: SA Objective 4. Reduce the need to travel and promote sustainable and active transport options to reduce congestion**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
4a Rail	<= 500m from a railway station	501-1,000m from a railway station	N/A	1,001-2,000m from a railway station	>2,000m from a railway station or the site contains a railway station	Ordnance Survey railway station data
4b Bus	<= 300m from a bus stop	301-600m from a bus stop	N/A	601-1,000m from a bus stop	>1,000m from a bus stop	National Public Transport Access Nodes bus stop data
4c Cycling	<= 200m from a cycle route	201-400m from a cycle route	N/A	401-800m from a cycle route	>800m from a cycle route	Local cycle routes; National and Regional Cycle Routes

## SA Objective 5. Promote stronger, more resilient, inclusive communities; improve health and wellbeing; and reduce levels of deprivation

### Significance scoring

Criteria 5a to 5g are scored:

- Major positive +3
- Minor positive +1
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 7). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Minor negative  $<0$  to  $>-2$

■ Significant negative  $\leq -2$

**Table D.29: SA Objective 5. Promote stronger, more resilient, inclusive communities; improve health and wellbeing; and reduce levels of deprivation**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (- -)	Data
5a Open space, sport and recreation	$\leq 300\text{m}$ from open space, sport, recreation facility, open country and registered common land	301-800m from open space, sport, recreation facility, open country and registered common land	N/A	801-1,200m from open space, sport and recreation facility	$>1,200\text{m}$ from open space, sport and recreation facility	Colchester City Council open space, sport and recreation facility data; National Trust Open Country data; Natural England Registered Common Land data

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (-)	Data
5b Loss of open space	N/A	N/A	All other sites	1-24.9% of site is open space, sport, recreation facility, open country and registered common land	>=25% of site is open space, sport, recreation facility, open country and registered common land	Colchester City Council open space data
5c Public Rights of Way (PRoW)	<=200m from PRoW	201-400m from PRoW	N/A	401-800m from PRoW	>800m from PRoW	Colchester City Council PRoW data
5d GP surgeries	<=400m from nearest NHS GP surgery	401-800m from nearest NHS GP surgery	N/A	801-1,200m from nearest NHS GP surgery	>1,200m from nearest NHS GP surgery or the site contains an NHS GP surgery	Colchester City Council GP surgery data
5e Levels of deprivation	>=25% of site located within one of the 10% most deprived areas nationally	>=25% of site located within one of the 20% most deprived areas nationally	All other sites	N/A	N/A	Index of Multiple Deprivation

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (-)	Data
5f Noise pollution from roads and railways	N/A	N/A	All other sites.	>=25% site within: Lnight 50.0-54.9 dB, or Laeq,16 55.0-59.9 dB	>=25% site within: Lnight >=55.0 dB, or Laeq,16 >= 60.0 dB	Defra road and rail noise data
5g Odour	N/A	N/A	All other sites.	N/A	Site is <=400m from a wastewater treatment works, <=500m from an anaerobic digestion facility OR <= 250m from a Site Safeguard Area of a waste management facility or a waste management facility	Environment Agency wastewater treatment plant data; Environment Agency anaerobic digestion facilities data; Colchester City Council waste management facilities; Colchester City Council Site Safeguard Area of a waste management facility

## SA Objective 6. Provide access to services, facilities and education

### Significance scoring

Each criterion 6a to 6c is scored:

- Major positive +3
- Minor positive +1
- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 3). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Minor negative  $<0$  to  $>-2$
- Significant negative  $\leq -2$

**Table D.30: SA Objective 6. Provide access to services, facilities and education**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
6a Town centres	<=400m from town centre OR <=200m from district centre	401-800m from town centre OR 201-400m from district centre	N/A	801-1,200m from town centre OR 401-800m from district centre OR <=400m from local centre	>1,200m from town centre AND >800m from district centre AND >400m from local centre	Colchester City Council town centre data
6b Primary schools	<=400m from primary school	401-800m from primary school	N/A	801-1,200m from primary school	>1,200m from primary school or the site contains a primary school	Colchester City Council primary school data
6c Secondary schools	<=500m from secondary school	501-1,000m from secondary school	N/A	1,001-2,000m from secondary school	>2,000m from secondary school or the site contains a secondary school	Colchester City Council secondary school data

## SA Objective 7. Conserve and enhance the townscape character, and heritage and cultural assets

### Significance scoring

If either of the criteria receive a major negative score then the effect recorded is significant negative.

If both criteria receive a minor negative score then the effect recorded is significant negative.

If only one of criteria receive a minor negative score then the effect recorded is minor negative.

For all other sites the score is negligible.

■ However, all effects to acknowledge uncertainty in the absence of a heritage impact assessment.



**Table D.31: SA Objective 7. Conserve and enhance the townscape character, and heritage and cultural assets**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
7a Proximity to historic assets: sites within existing settlements, or	N/A	N/A	All other sites	101-250m	<=100m	Colchester City Council settlement boundaries; Colchester City Council/Historic England Conservation Areas; Historic England Listed Buildings; Historic England Scheduled Monuments; Historic England Registered Parks and Gardens

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
7b Proximity to historic assets: sites outside of existing settlements	N/A	N/A	All other sites	501-1,000m	<=500m	Colchester City Council settlement boundaries; Colchester City Council/Historic England Conservation Areas; Historic England Listed Buildings; Historic England Scheduled Monuments; Historic England Registered Parks and Gardens

SA Objective 8. Protect, conserve, and enhance biodiversity and promote and conserve geodiversity

Significance scoring

#### Appendix D Site Assessment Criteria

If either of the criteria receive a major negative score then the effect recorded is significant negative.

If both criteria receive a minor negative score then the effect recorded is significant negative.

If only one of criteria receive a minor negative score then the effect recorded is minor negative.

For all other sites the score is negligible.

**Table D.32: SA Objective 8. Protect, conserve, and enhance biodiversity and promote and conserve geodiversity**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
8a International and national biodiversity and geodiversity assets	N/A	N/A	All other sites	<=1km from an internationally or nationally designated site	<=250m from an internationally or nationally designated site	Natural England SSSI, Ramsar, SAC, SPA, NNR

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
8b Locally designated wildlife sites, Priority Habitat Inventory and Ancient Woodland	N/A	N/A	All other sites	<=250m from a LWS, LNR, Priority Habitat or Ancient Woodland	>=1% of site intersects with a LWS, LNR, Priority Habitat or Ancient Woodland	Local Wildlife Sites (LWS); Local Nature Reserves (LNR); Natural England Priority Habitat Inventory; Natural England Ancient Woodland

## SA Objective 9. Conserve and enhance the character and distinctiveness of the landscape

### Significance scoring

Scoring of significance will match the major, minor and negligible effects:

## Appendix D Site Assessment Criteria

- Major negative --?
- Minor negative -?
- All other 0?

**Table D.33: SA Objective 9. Conserve and enhance the character and distinctiveness of the landscape**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
9a Landscape Character	N/A	N/A	Site within the existing settlement boundaries that is not subject to assessment through the LCA process OR site within LCA with low inherent landscape value	>=25% of site located within LCA with medium inherent landscape value	>=25% of site located within LCA with high landscape value	Landscape Character (LCA) Assessment work

## SA Objective 10. Minimise greenhouse gas emissions and mitigate and adapt to climate change

### Significance scoring

■ N/A

**D.10** The extent to which the location of site options would facilitate the use of sustainable modes of transport in place of cars is considered separately under SA objective 4, and the effects of site options on flood risk is considered separately under SA objective 11. The location of development will not otherwise affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan Review and details submitted at the planning application stage for development sites which includes essential infrastructure such as foul drainage. This SA objective is therefore scoped out for the appraisal of site options.

## SA Objective 11. Manage and reduce flood risk from all sources

### Significance scoring

## Appendix D Site Assessment Criteria

- If either criterion 11a or 11b receives a major negative, the SA objective automatically receives a significant negative effect.
- If both of these criteria are minor negative, then a significant negative is given.
- If only one criterion of these two scores minor negative and the other scores negligible, then a minor negative is given.

**Table D.34: SA Objective 11. Manage and reduce flood risk from all sources**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
11a Flood zones	N/A	N/A	All other sites	>=25% site within Flood Zone 2	>=25% site within Flood Zone 3	Environment Agency Flood Zone 3; Environment Agency Flood Zone 2

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
11b Surface water flood risk	N/A	N/A	All other sites	>=25% on land with a 1 in 100 year risk of surface water flooding	>=25% on land with a 1 in 30 year risk of surface water flooding	Environment Agency 1:30 surface water flooding data; Environment Agency 1:100 surface water flooding data

SA Objective 12. Reduce waste generation and increase levels of reuse and recycling

### Significance scoring

N/A



## Appendix D Site Assessment Criteria

**D.11** The location of sites is not likely to influence sustainable design and construction techniques. This includes the production of waste from the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill. The location of sites is also not likely to have an effect on the recovery, re-use or recycling of waste materials, or the demand for recycled material.

**D.12** These details will be promoted and secured through the detailed design proposals for each site at the planning application stage and strategic policies. Therefore, this SA objective has been scoped out for the appraisal of site options.

## SA Objective 13. Protect and improve air quality

### Significance scoring

Each criterion 13a to 13d is scored:

- Major positive +3
- Minor positive +1
- Negligible 0
- Minor negative -1

## Appendix D Site Assessment Criteria

- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 4). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Negligible 0
- Minor negative  $<0$  to  $>-2$
- Significant negative  $\leq -2$

**D.13** The site assessment criteria focus on the potential for development to contribute to traffic within AQMAs, to contribute to air pollution in areas where there are already issues of poor air quality, or to result in new residents being exposed to air pollution.

**D.14** The assessment of site options does not take into account planned measures that will improve future air quality (such as the ban on sale of new petrol and diesel cars in the UK from 2035), or site-specific mitigation. The effect of the Plan as a whole on air quality will be assessed elsewhere, within the cumulative effects section of the SA.

## Appendix D Site Assessment Criteria

**D.15** In 2021, the WHO updated its recommended guidelines for air pollutants (“WHO global air quality guidelines: particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>), ozone, nitrogen dioxide, sulfur dioxide and carbon monoxide” [\[See reference 188\]](#)). The new air quality guidelines reflect the best available health evidence and WHO’s recommendations continue to be recognised globally as the targets that should be met to protect public health. Minor negative effects are assumed to occur when residential development would occur in a location where the current baseline annual mean concentration of a pollutant exceeds these 2021 WHO guidelines. Major negative effects are assumed to occur in locations where current annual mean pollution exceeds both the 2021 WHO air quality guidelines and the higher pollution levels allowed under the UK’s national air quality objectives [\[See reference 189\]](#).

**Table D.35: SA Objective 13. Protect and improve air quality**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
13a Air quality		N/A	N/A	All other sites	N/A	Site located within or connected to an AQMA
13b NO <sub>2</sub> pollution	N/A	N/A	All other sites	>=25% of site has pollutant concentration of 10-40 µg/m <sup>3</sup>	>=25% of site has pollutant concentration of >40 µg/m <sup>3</sup>	Defra NO <sub>2</sub> pollution data

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
13c PM10 pollution	N/A	N/A	All other sites	>=25% of site has pollutant concentration of 15-40 µg/m3	>=25% of site has pollutant concentration of >40 µg/m3	Defra PM10 pollution data
13d PM2.5 pollution	N/A	N/A	All other sites	>=25% of site has pollutant concentration of 5-20 µg/m3	>=25% of site has pollutant concentration of >20 µg/m3	Defra PM2.5 pollution data

## SA Objective 14. Protect the quality and quantity of water resources

### Significance scoring

Each criterion 14a and 14b is scored:

- Major positive +3
- Minor positive +1
- Negligible 0

## Appendix D Site Assessment Criteria

- Minor negative -1
- Major negative -3

Scores totalled, and then averaged (i.e. total score divided by 2). Overall significance is scored as follows:

- Significant positive  $\geq +2$
- Minor positive  $>0$  to  $<2$
- Negligible 0
- Minor negative  $<0$  to  $>-2$

**Table D.36: SA Objective 14. Protect the quality and quantity of water resources**

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
14a Source Protection Zones	N/A	N/A	All other sites.	$\geq 25\%$ site falls within Source Protection Zone 2 or 3.	$\geq 25\%$ site falls within Source Protection Zone 1.	Environment Agency Source Protection Zone

## Appendix D Site Assessment Criteria

Criterion	Major positive (++)	Minor positive (+)	Negligible (0)	Minor negative (-)	Major negative (--)	Data
14b Water quality	N/A	N/A	All other sites	Site is within 100m of a watercourse or water body	Site contains a watercourse or water body	Ordnance Survey Open Rivers watercourses data; Ordnance Survey water bodies

# Appendix E

## Audit trail of decision making for site options considered for the Preferred Option Local Plan

**E.1** Detail relating to the site options the Council has considered for inclusion in the Preferred Options Local Plan is set out below. For each option, the reasons for its selection or rejection for inclusion in the Preferred Options Local Plan are set out.

**E.2** Please note that some of the site options that are proposed for allocation or safeguarding in the Local Plan or considered as part of this process were amended following their initial appraisal through the SA process in September 2024. Where this is the case, this is shown in the column that indicates whether or not the site is included in the Preferred Options Local Plan. Where a site option is included in the Local Plan, this column also sets out the reference of the relevant policy in brackets.

**Table E.1: Audit trail table of decision making for site options considered for the Preferred Options Local Plan**

Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10233	Land at Oxley House	Land at Oxley House, Mersea Road, Abberton, CO5 7NR	Abberton and Langenhoe	Residential	No	Reason for discounting: This site is not as well connected to the village as the preferred site. It contains priority habitat (0.5 hectare of traditional orchard), the loss of which would lead to significant harm to biodiversity.
10618	View Park	Abberton Road, Fingringhoe, Colchester, CO5 7AW	Abberton and Langenhoe	Residential	Yes - as 10618a (PP25)	Preferred Options reason for allocating: Development would be contained within the village. There is potential to connect to the PROW along northern boundary.
10622	Land East of Mersea Road	Mersea Road, Langenhoe, Essex	Abberton and Langenhoe	Residential	No	Reason for discounting: The site lies within the coastal protection belt and the scale of development would harm landscape character including views to Mersea. The LCA includes 'Strong sense of visual openness across much of the landscape, with long-range views across farmland towards adjacent estuarine marshes particularly from higher ground' as one of the Langenhoe Coastal Farmland



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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						character areas key sensitives and values. The Landscape Strategy includes 'Visually intrusive and incongruous development should be avoided, particularly on more visually open higher ground to the north. '
10535	Land off New Road	New Road, Aldham	Aldham	Residential	Yes - as 10535a (PP45)	Preferred Options reason for allocating: Development would form a logical extension to the settlement boundary and is an appropriate scale for the village.
10764	Former Aldham Playing Field	Brook road, Aldham	Aldham	Residential	No	Reason for discounting: This site is a disused playing field which does have a play area, this is an opportunity to reinstate the playing field through the Local Plan which could enable improvements to be made to the existing play area and equipment.
10121	Land at Birch Green	Mill Lane, Birch	Birch/ Layer Breton	Residential	Yes - minor boundary amendment no change in site ref (PP46)	Preferred Options reason for allocating: Birch Green is the largest area of housing within the wider Birch parish area. The site provides a logical extension to the settlement boundary. Development is contained within the core of the existing village of Birch Green and would not contribute to coalescence between Birch and Birch Green.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10571	Bumblebee Farm	Colchester Road, Layer Breton, Colchester, CO2 0PT	Birch/ Layer Breton	Residential	No	Reason for discounting: Whilst this site is adjacent to the settlement boundary, it is located to the south of the settlement of Birch and Layer Breton and is detached from the settlement and facilities. The character in this area is more rural. Furthermore, the Biodiversity Protection and BNG study concluded that development of the site is likely to lead to harm to biodiversity as development will impact on established grassland.
10635	Land north/south Accommodation Road	Accommodation Road, Boxted	Boxted	Mixed use (approx. 26ha res, 4.5ha commercial)	No	Reason for discounting: Development would reduce the gap between Colchester and Great Horkeley. The site is in multiple ownership with a number of dwellings to be retained and businesses to be relocated as part of any development proposal which would likely impact the developable area and overall deliverability.
10676	Land North Boxted Straight Road	Boxted Straight Road / West of Cooks Hill, Boxted Cross	Boxted	Residential	Yes (PP26)	Preferred Options reason for allocating: Development of this site at this scale would deliver low density development in keeping with the scale and character of the village.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10685	Land North of Boxted Straight Road, Boxted Cross	Land North of Boxted Straight Road / West of Cooks Hill, Boxted Cross	Boxted	Residential	No	Reason for discounting: Part of this site is allocated in the Preferred Options Plan (site ref 10676) as development of a lower scale than this site would deliver low density development in keeping with the scale and character of the village. Development of the scale of 10685 would not relate well to the scale and nature of the village.
10123	Site west of Chappel Hill	Chappel Hill, Chappel	Chappel	Residential	No	Reason for discounting: This site is not considered a logical extension to the settlement due to the lack of surrounding development, when compared against alternatives.
11113	Swan Grove, Chappel	Swan Grove, Chappel	Chappel	Residential	Yes (PP27)	Preferred Options reason for allocating: This site is allocated in the adopted local plan and is considered to remain a logical extension to Chappel and an appropriate location for development in the village.
10082	North Station Car Park	Abellio (East Anglia) Ltd, The Hub, Colchester North Station,	Colchester	Residential	Yes - as 10082a (PP6)	Preferred Options reason for allocating: This is a brownfield site within Colchester city, which is top of the settlement hierarchy. It is adjacent to Colchester railway station making it a highly sustainable location.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
		North Station Road, Colchester, CO1 1JS				
10154	Colchester Willow Ground	Topfield, Colchester	Colchester	Residential	No	Reason for discounting: Part of the site is allocated as open space in the Adopted Local Plan. The Local Plan is to seeks protect and enhance the green infrastructure network. Allocating a site designated for open space would be contrary to this approach. This site has significant tree cover and varied topography which has the potential to limit the developable area. The Biodiversity Protection and BNG study concluded that development of this site is likely to lead to significant harm to biodiversity as the site is part of a LoWS (although incorrectly identified as woodland Priority Habitat).
10239	Gosbecks Business Park	Gosbecks Road, Colchester, CO2 9JS	Colchester	Employment	Yes - as 10239a (PEP4)	Preferred Options reason for allocating: This is an employment site in the Adopted Local Plan and is suitable to be retained as such in the Local Plan. Residential site allocation option is not considered appropriate.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10245	Land northwest of Harwich Road	Land northwest of Harwich Road, Colchester, CO4 3ES	Colchester	Residential	Yes – allocated together with 10616a, 10616b and 10256a (PP9) (the area of 10245 within Colchester District partly overlaps with 10265a)	Preferred Options reason for allocating: Development as part of adjacent sites would deliver substantial new development on the edge of Colchester, which is at the top of the spatial hierarchy. Development will be required to be planned comprehensively to maximise the benefits. The Biodiversity Protection and BNG Study identified that development of the site would lead to biodiversity harm due to proximity to designated sites. The sites area habitats are of low biodiversity value (although the hedgerows and watercourse are of high value) and negative impacts in terms of wildlife connectivity are mitigable. The combined site would have the potential to deliver significant ecological enhancement, including improved connectivity between the SSSI and the LoWS, and so could be expected to enhance net gain. Part of the site is also within Tendring district which is not included in the allocation.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10248	Land north west Colne Bank Avenue	Colne Bank Avenue, Colchester, CO3 3LE	Colchester	Residential	No	Reason for discounting: One of the key sensitivities and values for the River Colne Valley LCA is: 'Cymbeline Meadows LWS is a large protecting valuable and increasingly scarce river floodplain habitats, including a mix of pastures, marshland, hedgerows, and aquatic vegetation.' Development of this site would adversely affect landscape character. Furthermore, development would significantly harm biodiversity as almost all of the site is LoWS and floodplain grassland Priority Habitat.
10251	Stanway Nurseries	Turkey Cock Lane, Stanway, Colchester, CO3 8NA	Colchester	Mixed use (residential and small area of commercial)	No	Reason for discounting: The SLAA Stage 2 Assessment identified that access is not considered safe and suitable. Part of the site is allocated as open space in the Adopted Local Plan. The approach to the Local Plan is to protect and enhance the green infrastructure network. Allocating a site designated for open space would be contrary to this approach.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10256	Buildings Farm	St Johns Road, Colchester, CO40JQ	Colchester	Residential	No	Preferred Options reason for allocating: Development of three adjacent sites would deliver substantial new development on the edge of Colchester, which is at the top of the spatial hierarchy. Development will be required to be planned comprehensively to maximise the benefits. The Biodiversity Protection & BNG Study identified that development of the site would lead to biodiversity harm due to proximity to designated sites. The sites area habitats are of low biodiversity value (although the hedgerows and watercourse are of high value) and negative impacts in terms of wildlife connectivity are mitigable. The combined site would have the potential to deliver significant ecological enhancement, including improved connectivity between the SSSI and the LoWS and so could be expected to enhance net gain.
10515	Land east of Layer Road	Layer Road, Colchester, Essex, CO2 0HS	Colchester	Residential	No	Reason for discounting: This site has significant tree coverage, which has the potential to limit the developable area. Although the site is in close proximity to the

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						existing settlement boundary, development of this site would constitute ribbon development.
10522	Land adjacent 57 Rowhedge Road	Rowhedge Road, Colchester, CO2 8EL	Colchester	Residential	No	Reason for discounting: Although 0.7ha of land has been promoted for development, the land owner has clearly set out their intention is not to develop the entire site. A small scale residential scheme (1 to 2 units) could come forward via a planning application, outside of the Local Plan. However, development of the entire site is likely to significantly harm biodiversity as there is Woodland Priority Habitat on site.
10616	Land north of Bromley Road	Bromley Road, Colchester	Colchester	Residential	Yes - as 10616a and 10616b, 10245 together with 10256a (PP9) (the area of 10245 within Colchester District partly overlaps with 10265a)	Preferred Options reason for allocating: Development of adjacent sites would deliver substantial new development on the edge of Colchester, which is at the top of the spatial hierarchy. Development will be required to be planned comprehensively to maximise the benefits. The Biodiversity Protection & BNG Study identified that development of the site would lead to biodiversity harm due to proximity to designated sites. The sites area habitats are of low biodiversity value (although the hedgerows and watercourse are of high value) and negative impacts in terms



**Appendix E** Audit trail of decision making for site options considered for the Preferred Option Local Plan

Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						of wildlife connectivity are mitigable. The combined site would have the potential to deliver significant ecological enhancement, including improved connectivity between the SSSI and the LoWS, and so could be expected to enhance net gain.
10617	Lakelands Crescent	Western Approach, Stanway	Colchester	Residential	Yes - as 10617a (PP8)	Preferred Options reason for allocating: Development of the larger site area is likely to significantly harm biodiversity as the site largely overlaps with Stanway Pit LoWS and consists of valued natural habitats (grassland and scrub). The majority of site is not allocated due to biodiversity harm. A small part of the site (outside of the LoWS) is included to round off the settlement boundary.
10629	Place Farm	Rowhedge Road, Colchester, CO2 8DD	Colchester	Residential	No Reasonable alternative 10629a (south west of site only) also considered.	Reason for discounting: Development of the site is likely to significantly harm biodiversity as the site lies within a LoWS, within Priority Habitat and likely to have adverse impact, and is close to Upper Colne Marshes SSSI.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10687	Land south of Berechurch Hall Road	Berechurch Hall Road, Colchester	Colchester	Residential (including a neighbourhood centre)	Yes (PP10) Reasonable alternative 10687a for 830 homes also considered.	Preferred Options reason for allocating: Colchester city is top of the settlement hierarchy and development of this site would form a logical extension to Colchester.
10750	Land off Rowhedge Road	Rowhedge Road, Colchester	Colchester	Residential	No	Reason for discounting: Development of this site would adversely impact the character of the gap between Rowhedge and Colchester. The site is not considered to be a logical extension to the existing settlement.
10752	Land west Oxley Parker Drive	Oxley Parker Drive, Mill Road, Colchester CO4 5XQ	Colchester	Residential	No Reasonable alternative 10752a (excluding most northern, southern and western parts of sites) also considered.	Reason for discounting: The approach to the Local Plan is to protect and enhance the green infrastructure network and this site is allocated in the adopted Local Plan as open space. There is potential for the site to be delivered as part of larger scale development.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10761	Land off Bakers Lane	Bakers Lane, Braiswick, Colchester	Colchester	Residential	Yes (PP7)	Preferred Options reason for allocating: Colchester city is the top of the spatial hierarchy and the location of this site is on the edge of the existing urban area.
10777	Land West Queen Street	Queen Street, Colchester	Colchester	Residential	No	Reason for discounting: There are multiple businesses operating within the site which are important to the city centre's retail presence which would be lost if the site was developed for residential uses. As the site has not been submitted by the landowner, the deliverability of the site is unknown. There are a number of heritage assets within and adjacent to the site.
10778	The Roman Circus Quarter	Napier Road, Colchester	Colchester	Residential	No	Reason for discounting: Part of the site is allocated as open space in the Adopted Local Plan. The approach to the Local Plan is to protect and enhance the green infrastructure network. Allocating a site designated for open space would be contrary to this approach. The site is within the Garrison Conservation Area.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10927	Seven Saints Farm	Severalls Lane, Colchester	Colchester	Residential and commercial	No	Reason for discounting: The site is not considered to be a logical extension to the existing settlement. The site is considered more separate and detached from facilities and services, when compared against alternatives.
10928	Land adjacent Traveller Site	Severalls Lane, Colchester	Colchester	Residential	No	Reason for discounting: The site is not considered to be a logical extension to the existing settlement. The site is considered more separate and detached from facilities and services, when compared against alternatives.
10929	Cuckoo Farm Arts Studios	Boxted Road, Colchester	Colchester	Residential and commercial	No	Reason for discounting: The site is not considered to be a logical extension to the existing settlement. The site is considered more separate and detached from facilities and services, when compared against alternatives.
10941	Land accessible via Chesterwell (Colchester		Colchester	Residential	Yes (PP5)	Preferred Options reason for allocating: This site is within Colchester which is the top of the spatial hierarchy. The site is adjacent to Chesterwell and will come forward as part of a

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
	Golf Club Site 2)					logical extension to the Chesterwell development.
10946	BT Site	Cowdray Avenue, Colchester	Colchester	Residential	No	Reason for discounting: Although this site is brownfield and within the existing settlement boundary, approximately 50% of the site is located in flood zone 2 and 3.
10947	BT Repeater Station	Guildford Road, Colchester	Colchester	Residential	No	Reason for discounting: Although this site is brownfield and within the existing settlement boundary, it is a desktop site and was not put forward through the call for sites by the landowner. The site is currently in use and deliverability is uncertain.
10950	Vineyard Gate Development	Osborne Street, Colchester	Colchester	Mixed use	Yes - as 10950a (PP2)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area.
10951	St Runwald Car Park	St Runwald Street, Colchester	Colchester	Residential	Yes (PP3)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is an adopted local plan allocation and there are no reasons not to allocate in the

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						new Local Plan development. Development also will contribute towards wider regeneration of the area.
10952	Braiswick	Colchester Road, Colchester	Colchester	Residential	Yes - as 10952a (PP4)	Preferred Options reason for allocating: Colchester city is top of the settlement hierarchy and is an existing allocation in the Adopted Local Plan and it is suitable for this to be retained. Development of this site would form a logical extension to Colchester and continuation of the wider adjoining allocation. Mitigation measures are included in the policy, to address any potential harm to biodiversity.
10953	Middlewick	Mersea Road, Colchester	Colchester	Residential	No Reasonable alternative 10953a (larger site including additional land to the south towards Weir Lane) also considered.	Reason for discounting: Development of the site is likely to significantly harm biodiversity. The site is almost all LoWS, woodland and acid grassland Priority Habitat, corridor of Birch Brook. Recent ecological evidence has provided extensive updated information supported by Natural England.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10954	Barrington Road/Bourne Road	Bourne Road, Colchester	Colchester	Residential	No	Reason for discounting: part of this site has been granted planning permission as a gypsy and traveller site (231561), there is no further development potential for this site.
10963	Chapmans Farm,	Nayland Road, Colchester	Colchester	Residential	No	Reason for discounting: Although this site is brownfield and within the existing settlement boundary, it is a desktop site and was not put forward through the call for sites by the landowner. The site is currently in use and there have been two lapsed planning permissions and so deliverability is uncertain.
10968	Land of Stanway Western Bypass	Western Approach, Stanway	Colchester	Residential	No	Reason for discounting: The site is allocated as open space in the Adopted Local Plan. The approach to the Local Plan is to protect and enhance the green infrastructure network. Allocating a site designated for open space would be contrary to this approach. A planning application for a 72 bed care home was refused in 2024 and this decision was upheld on appeal. The Inspector concluded that the loss of public open space attracted significant weight against the proposal (231671). Development of the site is likely to significantly harm biodiversity as the site fully

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						overlaps Stanway Pit LoWS and consists of valued natural habitats.
10969	The Crescent	The Crescent, Newcombe Way, Colchester	Colchester	Employment	Yes – as 10969a (PEP1)	Preferred Options reason for allocating: Site allocated in adopted Local Plan and Employment Study 2024 confirms it continues to be well suited for a range of employment needs. Residential not considered further in the context of evidence supporting suitability of this site and need for additional employment land in the plan period. Suitable use for employment purposes. Evidenced need in the Employment Study.



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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10970	Gosbecks	Olivers Lane, Kingsford Cross Road, Colchester	Colchester	Residential	No	Reason for discounting: Part of the site is allocated as open space in the Adopted Local Plan. The approach to the Local Plan is to protect and enhance the green infrastructure network. Allocating a site designated for open space would be contrary to this approach. The site is also adjacent to Gosbecks Archaeological Site.
10972	Spring Lane Nursery	Spring Lane, Colchester	Colchester	Residential	No	Reason for discounting: One of the key sensitivities and values for the River Colne Valley LCA is: 'Cymbeline Meadows LWS is a large area protecting valuable and increasingly scarce river floodplain habitats, including a mix of pastures, marshland, hedgerows, and aquatic vegetation.' Development of this site would adversely affect landscape character. Furthermore, development would harm biodiversity as the site includes semi-natural habitats of likely biodiversity value, adjacent to River Colne (some parts incorrectly identified as woodland Priority Habitat).

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10973	Whitehall Industrial Estate	Whitehall Road, Colchester	Colchester	Residential	No	Reason for discounting: Although this site is located within the settlement boundary, this site is an irregularly thin and linear shape with a number of trees across the site. This has the potential to limit the developable area.
10975	Former Fieldgate Site	Haven Road, Colchester	Colchester	Residential and commercial	No	Reason for discounting: This site is an irregular linear shape with approximately 30% of the site is located within Flood Zone 2 and 3. This has the potential to limit the developable area.
10976	Britannia Car Park	St Botolphs Circus	Colchester	Residential	Yes (PP1)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area. This is an adopted local plan allocation and there are no reasons to justify not allocating the site.
10977	Former Coldoc Site	Haven Road, Colchester	Colchester	Residential and commercial	No	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10978	Scrapyards	Haven Road, Colchester	Colchester	Residential and commercial	No	Reason for discounting: Site forms part of the larger 10979 site that is allocated.
10979	Gas Works Site	Hythe Quay, Colchester	Colchester	Residential and commercial	Yes – as 10979a (PP14)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area.
10980	Land West of Hawkins Road	Hawkins Road, Colchester	Colchester	Residential and commercial	Yes - as 10980a (PP15)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area.
10981	Land East of Hawkins Road	Hawkins Road, Colchester	Colchester	Residential and commercial	Yes - as 10981a (OA2)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10982	Derelict Coal Yard Site	Hythe Station Road, Colchester	Colchester	Residential and commercial	Yes (PP16)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area.
10984	Europit & Magdalen Garage Site	Magdalen Street, Colchester	Colchester	Residential	Yes (PP11)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area.
10985	83-102 Magdalen Street	83-102 Magdalen Street, Colchester	Colchester	Residential	Yes – overlaps partly with 10987/10987a (OA3)	Preferred Options Reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area
10986	146 Magdalen Street	146 Magdalen Street, Colchester	Colchester	Residential	Yes - minor boundary amendment no change in site ref (PP13)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10987	Ford Car Showroom	Magdalen Street, Colchester	Colchester	Residential	Yes - as 10987a (OA3) (includes part of 10985)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area.
10988	Land at Robertson Van Hire	Magdalen Street, Colchester	Colchester	Residential	Yes (PP12)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area.
10994	King Edward Quay Industrial Park	Haven Road, Colchester	Colchester	Residential and commercial	Yes - as 10994a (OA1)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will contribute towards wider regeneration of the area.
10996	Former Lookers Garage	Military Road, Colchester	Colchester	Residential	No	Reason for discounting: Planning permission has been granted for 55 units on this site (ref 220747).
10997	Former Coldoc Site 2	Haven Road, Colchester	Colchester	Residential and commercial	Yes - forms part of 10994a (OA1)	Preferred Options reason for allocating: Colchester City is top of the spatial hierarchy. This is a brownfield site and development will

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						contribute towards wider regeneration of the area.
11006	Land south Cycle Racing Facility	North A12, Colchester	Colchester	Residential	No	Reason for discounting: Existing use is part of the operational successful sports park. The site is not considered to be a logical extension to the existing settlement. The site is considered more separate and detached from facilities and services, when compared against alternatives.
11007	Site East of P&R	North A12, Colchester	Colchester	Residential	No	Reason for discounting: Existing use is part of the operational successful sports park. The site is not considered to be a logical extension to the existing settlement. The site is considered more separate and detached from facilities and services, when compared against alternatives.
11008	Land West Severalls Lane	Severalls Lane, Colchester	Colchester	Residential	No	Reason for discounting: The site is not considered to be a logical extension to the existing settlement. The site is considered more separate and detached from facilities and services, when compared against alternatives.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
11016	Colchester Water Recycling Centre	Commerce Way, Colchester	Colchester	Infrastructure associated with Anglia Water's sewerage and water supply undertakings	Yes (NZ3)	Preferred Options reason for allocating: The site was put forward by Anglian Water. It represents planned infrastructure which is anticipated to be delivered. Shown as an allocation demonstrates the commitment for this planned expansion
10171	Land Adjacent to 124 School Road	124 School Road, Copford, Colchester, CO6 1BX	Copford	Residential	No	Reason for discounting: Alternative sites have been allocated in Copford which will bring greater benefits than this small site, including a replacement village hall.
10226	Land East of School Road	School Road Copford	Copford	Residential	Yes - as combined sites 10226 and 10611 (PP29)  Reasonable alternative 10226a (northern parcel of proposed allocation also considered)	Preferred Options reason for allocating: This site, together with an adjacent site and including the site of the current village hall, will deliver development of an appropriate scale in Copford. Development will deliver community infrastructure, including a replacement village hall, which is on the s106 list of identified community aspirations. The Biodiversity Protection and BNG study concluded that development of the site is likely to lead to harm to biodiversity as development is likely to add significant public use to the accessible Pit Woods LoWS. The site itself has low ecological value. Buffers will

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						be needed and an area of land has been promoted through the BNG call for sites for offsite BNG linked to development of the site.
10255	Green Farm House	Copford Green, Copford	Copford	Residential	No	Reason for discounting: Development would harm the character of the gap between Copford and Copford Green. The site is adjacent to the Copford Green Conservation Area.
10479	Folkard Gardens	Copford Green, Copford, Colchester, CO6 1DA	Copford	Residential	No	Reason for discounting: Development would harm the character of the gap between Copford and Copford Green.
10492	Land adjacent Rectory Road	Rectory Road, Copford, Colchester, CO6 1DJ	Copford	Residential	No	Reason for discounting: SLAA Stage 2 assessment access not considered safe and suitable. The closest settlement is Copford Green which has limited facilities and services, and could not support this level of development.
10531	Land north of Church Road	Church Road, Copford Green	Copford	Residential	No	Reason for discounting: The site is considered more separate and detached from facilities and services, when compared against alternatives.



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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10538	Land south of Church Road	Church Road, Copford Green.	Copford	Residential	No	Reason for discounting: The site is considered more separate and detached from facilities and services, when compared against alternatives.
10548	Land east of Hall Road	Hall Road, Copford	Copford	Residential	No	Reason for discounting: The eastern area of the site is located within Flood Zones 2 and 3. Furthermore, the Biodiversity Protection and BNG Study concluded that development of the site is likely to lead to harm to biodiversity as the site includes an area of Priority woodland habitat, and is adjacent to the Roman River and the Keepers Cottage Woods LoWS.
10611	Land East of School Road	School Road, Copford	Copford	Residential	Yes - as combined sites 10226 and 10611 (PP29)	Preferred Options reason for allocating: This site, together with an adjacent site and including the site of the current village hall, will deliver development of an appropriate scale in Copford. Development will deliver community infrastructure, including a replacement village hall, which is on the s106 list.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10765	Land North London Road	London Road, Copford	Copford	Residential	No Reasonable alternative 10765a (larger site including additional land to the west towards the existing development at Francis Court) also considered.	Reason for discounting: The site is considered more separate and detached from facilities and services, when compared against alternatives. Development harm the character of the edge of the settlement.
10766	The Willows	Foundry Lane, Copford, CO6 1BH	Copford	Residential	No	Reason for discounting: Development of the site is likely to significantly harm biodiversity as the site includes a significant area of Priority habitat Lowland Mixed Deciduous Woodland and a pond would be negatively impacted. The site is adjacent to the A12 and would require a sufficient buffer of dwellings to be set back, there is also substantial tree coverage across the site which would impact the developable area and deliverability.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10547	Land south Long Road West	Long Road West, Dedham	Dedham	Residential	Yes (PP30)	Preferred Options reason for allocating: The site is located outside of the National Landscape and forms a logical extension to Dedham Heath, providing opportunities for growth / new housing in the settlement.
10675	Land south East Road	East Road, East Mersea	East Mersea	Residential	No	Reason for discounting: East Mersea is designated in the adopted Local Plan as an 'other village' with a settlement boundary drawn tightly around part of the settlement. In the Preferred Options Local Plan it is a small settlement. Whilst some other villages /small settlements have proposed allocations, development is not considered suitable in East Mersea for the following reasons: the village is located some distance away from key services in West Mersea, there is very limited infrastructure (e.g. there is no gas and most of the village has septic tanks), the roads are narrow and winding without footways, it lies within the coastal protection belt and adjacent to the Colne Estuary Special Protection Area and Ramsar site.
10090	Land North West of	Halstead Road, Aldham	Eight Ash Green	Residential	Yes (PP32)	Preferred Options reason for allocating: The site is adjacent to the neighbourhood plan

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
	Fiddlers Wood Halstead Road					allocation currently under construction. Development would form a logical extension extending the opportunities afforded in this area through the adjoining site. The Biodiversity Protection and BNG Study concluded that development would lead to harm to biodiversity. The site has low ecological value, but is adjacent to Co43 Fiddlers Wood, which consists of Ancient Wood Irreplaceable Habitat and Priority Habitat. A buffer is required to avoid harm to the ancient woodland.
10196	Land South of Halstead Road Site 1	Halstead Road, Eight Ash Green CO6 3JP	Eight Ash Green	Residential	No	Reason for discounting: The site is located south of Halstead Road and is detached from the two main settlements areas.
10197	Land south of Halstead Road Site 2	Land south of Halstead Road, Eight Ash Green CO6 3QB	Eight Ash Green	Residential	No	Reason for discounting: The site is located south of Halstead Road and is detached from the two main settlements areas.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10208	Land North of Halstead Road	Land North of Halstead Road, Eight Ash Green	Eight Ash Green	Residential	No	Reason for discounting: Development would harm the character of the gap between Colchester and Eight Ash Green. Furthermore, development of this site would lead to development further away from existing community infrastructure, than alternatives.
10264	Land south of Halstead Road	Halstead Road, Eight Ash Green	Eight Ash Green	Residential	No	Reason for discounting: The site is located south of Halstead Road and is detached from the two main settlements areas when compared with other alternatives.
10488	Bullbanks Farm	Halstead Road, Eight Ash Green, Colchester, CO6 3PT	Eight Ash Green	Commercial	Yes (PEP9)	Preferred Options reason for allocating: The site is well located in relation to proposed housing growth. It has reasonable access to Strategic Road Network and the location offers potential suitability for some employment uses.
10536	Land southwest of Halstead Road	Halstead Road Eight Ash Green CO6	Eight Ash Green	Residential	No	Reason for discounting: Development would harm the character of the gap between Colchester and Eight Ash Green. Development of this site would lead to development further away from existing community infrastructure than alternatives.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10587	Land north of Halstead Road	Halstead Road, Eight Ash Green	Eight Ash Green	Residential	No	Reason for discounting: Development would harm the character of the gap between Colchester and Eight Ash Green. Development of this site would lead to development further away from existing community infrastructure than alternatives. Additionally, the site is covered in trees. The loss of which would lead to harm to biodiversity and landscape and be contrary to the Council's ambition to increase tree canopy cover.
10656	Land north of Halstead Road East of Wood Lane	Halstead Road, East of Wood Lane Eight Ash Green, C06 3QA	Eight Ash Green	Residential	Yes - as 10656a (PP31)	Preferred Options reason for allocating: Development would provide the opportunity to link the two settlement areas of Eight Ash Green. The sites central location means services and facilities will be in close proximity. The Biodiversity Protection and BNG Study concluded that development would lead to harm to development. The majority of the site has low ecological value, but there is woodland Priority Habitat within the site, Ancient Woodland adjacent to it and a watercourse along the northern boundary. The woodland within the area of land

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						promoted is not included within the allocation and a buffer will be required.
10760	Land south of Halstead Road	Halstead Road, Eight Ash Green, CO6 3QA	Eight Ash Green	Residential	No	Reason for discounting: The site is located south of Halstead Road and is detached from the two main settlements areas, when compared against the alternatives.
10961	Land Adjacent Halstead Road	Halstead Road, Eight Ash Green	Eight Ash Green	Residential	No	Reason for discounting: The site is adjacent to the A12 and would require a sufficient buffer or dwellings to be set back which is likely to impact on deliverability.
10225	Site adjoining Clay Barn	Clay Barn, Abberton Road, Fingringhoe, Colchester, Essex, CO5 7AR	Fingringhoe	Residential	No	Reason for discounting: Fingringhoe is a linear village with two 'other village' settlement boundaries in the adopted local plan (small settlement in the Preferred Options Local Plan) with the historic core in the centre of the village. This site is located outside one of the settlement village boundaries, on the edge of the village. It is considered too far from services and facilities within the village when compared against alternatives. Furthermore, the Biodiversity Protection and BNG study concluded that development of the site is likely to lead to harm to biodiversity as

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						development will require loss of established grassland.
10600	Picketts Farm	Picketts Farm, Church Road, Fingringhoe	Fingringhoe	Residential	Yes (PP47)	Preferred Options reason for allocating: Development would deliver a small scale development supporting the village services and close to the core of the village when compared against alternatives.
10265	Land at Moat Road	Moat Road, Fordham	Fordham	Residential	No	Reason for discounting: The Biodiversity Protection and BNG study concluded that development of the site is likely to lead to harm to biodiversity as it would impact a significant area of rough grassland and scrub developing. Furthermore, an alternative site is available in Fordham which is considered to be more suitable.



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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10508	Land East of Plummers Road	Plummers Road, Fordham, Colchester	Fordham	Residential	Yes (PP33)	Preferred Options reason for allocating: This site is adjacent to a site currently under construction and development would form a logical extension to the settlement boundary when compared against alternatives.
10122	The Old School	School Lane, Great Horkesley	Great Horkesley	Residential	Yes - as 10122a (PP35)	Preferred Options reason for allocating: This is a brownfield site and an allocation in the adopted local plan. There are no reasons not to include this allocation in the new local plan as it remains suitable.
10125	Cedar Brook Field	Terrace Hall Chase, Great Horkesley, Colchester, CO6 4HG	Great Horkesley	Residential	No	Reason for discounting: The site is not considered a logical extension to the existing settlement. The site is considered more separate and detached from facilities and services, when compared against alternatives.
10257	Woodlands Farm	Woodlands Farm, Land west of The Causeway, Great Horkesley,	Great Horkesley	Residential	no	Reason for discounting: The Biodiversity Protection and BNG study concluded that development of the site is likely to lead to harm to biodiversity as it includes woodland Priority Habitat and adjacent development could result in its degradation. Development

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
		Essex, CO6 4HL				would also likely harm landscape character and the site includes areas of flood risk.
10258	Black Brook Farm	The Causeway, Great Horkesley, CO6 4HF	Great Horkesley	Residential	No	Reason for discounting: The Biodiversity Protection and BNG study concluded that development of the site is likely to lead to harm to biodiversity as it includes woodland Priority Habitat and adjacent development could result in its degradation. Development would likely harm landscape character and the site includes areas of flood risk.
10259	Land north of Woodlands	The Causeway, Great Horkesley	Great Horkesley	Residential	No	Reason for discounting: The site is not considered to be a logical extension to the existing settlement. The site is considered more separate and detached from facilities and services, when compared against alternatives.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10510	Land to the East of Nayland Road	Nayland Road, Great Horkesley	Great Horkesley	Residential	No	Reason for discounting: The site is not considered to be a logical extension to the existing settlement. The site is considered more separate and detached from facilities and services, when compared against alternatives. Although the site is adjacent to the residential allocation in the adopted Local Plan, the site is detached by the landscape buffer as part of the planning permission granted for the existing allocation. The site has varied topography which has the potential to limit the developable area.
10567	Land west of The Causeway	The Causeway, Great Horkesley, Colchester, CO6 4EQ	Great Horkesley	Residential	No	Reason for discounting: The site is considered more separate and detached from facilities and services, when compared against alternatives.
10691	Land North of Coach Road	Coach Road, Great Horkesley	Great Horkesley	Residential	Yes - as combined site 10691 and 10767 (PP34)	Preferred Options reason for allocating: Development of this site and the adjacent site would form a logical extension to Great Horkesley when compared against

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						alternatives. The site is well connected to services and facilities within the village.
10767	Land North East of Coach Road	Coach Road, Great Horkesley, Colchester	Great Horkesley	Residential	Yes - as combined site 10691 and 10767 (PP34)	Preferred Options reason for allocating: Development of this site and the adjacent site would form a logical extension to Great Horkesley when compared against alternatives. The site is well connected to services and facilities within the village.
10934	Geantree	The Causeway, Great Horkesley	Great Horkesley	Residential	No	Reason for discounting: Development of the site is likely to significantly harm biodiversity as the site fully contains Aldercar Woods LoWS and potential Priority woodland and pond. The site has significant tree coverage and two waste mounds (which could be contaminated) which are likely to impact deliverability.
10935	Land north of Ivy Lodge Road	Ivy Lodge Road, Great Horkesley	Great Horkesley	Residential	No	Reason for discounting: The site is covered in trees, the loss of which would harm biodiversity and it would be impossible to achieve an increase in tree canopy cover.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10569	Land East of Brook Road	Brook Road, Great Tey	Great Tey	Residential	No	Reason for discounting: Development of this site would extend the settlement further south, away from the facilities and services of Great Tey.
10686	Land at Earls Colne Road	Earls Colne Road, Great Tey	Great Tey	Residential	Yes (PP36)	Preferred Options reason for allocating: Development would result in a more logical rounding of the existing settlement when compared against alternatives. This site presents an opportunity for improvements to the road junction of Earls Colne Road and Chappel Road.
10177	Sawdon	Land south of Peldon Road Great Wigborough Essex CO5 7SA	Great Wigborough	Residential	No	Reason for discounting: Whilst this site is in close proximity to the settlement boundary, it is considered detached from the settlement and facilities when compared against alternatives.
10185	Land west of Langham Lane	Land west of Langham Lane, Langham CO4 5NN	Langham	Residential	No	Reason for discounting: The site is not considered to be a logical extension to the existing settlement, it is considered more separate and detached from facilities and services, when compared against alternatives.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10291	Land opposite Wick Road	Wick Road, Langham, Colchester, CO4 5NJ	Langham	Residential	Yes (PP38)	Preferred Options reason for allocating: The adjacent site is allocated in the adopted local plan and bringing forward this site, together with the current allocation, would deliver a more comprehensive development when compared against alternatives.
10664	Land north of Park Lane	Park Lane, Langham, Colchester CO4 5PA	Langham	Residential	Yes (PP37)	Preferred Options reason for allocating: Development is large scale and there are no biodiversity or landscape constraints. Development would deliver improved community infrastructure, including substantial open space. Development would contribute towards improvements to wastewater infrastructure and connect separate parts of Langham.
10665	Land east of Wick Road	Wick Road, Langham, CO4 5QG	Langham	Residential	No	Reason for discounting: The site is adjacent to the A12 and would require a sufficient buffer or dwellings to be set back which is likely to impact on deliverability.
10666	Land south of School Road	School Road, Langham	Langham	Residential	No	Reason for discounting: This site is a smaller part of the larger allocation ref 10664.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10266	Land South Malting Green Road	42 Malting Green Road, Layer-de-la-Haye, Colchester, CO2 0JJ	Layer de la Haye	Residential	No	Reason for discounting: Development of the site would not conform to settlement morphology and would be an illogical extension to the village, when compared against alternatives, extending development further south and impacting on views and landscape character.
10758	Land west The Folley	The Folley, Layer de la Haye CO2 0JA	Layer de la Haye	Residential	Yes (PP40)	Preferred Options reason for allocating: Development would represent a logical extension to the settlement boundary, when compared against alternatives.
10759	The Furze	The Furze, Layer de La Haye, CO2 0JA	Layer de la Haye	Residential	Yes (PP39)	Preferred Options reason for allocating: Development would represent a logical extension to the settlement boundary, when compared against alternatives.
10254	Apex Lodge	Great Tey Road, Little Tey, Colchester, CO6 1HZ	Little Tey	Residential	No	Reason for discounting: The site is considered more separate and detached from facilities and services, when compared against alternatives.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10267	Tey Gardens	Church Lane, Little Tey, Colchester, CO6 1HX	Little Tey	Residential	No	Reason for discounting: The site is considered more separate and detached from facilities and services, when compared against alternatives.
10165	Land North of Woolmer Green	Godmans Lane, Marks Tey, Colchester, CO6 1LU	Marks Tey	Residential	Yes - forms part of the wider 10747b site that has been allocated	Preferred Options reason for allocating: Marks Tey is one of the larger settlements identified as a growth area and is well connected with a railway station, A12 and A120. A large scale development will deliver multiple benefits and create a new community.
10173	Livelihoods	121a London Road, Marks Tey, Colchester, CO6 1EB	Marks Tey	Residential	No	Reason for discounting: Alternative large scale sites have been allocated in Marks Tey, which will bring comprehensive development and greater community benefits.
10230	Land south of Doggetts Lane Service Station	Land south of Doggetts Lane Service Station, London Road/A12, Marks Tey, CO6 1EW	Marks Tey	Commercial (Employment, Retail, Sports and Leisure, Restaurant/café, Logistics)	No	Reason for discounting: Although assessed in the Employment Study as moderate suitability there are concerns about proximity to heritage assets and impacts from employment uses of this site.



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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10514	Land west and east of North Lane	North Lane, Marks Tey	Marks Tey	Residential	No	Reason for discounting: A significant proportion of the site is located within Flood Zone 2 and 3. Development of the site is likely to significantly harm biodiversity as the site is adjacent to Marks Tey Brickpit SSSI (geological) and c.55m from Marks Tey Brickpit LoWS. Furthermore, it contains Priority habitat watercourse (Roman River).
10623	Land north and south of Dobbies Lane	Dobbies Lane, Marks Tey	Marks Tey	Commercial	No	Reason for discounting: Identified as having good suitability in the Employment study although access to some services limited, the alternative Marks Tey site is preferred due to its location in relation to proposed strategic housing growth. Preference for a wider distribution of sites around the City area so as not rely on too much supply in one location.
10671	Land south A12 and north of the proposed new route of the A12	Wishingwell Farm, Marks Tey	Marks Tey	Commercial	Yes (PEP5)	Preferred Options reason for allocating: Large employment site assessed positively and identified as having potential suitability for employment through the Employment Study 2024. Well located in relation to proposed strategic housing site with potential for enhance connectivity between the two. Site of

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						scale can offer different employment opportunities than some alternatives.
10690	Land South of Marks Tey Village	Hall Chase, Marks Tey	Marks Tey	Mixed use	Yes (PP17)	Preferred Options reason for allocating: Marks Tey is one of the district's larger settlements and is well connected with a railway station, A12 and A120. A large scale development will deliver multiple benefits and create a new community. The vast majority of the site has low ecological value.
10746	The Car Boot field	London Road Marks Tey	Marks Tey	Residential	No	Reason for discounting: Development of this site would harm the character on the edge of the settlement between Copford and Marks Tey. Furthermore, alternative sites have been allocated in Copford and Marks Tey which are likely to lead to greater community benefits owing to the scale.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10747	Tey Green	Land north, south, south-west and west of Marks Tey	Marks Tey	Mixed use	Yes - as 10747b (PP18) Reasonable alternative 10747a (larger parcels to the north and south of A120) also considered.	Preferred Options reason for allocating: Marks Tey is one of the district's larger settlements and is well connected with a railway station, A12 and A120. A large scale development will deliver multiple benefits and create a new community.
10846	Land North of Marks Tey Railway Station	Marks Tey Railway Station, Marks Tey	Marks Tey	Mixed use	No	Reason for discounting: Approximately 50% of the site is located within the Marks Tey Brick Pit SSSI, which would harm biodiversity.
10634	Land at Kelvedon Road	Kelvedon Road, Messing	Messing	Residential	Yes (PP48)	Preferred Options reason for allocating: This site would form a logical extension to the village, when compared against alternatives. The site size is smaller than the site promoted to reflect the character of the village and avoid the pylons.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10677	Land South of the A12	Land South of the A12, Kelvedon CO5 9SH	Messing	Commercial	No	Reason for discounting: Promoted alongside a housing site which did not progress through to the second stage of the SLAA assessment. Employment allocation without the housing allocation is too remote, limited access to services despite moderate access to the Strategic Road Network.
10179	Sawdon - Kemps Farm	Land north of Mersea Road Peldon CO5 7QE	Peldon	Residential	No	Reason for discounting: The site is considered detached from the settlement and facilities, when compared against alternatives. A large proportion of the site is also located in Flood Zones 2 and 3.
10181	Peldon Hall Farm	Maltings Road Peldon CO5 7PU	Peldon	Residential	No	Reason for discounting: Development of the site is likely to harm biodiversity as site access is likely to require impact to Priority habitat woodland strip along Malting Rd.
10228	Land adjacent Lower Road	Lower Road, Peldon	Peldon	Residential	No	Reason for discounting: The Biodiversity Protection and BNG study concluded that development of this site is likely to lead to significant harm to biodiversity as the site development would impact Priority habitat woodland.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10621	Land at St Ives Road	St Ives Road, Peldon	Peldon	Mixed use (residential & commercial)	Yes (PP49)	Preferred Options reason for allocating: Development would represent a logical extension to the village and lead to improved connections throughout the village, when compared against the alternatives. The Biodiversity Protection & BNG Study concluded that development would result in the loss of an established grassland and would likely require some Priority habitat hedgerow for access, leading to harm to biodiversity.
10663	Land off Newpots Lane	Newpots Lane, Peldon	Peldon	Commercial	No	Reason for discounting: Remote rural location with limited access to the Strategic Road Network or other services. Employment Study identified as moderate suitability.
10673	Land south Mersea Road	Mersea Road, Peldon	Peldon	Residential	No	Reason for discounting: Development of this scale would harm the character of the village. The preferred site at the village offers the benefit of new open space within the centre of the village.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10211	Land east of Fingringhoe Road	Fingringhoe Road, Rowhedge	Rowhedge	Residential	No	Reason for discounting: The site is adjacent to Birch Brook and has a steep gradient which is likely to impact the developable area. The LCA Guidance for the Southern Colchester Farmland Plateau includes 'Resist ribbon development along the numerous roads radiating from Colchester, particularly those that retain a rural character (including Oliver's Lane, Bounstead Road and Fingringhoe Road)'.
10956	Rowhedge Business Park	Rectory Road, Rowhedge	Rowhedge	Residential	Yes (PP41) Reasonable alternative 10956a (for 100 homes) also considered.	Preferred Options reason for allocating: This is an allocation in the Adopted local plan and it is considered suitable to retain as an there are no reasons not to allocation in the new local plan. The site is brownfield and on the edge of Rowhedge. The Biodiversity protection and BNG Study states that development of the site is likely to lead to harm to biodiversity as the site includes small area of woodland Priority Habitat. The woodland will be protected as open space and not form part of development.
10132	Brook Meadows	Pennsylvania Lane, Tiptree	Tiptree	Residential	No	Reason for discounting: Development of the site is likely to significantly harm biodiversity

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						as the site has significant overlap with Inworth Grange Pits LoWS and includes potential Priority habitat woodland. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road.
10244	Land adjacent New Park Cottage	Maypole Road, Tiptree, Colchester, CO5 0ER	Tiptree	Residential	No	Reason for discounting: The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. This site does not contribute to delivering this strategy.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10253	Ship Inn Field	West End Road, Tiptree	Tiptree	Residential	No	Reason for discounting: Development of the site would harm the character of the edge of the settlement and reduce the gap between Tiptree and Tiptree Heath. The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. This site does not contribute to delivering this strategy.
10260	Land adjacent Elms Farm House	Messing Road, Tiptree, Colchester, CO5 0ES	Tiptree	Residential	No	Reason for discounting: The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. This site does not contribute to delivering this strategy.



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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10261	Land adjacent Bonnie Blue Oak	40 Oak Road, Tiptree, Colchester, CO5 0NF	Tiptree	Residential	Yes (PP20)	Preferred Options reason for allocating: The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. Development of this site would help to realise the vision of the neighbourhood plan combined with neighbouring sites.
10262	Highlands	Kelvedon Road, Tiptree, Colchester, CO5 0LY	Tiptree	Residential	Yes (PP21)	Preferred Options reason for allocating: The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. Development of this site would help to realise the vision of the neighbourhood plan combined with neighbouring sites.
10486	Land north of Maldon Road,	Maldon Road, Tiptree	Tiptree	Residential	No	Reason for discounting: Development of the site would harm the character of the edge of

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						the settlement and reduce the gap between Tiptree and Tiptree Heath. The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. This site does not contribute to delivering this strategy.
10511	Land west Hall Road	International Farm Camp, Hall Road, Tiptree, Colchester, CO5 0QS	Tiptree	Residential	No	Reason for discounting: The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. This site does not contribute to delivering this strategy.
10520	Land adjacent Tiptree Hall Lane	Tiptree Hall Lane, Tiptree	Tiptree	Residential	No	Reason for discounting: SLAA Stage 2 identified that access is not considered safe and suitable. The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing

**Appendix E** Audit trail of decision making for site options considered for the Preferred Option Local Plan

Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. This site does not contribute to delivering this strategy.
10527	Land south of Factory Hill	Factory Hill, Tiptree	Tiptree	Commercial - Employment, Retail, Restaurant/café	Yes (PEP8)	Preferred Options reason for allocating: Allocation from Adopted Local Plan identified in the Employment Study as continuing to be suitable and needed. Also aligned with housing growth proposed in both the adopted Local Plan and the Preferred Options Plan.

## Appendix E Audit trail of decision making for site options considered for the Preferred Option Local Plan

Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10532	Land east of Factory Hill	Factory Hill, Tiptree	Tiptree	Older persons housing	No	Reason for discounting: The site is public open space as part of the Factory Hill development and allocated as open space in the Adopted Local Plan. The approach to the Local Plan is to protect and enhance the green infrastructure network. Allocating a site designated for open space would be contrary to this approach. Development of the site would harm the character of the edge of the settlement and reduce the gap between Tiptree and Tolleshunt Knights. The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. This site does not contribute to delivering this strategy.

**Appendix E** Audit trail of decision making for site options considered for the Preferred Option Local Plan

10534	Land East of Factory Hill	Factory Hill, Tiptree	Tiptree	Residential	No	Reason for discounting: Development of the site would harm the character of the edge of the settlement and reduce the gap between Tiptree and Tolleshunt Knights. The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. This site does not contribute to delivering this strategy.
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**Appendix E** Audit trail of decision making for site options considered for the Preferred Option Local Plan

10632	Land south of Tower Business Park	Kelvedon Road, Tiptree, CO5 0LX	Tiptree	Commercial	Yes	Preferred Options reason for allocating: identified in the Employment Study as continuing to be suitable and needed. Also aligned with housing growth proposed in both the adopted Local Plan and the Preferred Options Plan
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## Appendix E Audit trail of decision making for site options considered for the Preferred Option Local Plan

Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10657	Land North Oak Road	Oak Road, Tiptree	Tiptree	Residential	Yes (PP19)	Preferred Options reason for allocating: The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. Development of this site would help to realise the vision of the Tiptree neighbourhood plan. This is a large site and it is able to deliver community benefits, including substantial open space. The Biodiversity Protection and BNG study concluded that development of the site is likely to lead to harm to biodiversity as the site contains a large element of the Eden Wood LoWS and overlaps a portion of the Inworth Wood LoWS. It also contains an internal network of Priority native hedgerow including a 'green lane'. However, the site is large enough to avoid development within these areas and provide a substantial benefit to the local ecological network.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10762	Land North Grove Road	Grove Road, Tiptree	Tiptree	Residential	No	Reason for discounting: SLAA Stage 2 identified that access is not considered safe and suitable. The site is adjacent to Ransomes Grove Ancient Woodland and LoWS. The Tiptree Neighbourhood Plan was made in May 2023. The Spatial Strategy clearly sets out the aspiration for growth to be to the north of Tiptree to alleviate existing traffic issues in the centre of the settlement and the delivery of a northern link road, to connect Colchester Road with Grange Road. This site does not contribute to delivering this strategy.
10957	Highlands Nursery	Kelvedon Road, Tiptree	Tiptree	Residential	No	Reason for discounting: This site is allocated in the Tiptree Neighbourhood Plan (made May 2023) for 200 dwellings. There is no additional development potential for this site.
10991	Former Telephone Exchange	Station Road, Tiptree	Tiptree	Residential	Yes (PP22)	Preferred Options reason for allocating: This is a brownfield site within one of the larger villages and more suitable compared with alternatives.



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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10647	Wakes Hall Business Centre	Colchester Road, Wakes Colne, Colchester, Essex, CO6 2DY	Wakes Colne	Commercial	Yes (PEP12)	Preferred Options reason for allocating: identified in the Employment Study as continuing to be suitable and needed. Also aligned with housing growth proposed in both the adopted Local Plan and the Preferred Options Plan
10649	Land west of Station Road	Station Road, Wakes Colne and Chappel	Wakes Colne	Residential	Yes (PP28)	Preferred Options reason for allocating: Development of this site would create a safer access to the railway station. Additional community benefits are proposed, including substantial open space. The Biodiversity Protection and BNG study concluded that development of the site is likely to lead to harm to biodiversity as the site is adjacent to Acorn Wood LoWS. A buffer will be needed to avoid harm to the ancient woodland.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10652	Land north of the A1124	Land north of the A1124, Wakes Colne and Chappel	Wakes Colne	Residential	No	Reason for discounting: Site overlaps with submissions 10649 which is proposed for allocation. Development of this site larger would create a safer access to the railway station. Additional community benefits are proposed, including substantial open space. The Biodiversity Protection and BNG study concluded that development of the site is likely to lead to harm to biodiversity as the site is adjacent to Acorn Wood LoWS. A buffer will be needed to avoid harm to the ancient woodland.
10178	Land South of Colchester Road	131 Colchester Road, West Bergholt, Colchester, CO6 3JX	West Bergholt	Residential	No	Reason for discounting: The site relies on another piece of land, and could therefore not be developed in isolation.
10229	Land north of Colchester Road	Colchester Road, West Bergholt	West Bergholt	Residential	Yes (PP43)	Preferred Options reason for allocating: The adjacent site is allocated in the neighbourhood plan and this site forms a logical extension to the settlement and neighbourhood plan allocation when compared against alternatives.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10526	Land between White Hart Lane & Manor Road	Land between White Hart Lane & Manor Road, West Bergholt	West Bergholt	Residential	Yes (PP42)	Preferred Options reason for allocating: The adjacent site is allocated in the neighbourhood plan and this site forms a logical extension to the settlement and neighbourhood plan allocation when compared against alternatives.
10566	Oakview Landscapes Ltd, Pattens Yard,	Nayland Road, West Bergholt, Colchester, CO6 3DQ	West Bergholt	Commercial	Yes (PEP11)	Preferred Options reason for allocating: The Employment Study 2024 assessed the site positively with moderate access to Strategic Road Network but good quality existing employment site. Allocation provides an extension to the existing site. Aligned with proposed housing growth in the settlement so in accordance with the spatial strategy
10749	Land off Colchester Road	Colchester Road, West Bergholt	West Bergholt	Residential	Yes (PP44)	Preferred Options reason for allocating: This site is a logical extension to West Bergholt and better related to the core function of the village when compared to alternatives. Whilst it is within a coalescence break in the neighbourhood plan, the degree of harm is likely to be less than alternatives and the policy will require appropriate mitigation.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10768	Land South of Armoury Road	Armoury Road, West Bergholt, Colchester	West Bergholt	Residential	No	Reason for discounting: The site is located within the coalescence break between West Bergholt and Colchester (Braistwick) as identified in the West Bergholt Neighbourhood Plan (Policy PP12 and Policies Map). The degree of harm to this is likely to be more substantial than alternatives. The site also includes key views 1, 2 and 3 as identified in the West Bergholt Neighbourhood Plan (Policy CA7) which are highly valued by the community and are to be protected. The LCA includes the following guidance for the Great Horkesley Farmland Plateau: 'Conserve the individual identity of West Bergholt and Horkesley Heath, by resisting further development between these settlements and the northern edge of Colchester.' Alternative sites are a more logical extension and relate better to the core function of the settlement.
10769	Land North Armoury Road	Armoury Road, West Bergholt, Colchester	West Bergholt	Residential	No	Reason for discounting: The site is located within the coalescence break between West Bergholt and Colchester (Braistwick) as identified in the West Bergholt Neighbourhood Plan (Policy PP12 and Policies Map). Alternative sites are more a logical extension

**Appendix E** Audit trail of decision making for site options considered for the Preferred Option Local Plan

Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						to the settlement and relate better to the core function of the settlement.
10960	Land North Colchester Road	Colchester Road, West Bergholt	West Bergholt	Residential	No	Reason for discounting: The site is located within the coalescence break between West Bergholt and Colchester (Braiswick) as identified in the West Bergholt Neighbourhood Plan (Policy PP12 and Policies Map). The degree of harm to this is likely to be more substantial than alternatives Alternative sites are more a logical extension to the settlement and relate better to the core function of the settlement.
10995	West Bergholt Allocations	Colchester Road, West Bergholt	West Bergholt	Residential	No	Reason for discounting: This site forms part of an allocation in the West Bergholt Neighbourhood Plan (made October 2019) for 120 dwellings. There is no additional development potential for this site.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10175	Haycocks Yard	Haycocks Yard Haycocks Lane West Mersea CO5 8SS	West Mersea	Commercial	No	Reason for discounting: The site is at a remote rural location some distance from the built up area of West Mersea. It has limited access to the Strategic Road Network. Although some maritime commercial activities currently permitted it is not a preferred location to intensify employment use.
10231	Land north of Colchester Road	Land north of Colchester Road, West Mersea	West Mersea	Residential & holiday lodges	No	Reason for discounting: The Biodiversity Protection and BNG study concluded that development of this site is likely to lead to significant harm to biodiversity. Development would impact Priority habitat woodland plus individual trees, scrub, and long-established grassland. Development of this site would lead to adverse visual impacts and create a harmful urbanisation to the settlement edge.
10627	Land east Dawes Lane	Dawes Lane, West Mersea	West Mersea	Residential	Yes - as 10627a (PP23)	Preferred Options reason for allocating: This site represents a more logical extension to the settlement boundary when compared against alternatives. Development would create new open space and link this to existing open space and the new development and open space at Dawes Lane.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10682	Land to the east of Cross Lane	Cross Lane, West Mersea, Essex	West Mersea	Residential	No	Reason for discounting: This site is not as well connected to the village as the preferred site at the settlement.
10745	102 East Road West Mersea	102 East Road, West Mersea, Colchester, CO5 8SA	West Mersea	Residential	No	Reason for discounting: Development of this site is likely to lead to harm to the character and appearance of the area, including harm to the setting of a heritage asset.
10748	Land off Colchester Road	Colchester Road, West Mersea	West Mersea	Residential	No	Reason for discounting: Development of this site would lead to adverse visual impacts and create a harmful urbanisation to settlement edge. The Landscape Strategy for the Mersea Island coastal farmland LCA includes the following: 'Visually intrusive and incongruous development should be avoided, particularly on more visually open areas of higher ground inland and the coastal edges.'

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10594	Wivenhoe Quarry	Keelars Lane, Alresford Road, Wivenhoe, Essex, CO7 9JU	Wivenhoe	Residential	No	Reason for discounting: Development of this site is likely to significantly harm Biodiversity. Wivenhoe Gravel Pit SSSI is wholly within the site boundary and Wivenhoe Cross Pit LoWS is partly within the site boundary. The Biodiversity Protection and BNG study reported that there is woodland Priority Habitat within the site and a mosaic of habitats of nature conservation value. The LCA includes the open mosaic habitat at Wivenhoe Cross Pit and Wivenhoe Gravel Pit SSSI as key sensitivities and values. The site lies in the Wivenhoe Landscape Area, which will be an important part of the review of the Wivenhoe Neighbourhood Plan. The town's emerging Nature Plan identifies this as a mosaic of habitats surrounding the town. Each on its own is a crucial resource for wildlife; each is a component of the town's rural character. The site is also disconnected from the existing settlement, when compared to the alternatives.



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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10751	Land off Croquet Gardens	Rectory Road, Wivenhoe	Wivenhoe	Residential	No	Reason for discounting: The site lies within Wivenhoe Cross Pit LoWS and development of this site is likely to significantly harm biodiversity. The Biodiversity Protection and BNG study reported that most of the site is LoWS. The site is a mosaic of semi-natural habitats including woodland Priority Habitat. The site lies in the Wivenhoe Landscape Area, which will be an important part of the review of the Wivenhoe Neighbourhood Plan. The town's emerging Nature Plan identifies this as a mosaic of habitats surrounding the town. Each on its own is a crucial resource for wildlife; each is a component of the town's rural character. The site is also designated in the Adopted Local Plan as open space. The approach to the Local Plan is to protect and enhance the green infrastructure network. Allocating a site designated for open space would be contrary to this approach.

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10755	Land North of the Fire Station	Colchester Road, Wivenhoe, CO6 3QA	Wivenhoe	Residential	Yes - as 10755a (PP24)	Preferred Options reason for allocating: Whilst this site is within the Wivenhoe neighbourhood plan coalescence break the degree of harm is likely to be less than alternatives. It is adjacent to the existing settlement boundary and development can be screened, with a gap maintained, to minimise impacts. This site is unlikely to harm biodiversity with limited natural habitat onsite. The site is adjacent to one of the neighbourhood plan allocations and development can be planned to complement that development, including delivering some of the homes allocated on part of the existing allocation set aside for a care home, which is no longer needed owing to the proposal for a care home on an alternative site in Wivenhoe. Access can be made to the allotments to be delivered as part of the existing allocation (currently with outline consent). The site can offer a new community use, which will benefit residents in the north of Wivenhoe, include new residents from development of this site and the adjacent allocation. The site lies in the Wivenhoe Landscape Area, which will be an important part of the review of the

**Appendix E** Audit trail of decision making for site options considered for the Preferred Option Local Plan

Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
						<p>Wivenhoe Neighbourhood Plan. The town's emerging Nature Plan identifies this as a mosaic of habitats surrounding the town. Each on its own is a crucial resource for wildlife; each is a component of the town's rural character. However, as the Biodiversity protection and BNG Study reports that this site has limited natural habitat, it is not considered that development of this site will compromise the Wivenhoe Nature Plan. The recommendations from the Biodiversity protection and BNG Study will be included as policy requirements.</p>

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Site ref	Site name	Site address	Settlement	Proposed use	Is site included in the Preferred Options Local Plan?	Justification
10756	Land East of Colchester Road	Colchester Road, Wivenhoe, CO7 9HT	Wivenhoe	Residential	No	Reason for discounting: This site is within the Wivenhoe neighbourhood plan coalescence break The degree of harm to this is likely to be more substantial than alternatives. Development of this site would extend development closer to the University, Colchester and the Garden Community and would make a significant contribution towards settlement coalescence.
10757	Land West of Colchester Road	Colchester Road, Wivenhoe, CO6 3QA	Wivenhoe	Residential	No	Reason for discounting: This site is within the Wivenhoe neighbourhood plan coalescence break The degree of harm to this is likely to be more substantial than alternatives. Development of this site would extend development closer to the University, Colchester and the Garden Community.

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- 186** Note that a precautionary minor positive effect has been recorded for mixed use sites reflecting the potential for the delivery of other use types to limit the delivery of housing on site.
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