

Local Development Framework

Development Policies Regulation 27

Sustainability Appraisal Report

**Spatial Policy Team
Colchester Borough Council
(September 2009)**

CONTENTS

Non-technical summary	4
Section 1. Introduction	23
Section 2. Background	26
Consulting	
SEA Directive	
Purpose of report	
Local Development Framework	
Core Strategy	
Areas experiencing change	
Section 3. Methodology	34
Development Policies DPD	
Technical difficulties	
SA Framework	
SA links with SEA	
Testing DPD objectives against SA Framework	
Section 4. SA Topic Section	43
To ensure that everyone has the opportunity to live in a decent and affordable home	
To ensure that development is located sustainably and makes efficient use of land	
To achieve a prosperous and sustainable economy and improve the vitality of town centres	
To achieve more sustainable travel behaviour and reduce the need to travel	
To improve the education, skills and health of the Borough's population	
To create safe and attractive public spaces and reduce crime	
To conserve and enhance the townscape character, historic environment and cultural assets of the Borough	
To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	
To make efficient use of energy and resources, and reduce waste and our contribution to climate change	
Section 5. Likely evolution without the DPD	72
Section 6. Developing the DPD Options	76
	98
Section 7. Predicting and evaluating the effects of the DPD and mitigation and enhancement measures	
Cumulative effects	
Section 8. Implementation and Monitoring	109

Glossary	116
References	123
Appendix A. Colchester's Baseline Data	127
Appendix B. Appraisals	147

NON-TECHNICAL SUMMARY

SEA Directive says:

(j) a non-technical summary of the information provided under the above headings. Annex 1

Introduction

This is the Sustainability Appraisal (SA) Report for the Development Policies Development Plan Document (DPD). The Development Policies DPD, once adopted, will be the main tool for determining land use across Colchester Borough until 2021.

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

A SA scoping report was published for consultation in November 2007 and a revised scoping report was published for consultation in January 2009.

Background and methodology

Colchester's Local Development Framework (LDF)

The LDF comprises a number of documents that set out the blueprint for the future development of the Borough. Colchester's LDF will contain a series of Local Development Documents (LDDs), including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The production of the LDF follows on from the development of the East of England Regional Spatial Strategy (RSS), which was adopted in May 2008 and was also subject to SA. Colchester's LDF will need to demonstrate conformity with the RSS and compliment Colchester's Sustainable Community Strategy (2007).

The Core Strategy DPD is the main document within the LDF and includes an overall vision, which sets out how the area and the places within it should develop; strategic objectives for the area focussing on the key issues to be addressed; and a delivery strategy for achieving these objectives, which should set out how much development is intended to happen where, when, and by what means it will be delivered. The Site Allocations DPD is being prepared alongside the Development Policies DPD and will also be published in September for Regulation 27 consultation. The Site Allocations DPD will allocate the sites that will deliver the spatial strategy set out in the Core Strategy. Various SPDs have and are also being prepared.

The Development Policies DPD will include a number of criteria based policies, which will be used in the determination of planning applications. Policies will be based on the strategic vision and objectives of the Core Strategy and will provide additional detail to expand upon policies in the Core Strategy.

SEA Directive

In addition to an SA, the DPD must also undergo a Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes. The objective of SEA, as defined in the Government's guidance on strategic environmental assessment, is *"to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development"* (Article 1). SEA has been incorporated into SA and this report includes both the SA and SEA.

Purpose of report

The purpose of this report is to demonstrate that a SA has been carried out in compliance with national guidance on SA and the SEA Directive. The report also shows how and why the policies were developed and shows that the DPD will contribute to sustainable development.

Areas experiencing change during the plan period

The Spatial Strategy, set out in the Core Strategy DPD, emphasises the importance of the Town Centre and regeneration areas and these areas accordingly are expected to change the most during the plan period. The strategy directs development towards the most accessible and sustainable locations, and plans for the provision of transport, employment and community facilities to support the following growth areas.

Technical Difficulties as part of the Sustainability Appraisal

The general difficulties encountered as part of the SA include limitations of information, incomplete data/evidence, changes to national planning policy and a lack of guidance for Site Allocations DPDs.

Sustainability Objectives

The following sustainability objectives have been used in the appraisal:

1. To ensure that everyone has the opportunity to live in a decent and affordable home.
2. To ensure that development is located sustainably and makes efficient use of land.
3. To achieve a prosperous and sustainable economy and improve the vitality of the town centre.

4. To achieve more sustainable travel behaviour and reduce the need to travel.
5. To improve the education, skills and health of the Borough's population.
6. To create safe and attractive public spaces and reduce crime.
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.

SA Topic Section

The SA Report includes the key messages from the review of policies, plans and programmes, collection of baseline data and sustainability issues/problems relevant to each SA objective. In this non-technical summary the key messages from the review are summarised, the general characteristics of the Borough are set out and the key sustainability issues/problems are listed.

Key Messages

Economic

Key Messages	Source
Ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents through the promotion of high quality and inclusive design, improvement of the quality of the public realm and open spaces, protection and enhancement of the architectural and historic heritage of centres and provision of a sense of place and a focus for the community and for civic activity.	PPS6, Sustainable Community Strategy, By Design, Regional Economic Strategy
Schemes for rural diversification should be supported.	PPS7, The Taylor Review
Developments should take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.	PPS9, Ramsar convention
Development should be located in areas which minimise the length and number of trips, especially by motor vehicles and can be served by more energy efficient modes of transport (this is particularly important in the case of offices, light industrial development and campus style developments such as science and business parks likely to have large numbers of employees).	PPG4, PPG13, RSS14
The countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of the economies of rural areas.	PPS7, PPG17

Support business innovation and take-up of best practice in renewable energy technology and management.	Johannesburg Declaration on Sustainable Development – from our origins to the future, RSS14, UK Renewable Energy Strategy
Provide for the needs of an expanding tourism sector.	RSS14, A Better Life
Harness the region's economic strengths specifically in science, technology and research.	IRS, Regional Economic Strategy, Regional Health Strategy
Create a framework for private investment and regeneration that promotes economic, environmental and social well being, particularly in deprived areas.	Sustainable Community Strategy, Corporate Strategy, Regional Business Plan for the Olympic Games, Regional Economic Strategy, PPS6, RSS14, PPS12, Regional Health Strategy
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting people involved and participating in sport (£600 million is the estimate economic impact for the East of England from the Olympic Games).	A Better Life, Regional Business Plan for the Olympic Games, Regional Health Strategy
Promote the development of the Haven Gateway as a New Growth Point.	Haven Gateway Programme of Development
LDFs should contain policies to support home based working.	The Taylor review
Protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.	PPG13

Environmental

Key Messages	Source
The quality and extent of natural habitats and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support should be protected and enhanced.	PPS9, RSS14, Future Water, IRS, Corporate Strategy, Johannesburg Declaration, Ramsar Convention, Water Framework Directive, Future Water, Essex Biodiversity Action Plan, Essex Minerals

	Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Developments should take account of the role and value of biodiversity in supporting economic diversification, contributing to a high quality environment and a better quality of life.	PPS9, RSS14, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Maximise the potential for landscape and biodiversity enhancement by securing the high quality restoration of land at the earliest opportunity, with appropriate aftercare to facilitate beneficial after uses.	PPS9, Sustainable Development Framework for the East of England, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan, A Living Landscape
The biodiversity value of brownfield sites must be considered.	PPS9
Consideration should be given to the fundamental ecological functions of wetlands as regulators of water regimes and as habitats supporting a characteristic flora and fauna, especially waterfowl and the interdependence of man and his environment.	Ramsar convention on Wetlands of international importance especially as waterfowl habitat
Identify priority habitats and species which are important on an international and national scale, important in Essex or where there is a special responsibility.	Essex Biodiversity Action Plan, A Living Landscape
High quality green infrastructure should be delivered over the next 20 years to complement and support planned housing and development growth.	Haven Gateway Green Infrastructure Strategy Study
Development should not be located on greenfield land outside of settlements.	PPS7, PPS3, RSS14
The partnership between urban and rural areas should be strengthened so as to create a new urban-rural relationship.	European Spatial Development Perspective
Landscape character should be protected.	RSS14, PPS7, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan, A Living Landscape

Use resources more efficiently, minimising waste and increasing rates of reuse and recycling	Johannesburg Declaration on Sustainable Development – from our origins to the future, RSS14, IRS, Sustainable Community Strategy, Corporate Strategy, Regional Economic Strategy, Sustainable Development Framework for the East of England, Essex and Southend Waste Local Plan
Sustainable water use based on a long-term protection of available water resources should be promoted.	Water Framework Directive, RSS14, Future Water
Identify land at risk (and the degree of risk) of flooding from river, sea and other sources.	PPS25, PPS25 practice guide
Safeguard land from development that is required for current and future flood management eg conveyance and storage of flood water, and flood defences.	PPS25, Future Water
Reduce flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SUDS).	PPS25, PPS25 practice guide RSS14, Future Water
Consideration of the fundamental ecological functions of wetlands as regulators of water regimes.	Ramsar convention on Wetlands of international importance especially as waterfowl habitat
Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate).	PPS25, PPS25 practice guide
The pollution of groundwater must be reduced.	Water Framework Directive
Adopt a precautionary approach.	PPS23
Make the polluter pay.	PPS23
Noise-sensitive developments should be separated from major sources of noise (such as road, rail and air transport and certain types of industrial development) and development involving noisy activities should, if possible, be sited away from noise-sensitive land uses.	PPG24, Sustainable Development Framework for the East of England
The need for growth should be reconciled with the need to protect the historic environment.	PPG15, PPG16, RSS14, IRS, Corporate Strategy, ESDP, Sustainable

	Community Strategy, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Areas must be maintained as attractive places to live, work and visit with their own distinctive identity.	PPS1, PPS3, PPS6, PPS7, RSS14, By Design, A Better Life
There should be an emphasis on design, quality and preserving and enhancing natural and built assets.	Sustainable Community Strategy
15% of energy nationally should come from renewable sources by 2020.	PPS22, RSS14, Johannesburg Declaration, UK Renewable Energy Strategy
Separate economic growth from increases in resource use, especially in terms of energy and water.	IRS
Development plans should contribute to global sustainability by reducing carbon emissions and addressing other causes & impacts of climate change.	PPS1, PPS12, RSS14, Sustainable Community Strategy, Sustainable Development Framework for the East of England, Essex Climate Change Strategy, Johannesburg Declaration, IRS, Code for Sustainable Homes, Adapting to climate change; a framework for action, Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond
Adaption will be crucial in reducing vulnerability to climate change and is the only way to cope with impacts that are inevitable.	Adapting to climate change; a framework for action, Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond
There is a need to look holistically at systems (ecological and human) affected by climate change.	Adapting to climate change; a framework for action
Open space and green infrastructure help wildlife to	Haven Gateway Green

adapt to the effects of climate change.	Infrastructure Strategy, PPG17, Regional Health Strategy
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Social

Key Messages	Source
Access policies should be clear, comprehensive & inclusive.	PPS1
Community involvement is essential.	PPS1
The needs of the changing demographic should be met.	IRS, Regional Social Strategy
Support people in the region in 'active ageing' and adding life to years, linking in with the National Service Framework for older people.	Regional Health Strategy
Policies should promote high quality, inclusive design.	PPS1, Regional Economic Strategy, Regional Social Strategy, Regional Health Strategy
Housing developments must be located in suitable locations that make efficient use of land and offer a good range of community facilities and with good access to jobs, key services and infrastructure.	PPS3, Corporate Strategy, Regional Housing Strategy, RSS14, PPS1, PPG13, Regional Health Strategy
Housing shortages must be addressed by securing a step change in the delivery of additional housing throughout the region and giving priority to the provision of affordable housing to meet identified needs.	RSS14, PPS3, IRS, Corporate Strategy, Regional Housing Strategy, Affordable Housing Strategy
The combination of high cost homes and low rural wages is putting rural housing out of the reach of many who work in the countryside.	The Taylor Review
Promote social inclusion, ensuring that both urban and rural communities have access to a range of main town centre uses and that deficiencies in provision are remedied.	PPS6, IRS, Regional Economic Strategy, East of England Regional Social Strategy, PPS3, PPS7
Open spaces, sports and recreational facilities promote social inclusion and are a means of promoting healthy living and preventing illness, and in the social development of children.	PPG17, Open Space SPD, Regional Business Plan for the Olympic Games, East of England Regional Social Strategy, Regional Health Strategy
Biodiversity should be enhanced in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a	PPS9, RSS14, Regional Social Strategy

better quality of life and to people's sense of well-being.	
Consistent with the aims of sustainable development, a balance between safeguarding the environment of Essex, and the quality of life of its residents must be achieved.	PPS9, RSS14, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.	PPG13, RSS14, East of England Regional Social Strategy
Reduce levels of poverty and exclusion and promote well being through community cohesion and social capital.	RSS14, IRS, East of England Regional Social Strategy
Improve the skills base through increased learning opportunities for all.	IRS, Corporate Strategy, Sustainable Community Strategy, The Leitch Review of Skills
Those who live in the most deprived areas are likely to be multiply disadvantaged and without gainful employment are more likely to be socially excluded from the community at large.	Sustainable Community Strategy, East of England Regional Social Strategy
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting people involved and participating in sport.	A Better Life, Regional Business Plan for the Olympic Games
The timing and location of housing land should be informed by an understanding of how local land and housing markets interact.	Brownfield market signals

Borough characteristics

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

Data from the mid-2007 population estimates that the population of the Borough is 175,500. Less than 7% of the population comprises ethnic minority groups, an increase of 3% since 2001. Two-thirds of the total

population is concentrated within the built-up areas of Colchester and Stanway.

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

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

As of 1 April 2009 there were 72,724 dwellings in the Borough; 80.5% of these are privately owned. The Borough has an annual requirement to deliver 825 dwellings per annum and this figure has been exceeded in recent years.

94.6% of the economically active population are in employment and 1,773 people within the Borough claim Job Seekers allowance. In 2006 there were 5,325 VAT registered businesses. The gross weekly pay for full time workers in Colchester is £479.

Whilst Colchester is relatively prosperous 5% of the population live in seriously deprived smaller areas according to the Index of Multiple Deprivation.

Within the Borough there are 1,550 listed buildings, 22 conservation areas and 88 Scheduled Ancient Monuments (SAMs). Colchester contains a third of the total SAMs in the whole of Essex.

The Colne and Blackwater Estuaries are of international importance for nature conservation and are notified as Special Protection Areas, Special Areas of Conservation and Ramsar sites. Abberton Reservoir is also of international importance for nature conservation and is notified as a Special Protection Area and Ramsar site.

Per capita carbon emissions in the Borough were 6.35 tonnes in 2006, which is less than the regional average. Daily domestic water consumption per capita is also less than average at 145 litres per person.

Sustainability issues and problems

Sustainability Issue/ Problem	How the DPD addresses the issue
Projections indicate an aging population, which will lead to smaller	The allocated sites will provide a mix of housing types.

and older households.	
The annual need for affordable housing is 1,082 dwellings ¹ , which is far greater than the average annual number of total new (market and affordable) dwellings.	The allocated sites will provide affordable housing units on site.
There is a lack of provision for gypsies and travellers.	The DPD allocates land for 44 pitches, which slightly exceeds that required in the RSS (40.32 pitches).
Some areas within the Borough are run-down and in need of regeneration.	The DPD directs sites to the five regeneration areas.
Some greenfield development will need to occur to meet housing need.	The SA has appraised a number of greenfield sites and the most sustainable sites have been allocated for development. Mitigation and enhancement measures have also been suggested as part of the SA to reduce the adverse impacts of greenfield development.
There are areas within the Borough at high risk of flooding.	Only a few sites within areas of flood risk are allocated and these sites have been subject to a flood risk sequential test and parts (a) and (b) of the exception test.
There is a high dependence on the private car.	Allocated sites are accessible and a mix of uses will be required as part of large sites, which will reduce the need to travel.
As the current economy of the Borough is generally good and unemployment is low the key sustainability issues for the economy are around maintaining a healthy, vibrant and diverse economy into the future.	The DPD allocates land to provide the 14,200 job target set out in the RSS.
The rural economy has been affected in recent years by falling incomes from farming.	The DPD allocates a number of rural employment sites, which will diversify farms and provide jobs for local people.
Outmigration of skilled younger workers is an issue.	A range of employment opportunities are supported in the DPD.
There is a high dependence on the private car.	Mixed use and accessible sites are allocated to reduce the need to travel. Furthermore, the DPD considers the opportunities for sustainable transport links for the allocated sites.
An ageing population will place	As the DPD is implemented regard

¹ Strategic Housing Market Assessment, 2008.

greater stress on services, particularly health services.	will need to be had to service deficiencies to ensure that development does not place undue pressure on existing services.
Whilst Colchester Borough scores low on the Indices of Multiple Deprivation there are areas within the Borough which suffer from high levels of deprivation.	The DPD helps to facilitate the Borough's regeneration programme, which will help to tackle deprivation.
Rural isolation is an issue for some of the population.	This DPD provides rural employment sites, which will provide jobs for local people and may indirectly lead to improvements in public transport provision.
Whilst crime levels are low fear of crime is an issue.	The DPD encourages mixed use development, which helps to reduce the fear and incidence of crime by increasing natural surveillance. Furthermore, the DPD supports the Borough's regeneration programme which will reduce the fear and incidence of crime in these areas.
The Borough has a rich heritage and new development could impact on historic and/or cultural sites.	The DPD does not allocate any sites that are likely to significantly affect a historic or cultural asset.
There is pressure for development on land in-between settlements, which could cause settlement coalescence.	The DPD does not allocate any sites that could lead to settlement coalescence.
Within the Borough there are 3 Special Protection Areas and Ramsar Sites, which could be affected by development and a Special Area of Conservation.	Protection of these sites is addressed through a number of measures as detailed in the appropriate assessment report.
Development has the potential to adversely affect nature conservation.	The issue of nature conservation has been considered for each allocated site as part of the SA and where necessary mitigation and enhancement measures are proposed.
Development has the potential to adversely affect landscape character.	The issue of landscape character has been considered for each allocated site as part of the SA and where necessary mitigation and enhancement measures are proposed.
Development has the potential to adversely affect water quality.	It is clear in the Development Policies DPD that notwithstanding the allocations in this DPD development will not be permitted unless there is capacity within the existing sewerage

	infrastructure system to cope with the development within the confines of existing consents.
Water usage is increasing both through new development and increased demand.	Allocated sites can be expected to be more water efficient; this issue is addressed through the Development Policies DPD.
The amount of waste produced is increasing.	There is little that this DPD can do to address this issue, but new development will be required to provide space for recycling facilities.
There are no renewable energy schemes within the Borough, with the exception of microgeneration.	The potential for on-site renewable energy was considered for each site and as the plan progresses and the levels of the code for sustainable homes increase the provision of renewable energy will increase.

Appraisal of options

Design and Amenity

The preferred policy option will ensure that development is of high quality design. Development will be compatible with the character of the site and surrounding area, protect the landscape setting, ensure the creation of a safe and secure environment and ensure that the necessary infrastructure is provided.

Health Assessments

A Health Assessment will promote healthy activities such as walking and cycling. Encouraging walking and cycling will help to reduce car travel and subsequently levels of greenhouse gas emissions. The requirement for a Health Assessment will ensure that consideration is given to the effect that the development will have on existing health services.

Planning Obligations and the Community Infrastructure Levy

CIL will ensure that even small scale development contributes to infrastructure and that where there is an urgent need for infrastructure unrelated development could contribute. Including a policy on CIL provides greater certainty to the developer as it makes clear that the Council will be implementing a CIL.

Community Facilities

The preferred policy option seeks to retain community facilities, which will help to sustain rural communities, ensure equitable access to community facilities and reduce the increased use of the private car. This option includes stricter criteria than the Local Plan policies, which will ensure that community facilities

are only redeveloped if they genuinely are no longer economically viable for the existing user and other potential users. However, there is little reference to new community facilities.

Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

The preferred policy option will ensure that employment land is retained unless there are exceptional circumstances to justify the loss, ensuring that employment land remains in accessible locations. This option will protect the vitality and viability of the town centre by directing office development to the town centre, protect the character of rural areas by stating that not all employment uses will be appropriate on all sites, and will protect maritime character.

Town centre uses

The preferred policy option will promote the vitality and viability of the town centre, promote regeneration and provide equitable access to a wide range of uses. Retail uses will be protected within the town centre, whilst still promoting a mix of uses. Residential development will be provided under this option, which will contribute to the Borough's housing figures and deliver high density housing at a highly accessible location. The percentages of retail are lower than the current situation, which will allow a greater mix of uses in the town centre.

Local centres and individual shops

The preferred policy option will support the vitality and viability of the town centre through application of the sequential test, which directs retail development to town centre sites in the first instance and will protect rural district centres and neighbourhood centres. This option will require retail development proposals outside of retail centres to demonstrate that it will not harm the vitality and viability of retail centres. Rural district centres and neighbourhood centres provide local facilities for people within walking distance of their homes. Their retention will therefore reduce the need to travel and promote sustainable travel.

Agricultural development and diversification

The preferred policy option will help to sustain the rural economy and will ensure that existing agricultural enterprises are retained as part of any diversification scheme. The landscape and countryside character will be preserved through this option, which requires encourages the re-use of existing buildings and requires new build to be well related to existing buildings.

Employment uses in the countryside

The preferred policy option will improve the delivery of employment in rural areas by allowing the re-use, extension and replacement of rural buildings for employment purposes and exceptionally new build. The re-use of rural buildings will promote regeneration and protect greenfield land from development. Accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, access to employment opportunities for rural residents will improve. Farm buildings and their curtilage buildings are often listed buildings and the re-use of vacant buildings will therefore enhance the historic assets of the Borough. However, careful design is needed to ensure that development is sensitive to listed buildings. This option requires development to be small scale so that it does not harm the rural character and replacement buildings will be required to improve the landscape setting. However, this option is likely to fail to protect biodiversity as vacant rural buildings are often occupied by bats and barn owls, which are protected species and are likely to be disturbed by development.

Tourism development

The preferred policy option will support the tourist and rural economy by supporting tourist development. This option refers to the need for good accessibility and the need to focus tourist development in the urban areas. It recognises the contribution that tourist development can have to services/facilities in rural areas and the need for development to be compatible with the rural character of the surrounding area and acknowledges the need to protect designated sites.

Flat conversions

The preferred policy option will require the retention of dwellings less than 110 sqm, which will ensure that smaller family homes remain available within the Borough and that very small flats are less likely to be provided. Proposals will need to ensure that they do not harm the appearance of the building by reason of unsympathetic additions or alterations and the amenity of the street frontage.

Dwelling standards

The preferred policy option will ensure that Lifetime Homes are provided, which will increase the range of housing delivered and provide more equitable access. Rather than setting a target units for wheelchair units will be secured by section 106 agreements according to need, which will ensure these units are delivered where they are needed.

Dwelling alterations, extensions and replacement dwellings

The preferred policy option will ensure that the character of the area and landscape will not be affected by requiring extensions and replacement dwellings to be compatible with the existing dwelling, landscape and rural setting. Replacing a dwelling offers an opportunity to incorporate renewable

energy technologies; however this is not considered in this option. This option makes it clear that annexes must not form a new planning unit and seeks the re-use of existing outbuildings before consideration is given to new build as part of an annexe, which protects the countryside from development. To reduce the impact of development on the landscape and rural area additions to existing dwellings should only be permitted within the curtilage of the original dwelling.

Historic environment assets

The preferred policy option will ensure the preservation and enhancement of the historic environment. Colchester's town centre is a historic area and its preservation will support the vitality of the town centre, which in turn will support the economy.

Retention of open space and indoor sports facilities

The preferred policy option will ensure that existing open space and indoor recreation facilities are retained and that if development is acceptable alternative and improved provision must be created. Open space is important for people's enjoyment, biodiversity and as a form of flood mitigation. Open space also enhances the character of an area and reduces the fear and incidence of crime as environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. Recreational facilities are vital as a community resource and in the promotion of healthy lifestyles

Private Amenity Space and Open Space provision for New Residential Development

The preferred policy option will ensure that appropriate levels of private amenity space and local/ strategic open space are created, which will provide people with good access to their needs for informal recreation. It will also help to facilitate high density development in accessible locations by accepting a lower private amenity space provision in areas where high density development is expected.

Accessibility and access

The preferred policy option will support the objective to promote sustainable travel behaviour and reduce the need to travel by ensuring that development makes provision for pedestrians, cyclists, public transport users and includes measures that reduce private vehicle dependency. This will improve accessibility for all groups of people and reduce pollution and greenhouse gas emissions from transport.

Transport infrastructure proposals

The preferred policy option will ensure that the criteria is in place to judge applications for transport infrastructure proposals, which will make it quicker and more transparent for schemes to secure planning permission. It will require proposals for transport infrastructure to provide a business case justification; this will help to ensure the longevity of the proposal and thereby reduce short term proposals impacting on greenfield land. Park and rise will help to ease congestion and improve access to the town centre, increasing its vitality and viability and the provision of a park and ride in East Colchester will contribute to the regeneration of this area.

Parking standards

Experience has shown that reducing the amount of car parking spaces does not decrease the amount of cars and so a policy on vehicle parking standards is unlikely to have an impact on levels of sustainable travel and subsequently a reduction in pollution and greenhouse gas emissions from transport. However, the preferred policy option will improve the quality of the public realm by reducing the amount of on-street parking by specifying minimum standards.

Flood risk and management of surface water drainage

The preferred policy option will ensure that the sequential test is applied at regeneration/growth area level, which will ensure that the Borough's regeneration programme is not prejudiced and requires the recommendations of the Strategic Flood Risk Assessment to be met. The option will result in the most positive impacts as it requires SuDS as part of all development, which is particularly important given the greenfield allocations in the Site Allocations DPD. This option also requires the introduction of water conservation measures.

Nature conservation and protected lanes

The preferred policy option will enhance landscape character by protecting and enhancing nature conservation sites and will ensure the protection of designated areas of the countryside and coastal environment. Biodiversity will be protected and the targets in the Essex Biodiversity Action Plan will be worked towards.

Dedham Vale Area of Outstanding Natural Beauty

The preferred policy option will require existing development within the Area of Outstanding Natural Beauty to mitigate adverse impacts as part of new development proposals, which will further enhance the landscape and environmental quality and will also help to sustain the rural economy through the recognition of the social and economic objectives of the area.

Coastal areas

The preferred policy option will protect designated areas, landscape character and maritime heritage. The protection of maritime users will help to sustain the rural economy, in particular uses in Coast Road, West Mersea (which is a conservation area).

Equestrian activities

The preferred policy option will ensure that planning permission is not granted for equestrian activities if it would result in intensification of buildings in the countryside, particularly in an urban fringe location, which will protect the unique character and pattern of the Borough's settlements. Supporting equestrian activities in certain circumstances will help to sustain the rural economy.

Renewable energy

The preferred policy option clearly sets out the Council's approach to dealing with renewable energy schemes. This will make it quicker for renewable energy applications to be determined. The preferred policy option also reiterates the Council's requirement for new development to incorporate renewable energy technologies where viable.

Predicting and evaluating the effects of the DPD and mitigation and enhancement measures

The following are the likely effects of the DPD:

- It is likely that small family homes will be retained and not lost to flat conversions and that units suitable for wheelchair uses will be provided where there is a need.
- It is highly likely that development will make efficient use of land.
- Agricultural diversification will be supported, which will certainly result in regeneration, although not at the expense of the agricultural enterprise.
- It is certain that new areas of open space will be provided, which will reduce flood risk. Additionally, it is certain that flood risk will be reduced through the requirement for flood defence and mitigation measures.
- It is highly likely that employment land will be retained.
- It is very likely that the vitality and viability of the town centre will be enhanced.
- Rural communities will be sustained through the retention of community facilities and local shops and support for the re-use of rural buildings for economic purposes.
- It is very likely that walking and cycling will increase.
- Congestion will reduce through an increase in sustainable travel and the provision of park and ride. A decrease in congestion will reduce greenhouse gas emissions and pollution and attract more visitors to the town centre.

- It is likely that a Community Infrastructure Levy will be developed over the plan period, which will ensure that even small scale development contributes to necessary infrastructure. However, the timetable for the implementation of this is uncertain.
- It is certain that this DPD will result in well designed development.
- It is certain that impacts on residential amenity will be considered as part of all development.
- Landscape character will be protected and development in the countryside will only be exceptionally permitted.
- Whilst development in the countryside will impact on landscape character policies in this DPD will very likely ensure that impacts are minimised and the scale of development is limited.
- The historic environment will be enhanced by setting out a presumption in favour of the enhancement of the historic environment
- It very likely that maritime heritage will be protected, particularly in Coast Road, West Mersea.
- The re-use of rural buildings could affect biodiversity, although this can be avoided by requiring an ecological survey as part of the planning application.
- The provision of areas for the storage of recycling facilities will likely increase rates of domestic recycling.
- Renewable energy and water conservation measures are supported; although the likelihood of these increasing as a result of this DPD is uncertain as both will be implemented as part of the code for sustainable homes.

Unlike the Core Strategy and Site Allocations DPDs this DPD does not set out levels of development. Many of the policies within this DPD will actually mitigate and/or enhance the impacts of development. Throughout the ongoing process of SA mitigation and enhancement measures have been identified and incorporated into the DPD.

Implementation and monitoring

A monitoring framework for the SA has been established and will be updated as part of the Annual Monitoring Report.

Consultation

We welcome your comments on this SA Scoping Report for the Site Allocations DPD and comments should be sent to:

Spatial Policy
Colchester Borough Council
Freepost NAT4433
PO Box 885
Colchester
CO1 1ZE

Alternatively email your comments to planning.policy@colchester.gov.uk .
The consultation period will run from 18 September – 30 October 2009.

1. INTRODUCTION

This is the Sustainability Appraisal (SA) Report for the Development Policies Development Plan Document (DPD). The Development Policies DPD, once adopted, will be the main tool for determining land use across Colchester Borough until 2021.

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

SA involves the following key stages:

- A. Setting the context and objectives, establishing the baseline and deciding on the scope.
- B. Developing and refining options and assessing effects.
- C. Preparing the Sustainability Appraisal Report.
- D. Consulting on the preferred options of the DPD and SA Report.
- E. Monitoring the significant effects of implementing the DPD.

This SA Report fulfils task C and reports the findings from stages A and B. The table², below, includes the detailed tasks involved in SA.

² ODPM SA Guidance, 2005, Sustainability Appraisal of Regional Spatial Strategies & Local Development Frameworks, p 39.

DPD Stage 1: Pre-production – Evidence Gathering
SA stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope <ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainability objectives. • A2: Collecting baseline information. • A3: Identifying sustainability issues and problems. • A4: Developing the SA framework. • A5: Consulting on the scope of the SA.
DPD Stage 2: Production
SA stages and tasks
Stage B: Developing and refining options and assessing effects <ul style="list-style-type: none"> • B1: Testing the DPD objectives against the SA framework. • B2: Developing the DPD options. • B3: Predicting the effects the DPD. • B4: Evaluating the effects of the DPD. • B5: Considering ways of mitigating adverse effects and maximising beneficial effects. • B6: Proposing measures to monitor the significant effects of implementing the DPDs.
Stage C: Preparing the Sustainability Appraisal Report <ul style="list-style-type: none"> • C1: Preparing the SA Report.
Stage D: Consulting on the preferred options of the DPD and SA Report <ul style="list-style-type: none"> • D1: Public participation on the preferred options of the DPD and the SA Report. • D2(i): Appraising significant changes.
DPD Stage 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • D2(ii): Appraising significant changes resulting from representations.
DPD Stage 4: Adoption and monitoring
SA stages and tasks
<ul style="list-style-type: none"> • D3: Making decisions and providing information.
Stage E: Monitoring the significant effects of implementing the DPD <ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects.

A SA scoping report was published for consultation in November 2007 and a revised scoping report was published for consultation in January 2009. SAs have already been completed for the Core Strategy DPD, the Sustainable Construction Supplementary Planning Document (SPD), the Affordable Housing SPD, the Backland Development SPD and the Community Facilities SPD. An SA report has also been prepared to accompany the Site Allocations DPD.

The report is structured into the following sections:

This is section 1, which introduces the need for SA and sets out the various stages.

Section 2 sets out the background to the SA. It shows how the requirements of the Strategic Environmental Assessment³ have been incorporated into the SA. Colchester Borough's Local Development Framework is explained and a description is given of the key areas experiencing change over the plan period.

Section 3 sets out the methodology of the SA and the methodology of the Development Policies DPD. The technical difficulties are discussed and the SA Framework, which was established as part of scoping, is set out.

Section 4 outlines the key messages from the review of relevant policies, plans, programmes, and sustainability objectives; the baseline situation and issues and problems facing the Borough. Information is presented relevant to each of the nine SA objectives.

Section 5 discussed the likely evolution with the Development Policies DPD.

Section 6 explains the options that were considered and justification is given for those options taken forward.

Section 7 summarises the effects on each of the themes and outlines the cumulative effects of the whole DPD.

Section 8 sets out the monitoring framework.

³ Transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004.

2. BACKGROUND

Consulting on the SA Report

SA Task D1: Public participation on the preferred options of the DPD and the SA Report

SEA Directive says:

"The authorities referred to in paragraph 3 and the public referred to in paragraph 4 shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme or its submission to the legislative procedure." Article 6(2)

In accordance with the Environmental Assessment of plans and programmes Regulations 2004 this SA Report will be published for consultation alongside the Regulation 27 document.

We welcome your comments on this SA Scoping Report for the Site Allocations DPD and comments should be sent to:

Spatial Policy
Colchester Borough Council
Freepost NAT4433
PO Box 885
Colchester
CO1 1ZE

Alternatively email your comments to planning.policy@colchester.gov.uk.

The consultation period will run from Friday 18 September 2009 to Friday 30 October 2009.

If necessary amendments will be made to the SA Report prior to submission.

SEA Directive

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

There is a distinct difference between SA and SEA. SA examines all sustainability related effects including social, economic and environmental impacts, whereas SEA is focused primarily on environmental impacts. Clearly there is some overlap between these two processes and it is therefore best practice to incorporate the requirements of the SEA Directive into the SA

process. Therefore all references to SA in this and subsequent reports also refer to and incorporate the requirements of SEA.

It has become good practice for the requirements of the SEA Directive to be 'signposted' in the SA Report. At the beginning of each sub-section in this report the relevant SA and SEA task are listed. Furthermore, the table, below, sets out the requirements of the SEA Directive, which task or stage of the SA this relates to and where it appears in the report. This clearly demonstrates that the full requirements of the SEA Directive have been incorporated into the SA Report and also usefully directs readers to their area(s) of interest.

SEA Requirement	SA Task	Notes
"The authorities referred to in Article 6(3) shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report." Article 5(4)	Stage A: Scoping	A SA Scoping Report was prepared and published for consultation in November 2007 and a revised scoping report was published for consultation in January 2009.
"Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated." Article 5(1)	Task C1: Preparing the SA Report.	This is the SA Report.
"The authorities referred to in paragraph 3 and the public referred to in paragraph 4 shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme or its submission to the legislative procedure." Article 6(2)	Task D1: Public participation on the preferred options of the DPD and SA Report.	This SA Report will be consulted upon from Friday 18 September 2009 to Friday 30 October 2009.
"Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action." Article 10(1)	Stage E: Monitoring the significant effects of implementing the DPD.	Section 8 includes the SA monitoring framework.

(i) a description of the measures envisaged concerning monitoring in accordance with Article 10; Annex 1		
"Member states shall ensure that, when a plan or programme is adopted,... a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8 and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with..." Article 9(1b)	This is not required as part of the SA process.	Once the Inspectors binding report has been received a Sustainability Statement will be prepared explaining how the SA influenced plan preparation. Once the DPD is adopted this statement will be placed on the website and sent to all statutory consultees.
(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes; Annex 1	Task A1: Identifying other relevant policies, plans and programmes, and sustainability objectives	Section 3 includes a summary of the DPD and section 4 includes the key messages from other relevant plans and programmes. This is separated for each of the SA themes.
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme; Annex 1	Task A2: Collecting baseline information	This is covered in section 4.
(c) the environmental characteristics of areas likely to be significantly affected; Annex 1	Task A2: Collecting baseline information	This is covered in section 4. The sub-section 'To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough' is of most relevance to the SEA Directive requirement as it clearly outlines the environmental characteristics of the Borough.
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives	Task A3: Identifying sustainability issues and problems	This is covered in the baseline section and the Habitat Regulation Assessment screening opinion, which was appended to the SA revised scoping report includes information on the environmental problems relating to sites

79/409/EEC and 92/43/EEC; Annex 1		designated under Directives 79/409/EEC and 92/43/EEC.
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation; Annex 1	Task A1: Identifying other relevant policies, plans and programmes, and sustainability objectives	Section 4 includes the key messages from the review of relevant policies, plans and programmes, which includes environmental protection objectives established at international level.
(f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; Annex 1	Tasks B2: Developing the DPD options, B3: Predicting the effects of the DPD, and B4: Evaluating the effects of the DPD.	The SA Framework ensures that all of the topics listed in the SEA Directive are covered. Section 6 of the SA Report includes a summary of the appraisal of alternatives and section 7 includes the predicting and evaluation of effects of the Site Allocations DPD.
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme; Annex 1	Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects.	The detailed appraisal of each policy options (appendix B) recommends mitigation and enhancement measures where relevant.
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information; Annex 1	Tasks B2: Developing the DPD options	Section 6 of the SA Report includes a summary of the appraisal of alternatives and section 3 includes difficulties encountered during the assessment.
(j) a non-technical summary of the information provided under the above headings. Annex 1		A non-technical summary is included at the beginning of the document and is available separately on the Council's website.

Purpose of report

SEA Directive says:

"Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated." Article 5(1)

The purpose of this report is to demonstrate that a SA has been carried out in compliance with national guidance on SA and the SEA Directive. The report also shows how and why allocations in the DPD were selected and shows that the DPD will contribute to sustainable development.

Colchester's Local Development Framework

The LDF comprises a number of documents that set out the blueprint for the future development of the Borough. Colchester's LDF will contain a series of Local Development Documents (LDDs), including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The production of the LDF follows on from the development of the East of England Regional Spatial Strategy (RSS), which was adopted in May 2008 and was also subject to SA. Colchester's LDF will need to demonstrate conformity with the RSS and compliment Colchester's Sustainable Community Strategy (2007).

The Core Strategy DPD is the main document within the LDF and includes an overall vision, which sets out how the area and the places within it should develop; strategic objectives for the area focussing on the key issues to be addressed; and a delivery strategy for achieving these objectives, which should set out how much development is intended to happen where, when, and by what means it will be delivered. Preparation of the Core Strategy began in 2005 and involved numerous stages, which culminated in an Examination in summer 2008. An independent Inspector concluded that the Core Strategy was sound and it was adopted by the Council in December 2008. The Site Allocations DPD is being prepared alongside the Development Policies DPD and will also be published in September for Regulation 27 consultation. The Site Allocations DPD will allocate the sites that will deliver the spatial strategy set out in the Core Strategy. Various SPDs have and are being prepared.

Further details about these documents can be found in the LDS, which is available on the Council's website.

Core Strategy

The core policies identified in Colchester's Core Strategy are set out below. The policies in the Core Strategy provide the overarching policy direction for the LDF, and for the delivery of development, infrastructure, facilities and services in Colchester up to 2021. The Development Policies DPD must be in conformity with the Core Strategy DPD.

SD1 - SD3 Sustainable Development

The Strategy establishes a Settlement Hierarchy to guide development towards the most sustainable locations. These development locations will be coordinated with the provision of transportation infrastructure, community facilities, shopping, employment opportunities and open space to create sustainable communities.

The Core Strategy seeks to provide excellent health, education, culture and leisure facilities to meet the needs of Colchester's growing community. Major community facilities (including the University of Essex and the Colchester General Hospital) will form key components of the growth areas and will be better connected by Transit Corridors. The Strategy also seeks to deliver new community facilities, including the Firstsite Building and Community Stadium.

CE1 - CE3 Centres and Employment

Achieving a prestigious regional centre and sustainable communities requires the enhancement of our Town Centre as well as other local centres. The Core Strategy establishes a hierarchy that secures the important role of the Town Centre and encourages the regeneration of Urban Gateways to Colchester (e.g. North Station). The Core Strategy also promotes the enhancement of district and local Centres to support communities with local employment, shops and services.

Strategic Employment Zones have also been identified to accommodate business development at locations to the north, east and west of Colchester Town that are well supported with infrastructure.

H1 – H5 Housing

Colchester Borough needs to accommodate 17,100 homes between 2001 and 2021, and an additional 1,710 homes by 2023. Over two-thirds of this housing is already accounted for through existing allocations, permissions and completions. In broad terms, the majority of housing development in the Borough will be accommodated at the following locations:

- Town Centre
- North Growth Area plus greenfield allocations
- East Growth Area
- South Growth Area
- Stanway Growth Area plus greenfield allocations

Housing developments will need to provide 35% affordable housing and provide a mix of housing to meet the diverse needs of the community.

UR1 - UR2 Urban Renaissance

The Core Strategy seeks to maximise the potential of the existing regeneration areas and stimulate a broader urban renaissance throughout the Town Centre. The Core Strategy also seeks to protect the historic character of the Borough whilst securing high standards of urban design in new developments.

PR1 - PR2 Public Realm

Creating a high quality public realm, including parks, squares and streets, is integral to the success of sustainable communities, and is therefore a key element of the Core Strategy.

The Strategy seeks to improve the street environment and calm traffic in urban areas to attract residents to local shops, schools, parks and bus stops. Existing parkland and green links will be enhanced, and new open space will

be acquired at appropriate locations, to meet the recreational needs of Colchester's growing community.

TA1 – TA5 Transport and Accessibility

The key aims of the transport strategy and policies are to improve accessibility and promote sustainable travel behaviour. Improved access to shops, employment and services can be achieved through a long-term strategy of coordinating land use and transport. The Strategy seeks to coordinate the following elements in order to improve accessibility and create sustainable communities:

- Support development at accessible locations to reduce the need to travel.
- Create people-friendly streets and encourage walking and cycling.
- Improve the public transport network with Transit Corridors, Park and Ride, and quality gateways/interchanges.
- Improve the strategic road network and manage car traffic and parking in urban areas.
- Support rural communities with demand responsive transport services.
- Travel planning and improved public information

ENV1 - ENV2 Environment and Rural Communities

The natural, historic and built environment, countryside and coastline will be conserved to protect the Borough's diverse history, archaeology, geology, and biodiversity. Development will be directed away from sites of landscape and conservation importance and land at risk from flooding. The unique character of Colchester's villages will be protected, with only limited development supported to meet identified needs for local employment, affordable housing and community facilities.

ER1 Energy, Resources, Waste, Water and Recycling

Establishing sustainable communities in Colchester requires careful management of our energy, resources and waste. The Strategy will promote environmentally sustainable developments that are designed to:

- Utilise renewable energy sources and techniques.
- Reduce household energy and water consumption.
- Encourage the principles of reducing, reusing and recycling of waste.

The SA of the Core Strategy outlines the evidence base relevant to the SA; these studies have been used as part of this SA and have not been summarised in the report to avoid repetition.

Areas experiencing change during the plan period

The Spatial Strategy, set out in the Core Strategy DPD, emphasises the importance of the Town Centre and regeneration areas and these areas accordingly are expected to change the most during the plan period. The strategy directs development towards the most accessible and sustainable locations, and plans for the provision of transport, employment and community facilities to support the following growth areas.

The Town Centre will be the focus of regeneration activity to deliver 2000 new homes, 67,000sqm of retail floorspace and 40,000sqm of office floorspace. The regeneration of St Botolphs and the North Station area will also deliver key outcomes, including the Firstsite Building, Cultural Quarter and North Station gateway.

The North Growth Area will accommodate 6200 homes, including a sustainable urban extension and the regeneration of the former Severalls Hospital. This growth area will also deliver the Community Stadium, North Transit Corridor, A12 junction and Park and Ride.

The East Growth Area will regenerate the former harbour to accommodate 2600 new homes, as well as delivering the East Transit Corridor, Hythe Station improvements, the University Research Park, and expansion of the University itself.

The South Growth Area will deliver a new Army Garrison and regenerate the former garrison to accommodate 3000 homes within an urban village with good links to the Town Centre.

The Stanway Growth Area will also be subject to significant development during the life of the plan, including 1800 homes, employment development, and the south-west distributor.

Tiptree, Wivenhoe and West Mersea are the main district settlements outside of Colchester Town. These settlements will accommodate about 1600 homes and provide shops and services to their surrounding rural hinterland. The distinct local character of other villages will be protected by the Core Strategy and local housing and employment development will be supported to meet community needs.

3. METHODOLOGY

Development Policies DPD

SEA Directive says:

(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes; Annex 1

The Development Policies DPD will include a number of criteria based policies, which will be used in the determination of planning applications. Policies will be based on the strategic vision and objectives of the Core Strategy and will provide additional detail to expand upon policies in the Core Strategy.

The Development Policies Issues and Options document (November 2007) explored how the principals set out in the Core Strategy could be expanded upon to provide sufficient detail to guide specific development proposals. The document included suggestions on what policies could be included, based on the eight themes of the Core Strategy, and set out numerous questions to form the basis of the consultation. These questions focussed on whether there was a need for policies on particular topics. The document gave landowners, agents, stakeholders and interested parties the opportunity to comment on the content of the Development Policies DPD.

The Council considered each of the representations submitted, the content of the Core Strategy, national policy and initial SA considerations and drafted a number of policies, which were published in the Regulation 25 consultation document (January 2009). As part of the drafting of each policy alternatives were considered. Throughout the process the Council's development control team were engaged; regular meetings were held to discuss what policies were needed and the content of these. Whilst it is important that the Development Policies DPD complies with the Core Strategy and national policy the spatial policy team were also mindful of the fact that policies have to be able to be successfully implemented.

Since the Regulation 25 consultation period the spatial policy team has refined the document further, taking into account comments received. Following the Regulation 27 consultation period the document will be finalised and submitted to the Secretary of State. An Examination will take place in 2010 in which a Planning Inspector will assess the soundness of the document.

Technical Difficulties as part of the Sustainability Appraisal

SEA Directive says:

(h) an outline of any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information; Annex 1

The general difficulties encountered include limitations of information, incomplete data/evidence and changes to national planning policy.

Baseline information collection is an ongoing process and the Council's resources are limited so it is not appropriate to commission a study in relation to every issue. Therefore this local evidence base has been supplemented by research undertaken at the national and regional level, and interpreted in light of the knowledge and experience of local residents and professionals.

One of the difficulties faced in collecting baseline data has been finding data at a Borough level. For example, in several instances environmental data is only collected at county or regional level, which consequently limits local data analysis and impact assessment. Several pieces of baseline data have been gained from Census information, which was last collected in 2001. As a full Census is only conducted every ten years, some of this data is not particularly accurate as it is, or will be, out of date and cannot be monitored on a frequent basis. The case of aging data is also present for the Borough's biodiversity indicators. However, where possible, more recent updates have been provided to try and counterbalance these limitations.

Several indicators have been identified as being useful for the SA process, in particular monitoring. However, as yet, no formal mechanism is in place to collect this data, and therefore none currently exists. The Council has been using 'Flare' since March 2007, which is a software system to collate all planning application data. This has the potential to significantly increase the efficiency of the Council's monitoring and therefore provide more accurate data for all subsequent SAs. However, data is not being inputted by the relevant staff and so there are many gaps in the data. Discussions are ongoing to improve the recording levels of data on Flare, which will assist future SA work.

The plan making process for Colchester's LDF began in 2005. Ideally it is a 'frontloaded' process, however national and regional policy is constantly evolving and often incomplete. The plan making and SA processes have had to be flexible and responsive to these changes to reflect national and regional planning guidance. During the preparation of this DPD the planning regulations altered and so the Council have had to amend the work they were doing to ensure compliance with the new regulations. The decision to produce a revised SA scoping report was largely as a result of these new regulations.

Finally, it has been difficult to appraise the no plan scenario; in doing so reference has been made to relevant policies in the Core Strategy, however, these will also apply under the option of the draft policy. Additionally, some of the alternatives considered have been difficult to appraise as they have been rather vague. For example, where the alternative to a draft policy is to include a more restrictive policy. In the absence of a policy setting out what would be included in a more restrictive policy assumptions have been made, which may not be correct.

SA Framework

Developing SA objectives is a recognised way in which sustainability effects can be described, analysed and compared. The table, below, outlines the sustainability objectives and assessment criteria (sub-objectives) against which the genuine site options will be appraised. Small amendments have been made to the assessment criteria and indicators from previous SAs to reflect the objectives of the Development Policies DPD. The table also identifies the indicators and evidence that relates to each sustainability objective. These indicators and evidence provide a basis for appraising and scoring how well each proposed development policy option performs against the various objectives and criteria and will be used for monitoring.

SA Framework

Objectives	Assessment Criteria	Indicators	Evidence
To ensure that everyone has the opportunity to live in a decent and affordable home.	<ul style="list-style-type: none"> - Will the delivery of affordable housing increase? - Will it deliver the number of houses needed to support the existing and growing population? - Will it deliver a range of housing types to meet the diverse needs of the Borough? - Will it deliver good quality and sustainable housing? 	<ul style="list-style-type: none"> - Number of affordable homes completed annually - Housing completions per annum (net) - Percentage of completions that are flats - Percentage of residential completions that are two or three bedroom properties - Number of dwellings built to code for sustainable homes level 3 and above - Number of zero carbon homes completed 	Housing Land Availability Assessment Housing Needs Study Housing Market Assessment Housing Topic Paper Annual Monitoring Report
To ensure that development is located sustainably and makes efficient use of land	<ul style="list-style-type: none"> - Will it promote regeneration? - Will it reduce the need for development on greenfield land? - Will it provide people with good access to their needs? - Will the densities make efficient use of land? - Will it reduce the risk of flooding? 	<ul style="list-style-type: none"> - Number of new homes completed within growth and regeneration areas - Amount of new employment development within growth and regeneration areas - Percentage of new and converted dwellings on previously developed land - % of new development within 30 minutes of community facilities - Percentage of new dwellings completed at less than 30 dwellings per hectare, between 30 and 50 dwellings per hectare and over 50 dwellings per hectare - Number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds - Number of applications resulting in the loss of community facilities 	Housing Land Availability Assessment Housing Topic Paper Strategic Flood Risk Assessment Annual Monitoring Report Community Facilities Audit
To achieve a prosperous and sustainable economy and	<ul style="list-style-type: none"> - Will it improve the delivery of employment to support the growing population? 	<ul style="list-style-type: none"> - Amount of floorspace developed for employment by type - Amount of completed retail, 	Retail Study Haven Gateway Employment Land Study

improve the vitality of town centres	<ul style="list-style-type: none"> - Will it support the vitality and viability of town centres? - Will it provide peoples needs at accessible locations? - Will it help sustain the rural economy? 	<p>office and leisure development delivered in the town centres</p> <ul style="list-style-type: none"> - Number of applications resulting in new, extended or improved community facilities - Percentage of new residential development accessible to community facilities - Number of new businesses setting up in the Borough 	<p>Employment Study (initial report)</p> <p>Employment Land Study</p> <p>Centres and Employment Topic Paper</p> <p>Annual Monitoring Report</p>
To achieve more sustainable travel behaviour and reduce the need to travel.	<ul style="list-style-type: none"> - Will it reduce the need to travel? - Will the levels of sustainable travel increase? - Will it improve sustainable transport infrastructure and linkages? - Will it reduce dependence on car travel? 	<ul style="list-style-type: none"> - Monetary investment in sustainable transport schemes, such as public transport facilities, cycleways, traffic calming measures and bus shelters - proportion of journeys to work by public transport - proportion of journeys to work by car - % of new residential development within 30 minutes public transport time of services/ facilities 	<p>Local Transport Plan</p> <p>Transport Topic Paper</p> <p>Census</p> <p>Annual Monitoring Report</p>
To improve the education, skills and health of the Borough's population	<ul style="list-style-type: none"> - Will it provide equitable access to education, health, recreation and community facilities? 	<ul style="list-style-type: none"> - Percentage of population of working age qualified to NVQ level 3 or equivalent - Percentage of adults with poor literacy and numeracy skills - Percentage of new residential development accessible to community facilities - Number of applications resulting in new, extended or improved community facilities - Financial contributions towards leisure facilities 	<p>Community Strategy</p> <p>Census</p> <p>Annual Monitoring Report</p>
To create safe and attractive public spaces and reduce crime.	<ul style="list-style-type: none"> - Will attractive and safe public spaces be created? - Will actual crime be reduced? - Will the fear of crime be reduced? 	<ul style="list-style-type: none"> - Increase in areas of public open space - All crime – number of crimes per 1000 residents per annum - Number of Domestic Burglaries per 1000 households 	<p>Urban Place Supplement</p> <p>Crime Safety Audit</p> <p>Annual Monitoring Report</p>
To conserve and enhance the townscape character, historic and cultural assets of the Borough.	<ul style="list-style-type: none"> - Will it enhance the historic and cultural assets of the Borough? - Will it enhance the character and attractiveness of the Borough's settlements? 	<ul style="list-style-type: none"> - Condition of Landscape Character Areas - Buildings of Grade I and II* and scheduled monuments at risk - Number of new pieces of community art installed in the Borough 	<p>Townscape Character Assessment</p> <p>Landscape Character Assessment</p> <p>Annual Monitoring Report</p>
To conserve and enhance the natural environment, natural resources and	<ul style="list-style-type: none"> - Will it enhance the landscape character of the borough? - Will it enhance designated areas of the countryside and coastal 	<ul style="list-style-type: none"> - Condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & Ramsar) - Number and area of Local Sites within the Borough 	<p>Landscape Character Assessment</p> <p>Essex Biodiversity Action Plan (BARS monitoring)</p>

the biodiversity of the Borough.	environment? - Will it protect and improve biodiversity? - Will it improve environmental quality in terms of water air and soil quality?	- Area of ancient woodland within the Borough. - Change in areas and populations of biodiversity importance	Appropriate Assessment Survey of international sites Natural England SSSI Site Condition Annual Monitoring Report
To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions? - Will it increase the use of renewable energy and reduce the use of fossil fuels? - Will it help to reduce, reuse and recycle resources and minimise waste?	- Number of developments built to BREEAM /code for sustainable homes level 3+ standards - Number of developments using reclaimed/recycled materials in construction - Renewable energy installed by type - Amount of domestic waste recycled - Per capita consumption of water - Quality of rivers - Number of air quality management areas - Number of contaminated sites	Sustainability Topic Paper Annual Monitoring Report Defra local & regional CO2 estimates Environment Agency monitoring Environmental Services data

SA scoring system

The following scoring system has been used to assess the economic, environmental and social impacts of the genuine site options. One score is allocated to each sub-objective, a general evaluation is provided to explain the reasoning for the scores given and an overall summary is included.

Score	Definition
++	Clear and substantive positive effect in response to criteria
+	Some positive effect in response to criteria
--	Clear and substantive negative effect in response to criteria
-	Some negative effect in response to criteria
0	No effect in response to criteria
?	Effect uncertain
I	Depends upon implementation
n/a	Not applicable

Sustainability objectives and links with SEA

The SEA Directive says “(f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors”; (should be considered) (Annex 1).

The table below demonstrates the correlation between the sustainability objectives and SEA Directive topics and demonstrates that all SEA topics have been incorporated into the SA framework.

SEA topic / SA objective	Biodiversity	population	Human health	fauna	flora	soil	water	air	Climatic factors	Material assets	Cultural heritage	landscape
SA obj. 1												
SA obj. 2												
SA obj. 3												
SA obj. 4												
SA obj. 5												
SA obj. 6												
SA obj. 7												
SA obj. 8												
SA obj. 9												

Compatibility between SA objectives

The majority of SA objectives are compatible and some are highly compatible, as shown in the table below. However, there are some that are incompatible and slightly incompatible, which are discussed.

	SA Obj. 1	SA Obj. 2	SA Obj. 3	SA Obj. 4	SA Obj. 5	SA Obj. 6	SA Obj. 7	SA Obj. 8	SA Obj. 9
SA Obj. 1		+	++	+	+	+	-	-	-
SA Obj. 2	+		+	++	+	+	+	+	+
SA Obj. 3	++	+		+	++	+	-	-	-
SA Obj. 4	+	++	+		+	+	+	+	++
SA Obj. 5	+	+	++	+		+	+	+	+
SA Obj. 6	+	+	+	+	+		+	+	+

SA Obj. 7	-	+	-	+	+	+		+	+
SA Obj. 8	-	+	-	+	+	+	+		+
SA Obj. 9	-	+	-	++	+	+	+	+	
++ very compatible + compatible - incompatible									

SA objectives 1 (to ensure that everyone has the opportunity to live in a decent and affordable home) and 3 (to achieve a prosperous and sustainable economy and improve the vitality of town centres) could be incompatible with objectives 7 (to conserve and enhance the townscape character, historic environment and cultural assets of the Borough), 8 (to conserve and enhance the natural environment, natural resources and the biodiversity of the Borough) and 9 (to make efficient use of energy and resources, reduce waste and our contribution to climate change) as new build will involve additional greenhouse gas emissions and pollution, and affect the natural and historic environment. However, this incompatibility can be minimised through the use of sustainable design and construction techniques, the re-use of existing buildings, landscaping, biodiversity enhancement, locating development at accessible locations, which are at low risk of flooding, all measures that the SA framework promotes.

Testing the DPD objectives against the SA Framework

SA Task B1: Testing the DPD objectives against the SA framework

The Site Allocations DPD follows on from the Core Strategy and will help to deliver the spatial vision set out in the Core Strategy. Accordingly the Site Allocations DPD objectives are the same as the Core Strategy objectives. The objectives are as follows:

1. Focus new development at sustainable locations to support existing communities, local businesses, sustainable transport and promote urban regeneration to protect greenfield land.
2. Provide the necessary community facilities and infrastructure to support new and existing communities.
3. Provide excellent and accessible health, education, culture and leisure facilities to meet the needs of Colchester's growing community.
4. Promote active and healthy lifestyles and strive for excellence in education and culture.
5. Reduce the Borough's carbon footprint and respond to the effects of climate change.
6. Create a prestigious regional centre and a vibrant network of district and local centres that stimulate economic activity and provide residents' needs at accessible locations.
7. Provide for a balance of new homes and jobs to support economic prosperity of our growing community and reduce the need to travel outside the Borough for employment.
8. Support and promote the growth of tourism.

9. Provide decent and affordable housing at accessible locations to accommodate our growing community.
10. Provide a range of housing options to meet the diverse needs of the whole community.
11. Revitalise rundown areas and create inclusive sustainable new communities.
12. Promote high quality design and sustain Colchester's historic character found in its buildings, townscape and archaeology.
13. Improve streetscapes, open spaces and green links to provide attractive and accessible spaces for residents to live, work and play.
14. Focus development at accessible locations which support public transport, walking and cycling and reduce the need to travel.
15. Develop Colchester as a Regional Transport Node, improving transport connections and gateways within the Borough and to the wider region.
16. Provide excellent public transportation, walking and cycling connections between centres, communities and their needs.
17. Improve the strategic road network and manage traffic and parking demand.
18. Protect and enhance Colchester's natural and historic environment, countryside and coastline.
19. Support appropriate local employment and housing development in villages and rural communities.
20. Encourage renewable energy and the efficient use of scarce resources.
21. Reduce, reuse and recycle waste.

The table below tests the compatibility between the DPD objectives and SA objectives.

	SA Obj. 1	SA Obj. 2	SA Obj. 3	SA Obj. 4	SA Obj. 5	SA Obj. 6	SA Obj. 7	SA Obj. 8	SA Obj. 9
DPD Obj. 1	+	++	+	++	+	+	+	+	+
DPD Obj. 2	+	+	+	+	++	+	+	+	+
DPD Obj. 3	+	++	+	++	++	+	+	+	+
DPD Obj. 4	+	+	+	+	++	+	+	+	+
DPD Obj. 5	-	+	-	+	+	+	+	+	++
DPD Obj. 6	+	++	++	++	+	+	+	+	+
DPD Obj. 7	++	++	++	++	+	+	+	+	++
DPD Obj. 8	+	+	++	+	+	+	-	-	-
DPD Obj. 9	++	++	+	++	+	+	-	-	-
DPD Obj. 10	++	+	+	+	+	+	-	-	-
DPD Obj. 11	+	++	+	+	+	+	+	+	+

DPD Obj. 12	+	+	+	+	+	+	++	+	+
DPD Obj. 13	+	+	+	+	++	++	+	+	+
DPD Obj. 14	+	++	+	++	+	+	+	+	++
DPD Obj. 15	+	+	+	+	+	+	+	+	-
DPD Obj. 16	+	+	+	++	+	+	+	+	++
DPD Obj. 17	+	+	+	+	+	+	+	+	+
DPD Obj. 18	-	+	-	+	+	+	++	++	+
DPD Obj. 19	++	-	++	+	+	+	-	-	+
DPD Obj. 20	+	+	+	+	+	+	+	+	++
DPD Obj. 21	+	+	+	+	+	+	+	+	++
++ very compatible + compatible - incompatible									

As with the testing of the compatibility between SA objectives there is incompatibility between objectives relating to new build and the protection of the natural and historic environment and climate change mitigation. New build will involve additional greenhouse gas emissions and pollution, and affect the natural and historic environment. However, this incompatibility can be minimised through the use of sustainable design and construction techniques, the re-use of existing buildings, landscaping, biodiversity enhancement, locating development at accessible locations, which are at low risk of flooding, all measures that the SA framework promotes.

4. SA TOPIC SECTION

The SA Framework includes nine objectives covering environmental, social and economic issues. This section is split up into nine sub-sections covering each of the SA objectives. For each of the SA objectives (a) the key messages from the review of relevant policies, plans and programmes, and sustainability objectives; (b) the baseline data and (c) sustainability issues and problems are summarised.

SEA Directive says:

(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation; Annex 1

SA TASK A1: Review of relevant policies, plans, and programmes, and sustainability objectives

(a) A review of relevant policies, plans and programmes and sustainability objectives was undertaken for the SA of the Core Strategy. This review has been updated to include a greater number of documents and update documents already reviewed where necessary. The purpose of reviewing policies, plans and programmes is to help set the context for the SA and consider relevant constraints and targets. Generally plans and programmes tend to sit in a hierarchy, with the same issues covered in increasing detail from the international level through to the local level. Consequently this review of policies, plans and programmes focuses more closely on regional and local level plans and only deals with a few plans at international and national level.

The full review of policies, plans and programmes was published as an appendix to the SA revised scoping report and this full review clearly lists the relevant objectives from the plans reviewed, how these objectives and any other considerations from the plan should be taken into account during the preparation of the Development Policies DPD and how the plan should influence the SA. The full review is available on the Council's website and the key messages from the review are listed in this section.

SEA Directive says:

(c) the environmental characteristics of areas likely to be significantly affected; Annex 1

SA TASK A2: Collecting baseline information

(b) Collation of existing environmental and sustainability data has helped to identify the key sustainability issues facing Colchester and set the context for the appraisal of the Site Allocations DPD. Data has previously been presented in terms of social, economic and environmental issues and this report presents the baseline data under each of the SA objectives.

SEA Directive says:

(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC; Annex 1

SA TASK A3: Identifying sustainability issues and problems

(c) Identifying sustainability issues and problems helps to understand existing problems the Borough faces. Issues can be addressed by the DPD and it is also important to ensure that the DPD does not exacerbate existing problems.

General characteristics

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

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

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

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

SA objective 1: To ensure that everyone has the opportunity to live in a decent and affordable home

(a)

Key Messages	Source
Policies should promote high quality, inclusive design.	PPS1, Regional Economic Strategy, Regional Social Strategy, Regional Health Strategy, Essex Design Guide
Housing developments must be located in suitable locations that make efficient use of land and offer a good range of community facilities and with good access to jobs, key services and infrastructure.	PPS3, Corporate Strategy, Regional Housing Strategy, RSS14, PPS1, PPG13, Regional Health Strategy
Policies for the location of development should avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change.	PPS25, PPS25 practice guide, Future Water, Pitt Review, Stern Report
Housing shortages must be addressed by securing a step change in the delivery of additional housing throughout the region and giving priority to the provision of affordable housing to meet identified needs.	RSS14, PPS3, IRS, Corporate Strategy, Regional Housing Strategy, Affordable Housing Strategy
The combination of high cost homes and low rural wages is putting rural housing out of the reach of many who work in the countryside.	The Taylor Review
The timing and location of housing development should be informed by an understanding of how local land and housing markets interact.	Brownfield Market Signals

(b)

At 1st April 2009 there were approximately 72,724 dwellings within the Borough of which 80.5% were privately owned. The average household size was 2.37 people per household in 2001 but it is estimated that this may have decreased in recent years.

A total of 1,041 homes were built between 1 April 2008 and 31 March 2009. Under current policies, 825 dwellings are expected to be built in the Borough each year. There were 72 affordable housing completions, which represents just 6.9% of the total additional dwellings built this year.

A national rise in house prices and improved commuter links to London have contributed to an increase in local house prices, out of line with local wage levels. Colchester's mean house price was £198,728 in 2007, this remains below the national and county average of £218,910 and £230,588 respectively. Colchester's mean house price has increased from a mean of £65,926 in 1996. The Borough therefore has a significant and growing issue with the supply of housing that people can afford and research shows the need for more affordable housing within the Borough, currently approximately 1,104 a year⁴.

⁴ Strategic Housing Market Assessment, 2008.

The table below shows affordable housing completions over the past twelve years.

Year	Affordable Housing Completions
1997 - 1998	21
1998 – 1999	62
1999 – 2000	46
2000 – 2001	32
2001 – 2002	43
2002 – 2003	120
2003 - 2004	34
2004 - 2005	158
2005 - 2006	84
2006 - 2007	188
2007 - 2008	265
2008 - 2009	72

The mean house price in Colchester is £198,728. The gross weekly pay for full time workers living in Colchester is £498.40 and the gross weekly pay for full time workers employed in Colchester is £425.70. This means that the mean house price is 7.6 times the mean wage for residents of Colchester and the mean house price is 8.9 times the mean wage for those employed in Colchester.

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
Projections indicate an aging population, which will lead to smaller and older households.	Policy DP12 will ensure that the Lifetime Homes standard is achieved and that where there is the need wheelchair units are secured.
The annual need for affordable housing is 1,082 dwellings ⁵ , which is far greater than the average annual number of total new (market and affordable) dwellings.	The DPD does not need to address this issue as the Core Strategy does.
There is a lack of provision for gypsies and travellers.	The DPD does not need to address this issue as the Site Allocations DPD does.

SA Objective 2: To ensure that development is located sustainably and makes efficient use of land

(a)

Key Messages	Source
Create a framework for private investment and regeneration that promotes economic, environmental and social well being, particularly in deprived areas.	Sustainable Community Strategy, Corporate Strategy, Regional Business Plan for the Olympic Games, Regional Economic Strategy,

⁵ Strategic Housing Market Assessment, 2008.

	PPS6, RSS14, PPS12, Regional Health Strategy
Development should not be located on greenfield land outside of settlements.	PPS7, PPS3, RSS14
Housing developments must be located in suitable locations that make efficient use of land and offer a good range of community facilities and with good access to jobs, key services and infrastructure.	PPS3, Corporate Strategy, Regional Housing Strategy, RSS14, PPS1, PPG13, Regional Health Strategy
Promote social inclusion, ensuring that both urban and rural communities have access to a range of main town centre uses and that deficiencies in provision are remedied.	PPS6, IRS, Regional Economic Strategy, East of England Regional Social Strategy, PPS3, PPS7
Locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.	PPG13, RSS14, East of England Regional Social Strategy
Identify land at risk (and the degree of risk) of flooding from river, sea and other sources.	PPS25, PPS25 practice guide
Safeguard land from development that is required for current and future flood management eg conveyance and storage of flood water, and flood defences.	PPS25, Future Water
Reduce flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SUDS).	PPS25, PPS25 practice guide RSS14, Future Water
Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate).	PPS25, PPS25 practice guide

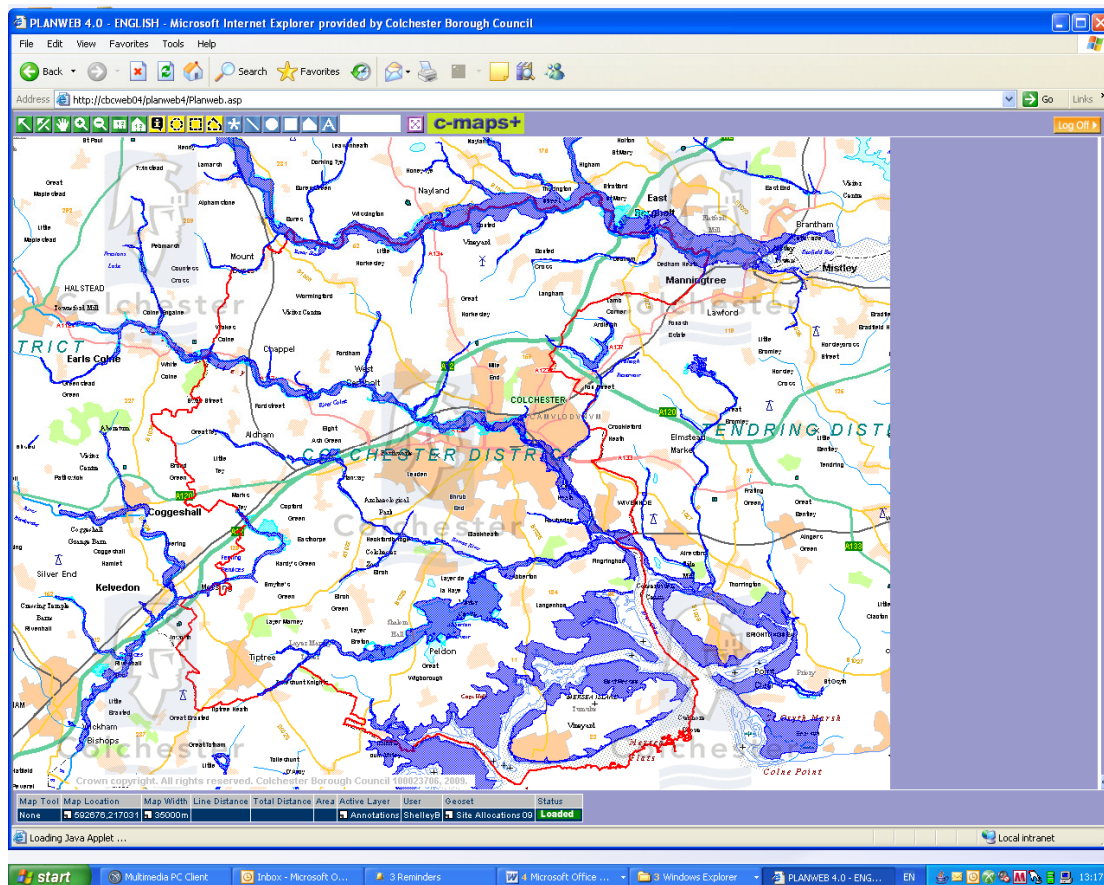
(b)

The following five areas are undergoing ambitious regeneration programmes: North Colchester, the Garrison, St. Botolph's, East Colchester and North Station. The regeneration programmes will collectively provide new housing, employment, a university research park, new army garrison, a visual arts facility and new community stadium. With the exception of North Station these regeneration areas were all identified in the Local Plan and Master Plans have been or are being prepared for each area.

In 2007/8 no new dwellings were completed at less than 30 dwellings per hectare, 292 dwellings were completed at between 30 and 50 dwellings per hectare and 959 were completed at above 50 dwellings per hectare.

During 2007/8 81% of residential completions were located on previously developed land (brownfield sites), a decrease from over 90% in previous years.

The map, below, shows the extent of the flood risk areas in the Borough. The purple indicates flood zone 3, high flood risk, and the light blue indicated flood zone 2, medium flood risk.



Although PPS25 states that development should not be permitted in flood risk areas the Council, Environment Agency and Department for Communities and Local Government has agreed that despite the flood risk regeneration in East Colchester should continue. This is a rundown former harbour area and regeneration has and will continue to provide many sustainability benefits. A flood risk sequential test has been carried out as part of the SA, which justifies the few allocations located within areas of flood risk. The draft sequential test was published in the SA revised scoping report and the finalised sequential test report will be published alongside this SA report.

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
Some areas within the Borough are run-down and in need of regeneration.	The DPD promotes the re-use of previously developed land and buildings.
Some greenfield development will need to occur to meet housing need.	Policies in this DPD will help to ensure that where greenfield development does occur adverse impacts are minimised, through for example high quality design and SuDS.
There are areas within the Borough at high risk of flooding.	Policy DP20 requires development to avoid areas of flood risk and maximise the conservation of water.
There is a high dependence on the private car.	The transport policies in this DPD will promote sustainable travel.

SA Objective 3: To achieve a prosperous and sustainable economy and improve the vitality of town centres

(a)

Key Messages	Source
Ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents through the promotion of high quality and inclusive design, improvement of the quality of the public realm and open spaces, protection and enhancement of the architectural and historic heritage of centres and provision of a sense of place and a focus for the community and for civic activity.	PPS6, Sustainable Community Strategy, By Design, Regional Economic Strategy, Essex Design Guide
Schemes for rural diversification should be supported.	PPS7, The Taylor Review
Developments should take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.	PPS9, Ramsar convention
Development should be located in areas which minimise the length and number of trips, especially by motor vehicles and can be served by more energy efficient modes of transport (this is particularly important in the case of offices, light industrial development and campus style developments such as science and business parks likely to have large numbers of employees).	PPG4, PPG13, RSS14
The countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of the economies of rural areas.	PPS7, PPG17, InTend Delivery Plan
Support business innovation and take-up of best practice in renewable energy technology and management.	Johannesburg Declaration on Sustainable Development – from our origins to the future, RSS14, the Merton Rule, UK Renewable Energy Strategy
Provide for the needs of an expanding tourism sector.	RSS14, A Better Life
Harness the region's economic strengths specifically in science, technology and research.	IRS, Regional Economic Strategy, Regional Health Strategy
Create a framework for private investment and regeneration that promotes economic, environmental and social well being, particularly in deprived areas.	Sustainable Community Strategy, Corporate Strategy, Regional Business Plan for the Olympic Games, Regional Economic Strategy, PPS6, RSS14, PPS12, Regional Health Strategy, InTend Delivery Plan
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting people involved and participating in sport (£600 million is the estimate economic impact for the East of England from the Olympic Games).	A Better Life, Regional Business Plan for the Olympic Games, Regional Health Strategy

Promote the development of the Haven Gateway as a New Growth Point.	Haven Gateway Programme of Development
LDFs should contain policies to support home based working.	Taylor Review

(b)

The RSS sets out a target for the Haven Gateway (Colchester and Tendring) to create 20,000 jobs between 2001 and 2021. In an earlier draft of the RSS Colchester was allocated approximately 14,200 of these jobs. The evidence base indicates that these jobs will be delivered through:

- 67,400 sqm of net internal retail floorspace between 2006 and 2021⁶.
- 106,000 sqm of gross office floorspace between 2004 and 2021⁷.
- 45,000 sqm of other gross business floorspace between 2004 and 2021⁸.

The Borough is well connected to the strategic road and rail networks between London and East Anglia. Stansted Airport is close by, located in the district of Uttlesford. This strategic position has meant the Borough has been a magnet for growth resulting in a healthy and vibrant economy with the mean gross income estimated at £31,396 in 2006 (up from £24,065 in 2002), although the median income is significantly less at £23,874.⁹

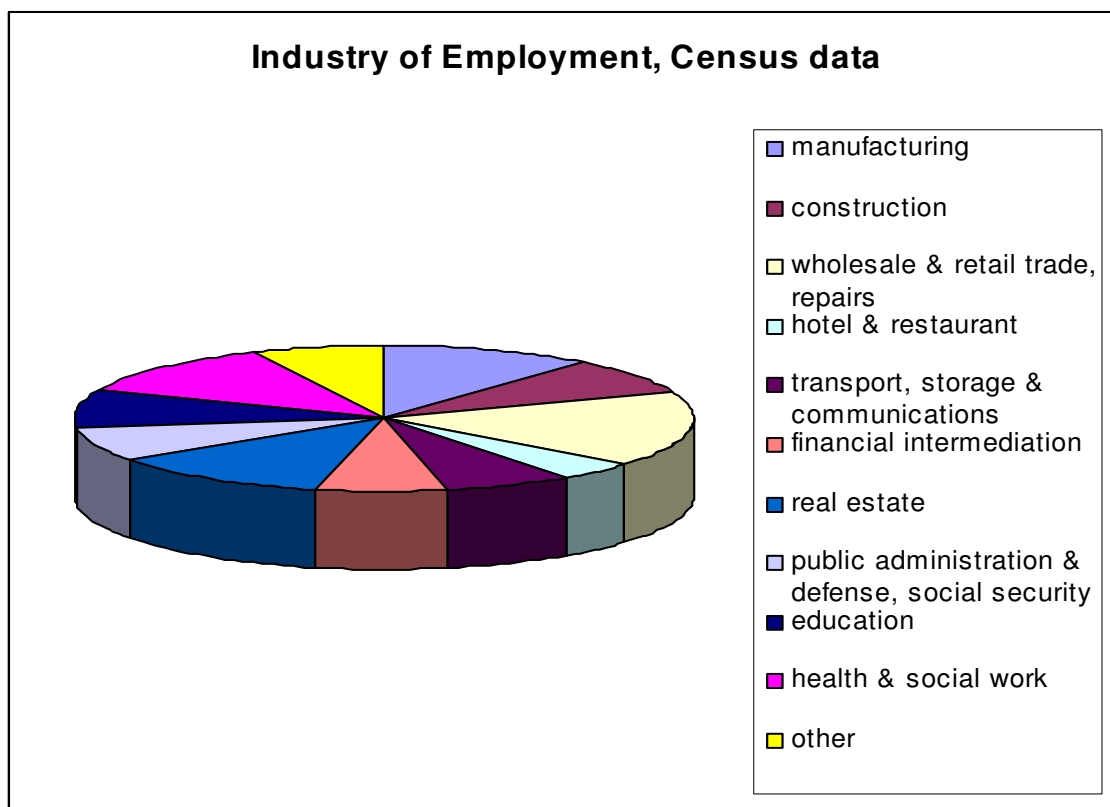
Colchester's economy is dominated largely by the service sector, which accounts for an estimated 78.9% of jobs in 2001, indicating Colchester's move away from manufacturing and agriculture in recent years. The pie chart, below, shows the proportion of the population employed in each sector.

⁶ GVA Grimley, 2006, The North Essex Authorities Retail Study: Stage 2 Report.

⁷ Lambert Smith Hampton, 2007, Colchester Employment Land Review.

⁸ Lambert Smith Hampton, 2007, Colchester Employment Land Review.

⁹ CBC, Housing Needs Survey, 2002.



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

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

Outline planning consent has been granted for 37,000 sqm of gross office/business floorspace as part of the University of Essex Research Park. An outline application for incubator units and business park at land known as Stane Park in Stanway is currently pending consideration.

The Annual Population Survey puts the number of people economically active in the Borough at approximately 92,000. Of these people 94.6% are classed as 'in employment'. Colchester's main employer is the Garrison, which has

close links with the town and there are sizeable educational facilities, including the University of Essex.

According to Experian Goad, Colchester's town centre has a total of 98,102 sq m of ground floor floorspace for retail trade and service uses, comprising 594 units (October 2004). The town centre is a sub-regional centre and major comparison shopping destination. Retail rents have shown that Colchester has grown but rents have remained fairly static since 2002, whilst rents in similar town centres, Chelmsford and Cambridge, have risen since this time. With the exception of Ipswich and Cambridge, the prime retail yield represents the strongest in the region. When compared with smaller centres such as Braintree and Witham Colchester's town centre compares favourably, indicating investor confidence and stability in the town centre. The retail offer in Colchester is set to be further enhanced following proposed mixed use development as part of the St Botolph's regeneration project.¹⁰

Tourism plays an important part in Colchester's economy. In 2006 the value of tourism to the economy was £185.2 million, up from £175.3m in 2003 and representing an increase of 193% since 1993. There were over 4.3 million visitor trips in 2006, a rise of 54% from 1993, although less than 2003. These trips were made up of 54,000 trips by overseas staying visitors, 218,000 trips by domestic staying visitors and 4 million by day-trippers. Since 2003 the number of overseas visitors has increased, whilst the number of domestic visitors has decreased. The number of jobs this creates is 4496 (including part-time and seasonal) and the majority of these are in the catering sector.¹¹

In terms of hotels, the region is characterised by the predominance of mid-market, largely independent hotels, and lower serviced accommodation. The only four-star rated hotel in the area is the Five Lakes Hotel and Golf Resort, which is a destination in its own right and does not tend to compete directly with hotels in Colchester. Named hotels provide for approximately 32% of total hotel supply, which is relatively low. Hotel supply in the town centre is mainly limited to three hotels, which are old coach houses. In 2006, a sample of town centre hotels achieved occupancy of 72% and a sample of full service hotels achieved circa 69/70%.¹² However, despite recent growth nationally in the hotel market performance is expected to stall in 2009-10.¹³

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
As the current economy of the Borough is generally good and unemployment is low the key sustainability issues for the economy are around maintaining a healthy, vibrant and diverse economy into the future.	The DPD includes policies which will help to ensure that existing employment land is protected and new employment opportunities secured.
The rural economy has been affected in recent years by falling incomes from farming.	Policy DP8 offers support for agricultural diversification providing it sustains the

¹⁰ GVA Grimley, 2006, The North Essex Authorities Retail Study: Stage 2 Report.

¹¹ The Cambridge model to measure the economic impact of tourism on the borough of Colchester, 2006.

¹² Humberts Leisure, 2007, Colchester Hotel Study.

¹³ Humberts Leisure, 2009, Colchester Hotel Study.

	agricultural enterprise.
Outmigration of skilled younger workers is an issue.	The DPD includes policies which will help to ensure that existing employment land is protected and new employment opportunities secured.

SA Objective 4: To achieve more sustainable travel behaviour and reduce the need to travel.

(a)

Key Messages	Source
Development should be located in areas which minimise the length and number of trips, especially by motor vehicles and can be served by more energy efficient modes of transport (this is particularly important in the case of offices, light industrial development and campus style developments such as science and business parks likely to have large numbers of employees).	PPG4, PPG13, RSS14
Protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.	PPG13
Locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.	PPG13, RSS14, East of England Regional Social Strategy

(b)

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

Nationally broad economic trends have decreased the costs of motoring, while the costs of public transport have increased. More people are travelling by car and less people are walking and cycling for short trips.

Colchester is served by two main bus operators and a number of smaller, local operators. Peak hour services within the inner core of the town are well utilised and a number of routes have 10 minute services in operation. However, the outer core is not very well served by buses and off peak services are limited.

From counts taken in 2005 there were over 35,500 pedestrian and 5,000 cycle movements in the Borough, which is similar to other areas in Essex¹⁴. The National Cycle Networks 1 and 51 pass through the town and local networks feed into these. Cycling infrastructure will increase in future as the town was awarded Cycling Town status in 2008.

¹⁴ Colchester Cycle and Pedestrian Monitor (2005), Essex Traffic Monitoring Report.

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

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
There is a high dependence on the private car.	The transport policies in this DPD will promote sustainable travel measures, which will reduce dependence on the car.

SA Objective 5: To improve the education, skills and health of the Borough's population

(a)

Key Messages	Source
Promote social inclusion, ensuring that both urban and rural communities have access to a range of main town centre uses and that deficiencies in provision are remedied.	PPS6, IRS, Regional Economic Strategy, East of England Regional Social Strategy, PPS3, PPS7
Open spaces, sports and recreational facilities promote social inclusion and are a means of promoting healthy living and preventing illness, and in the social development of children.	PPG17, Open Space SPD, Regional Business Plan for the Olympic Games, East of England Regional Social Strategy, Regional Health Strategy, InTend Delivery Plan
Biodiversity should be enhanced in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being.	PPS9, RSS14, Regional Social Strategy
Consistent with the aims of sustainable development, a balance between safeguarding the environment of Essex, and the quality of life of its residents must be achieved.	PPS9, RSS14, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.	PPG13, RSS14, East of England Regional Social

	Strategy
Reduce levels of poverty and exclusion and promote well being through community cohesion and social capital.	RSS14, IRS, East of England Regional Social Strategy
Improve the skills base through increased learning opportunities for all.	IRS, Corporate Strategy, Sustainable Community Strategy, The Leitch Review of Skills
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting people involved and participating in sport.	A Better Life, Regional Business Plan for the Olympic Games

(b)

The Borough as a whole is relatively prosperous ranking 224 out of 354 districts on the Index of Multiple Deprivation 2007 (rank 1 being the most deprived); the rank has improved from 217 in 2004. However, 5% of the Borough's population live in seriously deprived areas according to the Index of Multiple Deprivation 2007 and Colchester has the second highest local concentration score of all Essex authorities. Average earnings are lower than those in the rest of the East of England and Colchester has the third lowest wage levels compared to its "family group" of similar local authorities. There are variations in prosperity and there are pockets of deprivation in parts of both the towns and rural areas. Three areas in Colchester are in the top 20% of most deprived (output) areas in England; St Andrew's, St Anne's and Harbour, and St Andrew's ward has the highest levels of children living in poverty in Essex. 21 areas are in the 40% most deprived (output) areas in England. Of those areas within the top 20% deprived areas nationally 28% are affected by barriers to housing and services, 2% are affected by their living environment and 15% are affected by barriers to education, skills and training.

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

The Schools Organisational Plan 2008 - 2013 explains that the Bishop William Ward Church of England Primary School has expanded to meet predicted demand from the Tilehouse Farm development; a new 210 place primary school, The Queen Boudicia Primary School, will open in September 2009 to serve the Turner Village development; a site for a new primary school has been secured as part of the Severalls development; and a children's centre opened at Birch Primary School in March 2008. A review of primary provision in the Garrison and Hythe areas will be undertaken to ensure that there is sufficient primary provision and rural schools, which typically have a large

surplus, will be monitored. Essex County Council launched a consultation in November 2008 into the review of secondary school provision in Colchester¹⁵.

Educational achievement in the Borough is generally good and has improved from recent years. In 2007 29.9% of Colchester's working age population were qualified to NVQ level 4 or above standard and over three quarters were qualified to NVQ level 1 or above. However, 9.5% of the working age population had no qualifications.¹⁶

Life expectancy in the Borough has been estimated as nearly 78 years for men and approximately 82 years for women. There are 2 hospitals, 32 doctors and 26 dental surgeries within the Borough. In addition, there are 6 clinics, 15 opticians and 21 pharmacies. The NHS anticipate that seven new health care centres will be needed in the Borough over the plan period¹⁷.

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

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
An ageing population will place greater stress on services, particularly health services.	Policy DP3 requires contributions towards certain services where necessary.
Whilst Colchester Borough scores low on the Indices of Multiple Deprivation there are areas within the Borough which suffer from high levels of deprivation.	The DPD helps to facilitate the Borough's regeneration programme, which will help to tackle deprivation.
Rural isolation is an issue for some of the population.	This DPD includes policies relevant to the rural areas.

SA Objective 6: To create safe and attractive public spaces and reduce crime

(a)

Key Messages	Source
Open spaces, sports and recreational facilities promote social inclusion and are a means of promoting healthy living and preventing illness, and in the social development of children.	PPG17, Open Space SPD, Regional Business Plan for the Olympic Games, East of England Regional Social Strategy, Regional Health Strategy, InTend Delivery Plan

¹⁵ Essex County Council, 2008, Raising achievement through the transformation of secondary education in Colchester.

¹⁶ NOMIS, 2007, Annual Population Survey.

¹⁷ NHS East of England (2006), Looking to the future – development of hospital services in the East of England.

Biodiversity should be enhanced in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being.	PPS9, Regional Strategy	RSS14, Social
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(b)

Research by the Universities of Bristol and East Anglia has shown that people who live more than 1.6km from a park are less likely to be physically active and 27% more likely to be overweight or obese. Colchester has a high level of open space in the south and central parts of the town and a high provision of strategic open space in the north of the town, but a shortage of local and accessible open spaces in the north. Tiptree is deficient in a range of open space typologies. The Borough overall has an identified need for youth recreational facilities and improved management to enhance the quality and recreational capacity of existing open spaces.¹⁸ The Council uses the National Playing Fields standard of 2.83 hectares per 1000 population as the minimum guideline for provision of sports and recreation facilities and open spaces.

12,084 crimes were reported between August 2007 and July 2008 and approximately a quarter of these were within Castle ward.¹⁹

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
Whilst crime levels are low fear of crime is an issue.	The DPD will ensure that development is of high quality design and encourages mixed use development, which helps to reduce the fear and incidence of crime by increasing natural surveillance.

SA Objective 7: To conserve and enhance the townscape character, historic environment and cultural assets of the Borough.

(a)

Key Messages	Source
Landscape character should be protected.	RSS14, PPS7, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
The need for growth should be reconciled with the need to protect the historic environment.	PPG15, PPG16, RSS14, IRS, Corporate Strategy, ESDP, Sustainable Community Strategy, Essex Minerals Development

¹⁸ Colchester Open Space Study.

¹⁹ Essex Police data, 2007-8.

	Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan, Tendring District Historic Environment Characterisation Project
Areas must be maintained as attractive places to live, work and visit with their own distinctive identity.	PPS1, PPS3, PPS6, PPS7, RSS14, By Design, A Better Life
There should be an emphasis on design, quality and preserving and enhancing natural and built assets.	Sustainable Community Strategy
Wetlands constitute a resource of great cultural value.	Ramsar convention

(b)

Colchester has a rich and vast heritage. As Camulodonum, it was the first capital of England and it is also Britain's oldest recorded town, recorded by Pliny the Elder in AD77. The Borough has a rich archaeological and cultural heritage, dating back to at least 4000BC.

Colchester's historic environment is rich, complex and irreplaceable. The historic environment is not just about the built environment, listed buildings and conservation areas, some historic assets lie hidden and often unrecognised beneath the ground in the form of archaeological deposits. Other elements, such as the area's historic landscape, are a highly visible record of millennia of agriculture, industry and commerce and now form an integral aspect of peoples' daily lives. Clearly the protection of the historic environment is very important, but consideration should also be given to enhancing the Borough's historic assets. The historic environment lends character to places and provides a positive template for new development. It can play a key role in creating a 'sense of place' and identities as new communities are created and existing ones enhanced.²⁰

Within the Borough there are 22 conservation areas, 1600 listed buildings (41 of these are Grade 1 listed buildings) and 40 Scheduled Monuments. There are 4 parks within Colchester on the National Register of Special Historic Interest; Colchester Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park.

The Historic Environment Characterisation Project looks at the historic value of different character areas within the Borough and indicates the sensitivity of each area. Each character area is further broken down into character zones. The vast majority of development in the Borough will be directed to the character area, modern Colchester. The Project summarises that:

"This area comprises the extent of modern Colchester. It includes much of the late Iron Age oppida of Camulodunum, the immediate hinterland of the Roman and medieval town, the town's historic port at the Hythe, a significant

²⁰ Essex County Council, 2009, Colchester Borough Historic Environment Characterisation Project.

portion of the civil war siege works, the 19th Garrison, WWII defences and 20th century suburbs."

The Project summaries the following about Colchester's historic core:

"This area comprises the extent of the walled Roman and medieval town and its associated suburbs. The built heritage includes a number of iconic structures such as the Roman Balcerne Gate, Saxon Trinity Church tower, Norman Castle, St Botolph's Priory, St John's Abbey Gatehouse and medieval timber framed houses including those of the Dutch Quarter. Despite significant modern development, the town contains extensive archaeological deposits encompassing evidence for prehistoric occupation of the gravel ridge that the town is sited on, the establishment of Britain's first Roman Legionary Fortress and Colonia, a Boudican destruction horizon, the later Roman town, early Saxon settlement and the late Saxon reestablishment of the town, Norman military and religious foundations and medieval and post medieval growth. In places, archaeological deposits are deeply stratified and there is potential for good preservation resulting from localised waterlogging and the Boudican destruction horizon. Extensive excavations have taken place in the town since the Victorian period, with two large sites investigated during the 20th century at Lion Walk and Culver Square and large scale excavations outside the Balcerne Gate, at Butt Road and Middleborough. More recently, the area of St Mary's Hospital has been examined as well as re-development on the sixth form college. The town contains a significant number of listed buildings, a Conservation Area, numerous scheduled monuments and Castle Park is also a Grade II Registered Historic Park and Garden."

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

There are large areas of countryside between the urban fringe of Colchester and the smaller settlements and villages surrounding it and these areas play a very significant role in maintaining separation between these areas. Additionally, the open countryside between Colchester and its hinterland villages plays an important role in maintaining the existing settlement pattern, and setting and to a lesser degree the character of the various settlements in the Borough.²¹

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
The Borough has a rich heritage and new development could impact on historic and/or cultural sites.	Policy DP14 will ensure that development protects and enhances the historic environment.
There is pressure for development on land in-between settlements, which could cause settlement coalescence.	The DPD includes policies relevant to development in the rural areas.

²¹ Chris Blandford Associates, Open Countryside Assessment between Colchester & its surrounding settlements for the Settlement Boundary Review, June 2009.

SA Objective 8: To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough

(a)

Key Messages	Source
The quality and extent of natural habitats and geological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support should be protected and enhanced.	PPS9, RSS14, Future Water, IRS, Corporate Strategy, Johannesburg Declaration, Ramsar Convention, Water Framework Directive, Future Water, Essex Biodiversity Action Plan, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Developments should take account of the role and value of biodiversity in supporting economic diversification, contributing to a high quality environment and a better quality of life.	PPS9, RSS14, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Maximise the potential for landscape and biodiversity enhancement by securing the high quality restoration of land at the earliest opportunity, with appropriate aftercare to facilitate beneficial after uses.	PPS9, Sustainable Development Framework for the East of England, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
The biodiversity value of brownfield sites must be considered.	PPS9
Consideration should be given to the fundamental ecological functions of wetlands as regulators of water regimes and as habitats supporting a characteristic flora and fauna, especially waterfowl and the interdependence of man and his environment.	Ramsar convention on Wetlands of international importance especially as waterfowl habitat
Identify priority habitats and species which are important on an international and national scale, important in Essex or where there is a special responsibility.	Essex Biodiversity Action Plan
High quality green infrastructure should be delivered over the next 20 years to complement and support planned housing and development growth.	Haven Gateway Green Infrastructure Strategy Study,

	Climate change PPS
The partnership between urban and rural areas should be strengthened so as to create a new urban-rural relationship.	European Spatial Development Perspective
Landscape character should be protected.	RSS14, PPS7, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Maximise the potential for landscape and biodiversity enhancement by securing the high quality restoration of land at the earliest opportunity, with appropriate aftercare to facilitate beneficial after uses.	PPS9, Sustainable Development Framework for the East of England, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
There should be an emphasis on design, quality and preserving and enhancing natural and built assets.	Sustainable Community Strategy

(b)

Landscape gives an area a locally distinctive character. It is the result of both natural and man made processes, including historic patterns of settlements. The Wildlife Trusts recognise through their Living Landscapes Project that landscape delivers ecosystem services such as flood protection, aquifer recharge, soil conservation, nutrient reduction and absorption of carbon dioxide. It is also a high quality environment that people can enjoy and has the capacity to remind us that we are still a part of nature. Three sites are designated in the Borough as part of the Living Landscape Project; the Roman River Valley, which is one of the best preserved river valley systems and supports a variety of wildlife; Abberton Reservoir; and Tiptree Heath Complex.²²

The 1949 National Parks and Access to Countryside Act provides for the designation of Areas of Outstanding Natural Beauty (AONB). These areas are precious landscapes whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to legally safeguard them. The Countryside and Rights of Way Act 2000 strengthened the status of AONBs and they now enjoy protection equal to National Parks. The Dedham Vale AONB is located within the Borough. It was designated an AONB in 1970 and falls under the control of three local planning authorities.

The rural landscape of the Borough has a rich ecological character, influenced by geology and landform. The rural landscape of Colchester Borough is

²² Wildlife Trusts, Living Landscapes Project.

predominately used for arable or improved pasture. However, there are also significant areas of remaining semi-natural habitat that make a very important contribution to the Borough's distinctive character. The presence and distribution of these habitats is strongly influenced by geology and landform, and include woodland, grassland, heath, saltmarsh and mudflat and freshwater and open water habitats.²³

The Colne Estuary, Blackwater Estuary and Abberton Reservoir are recognised internationally for their importance for nature conservation and are notified as Special Protection Areas and Ramsar sites. The Colne and Blackwater Estuaries also form part of the Essex Estuaries Special Area of Conservation. Special Protection Areas are classified in accordance with the EC Birds Directive to protect birds and their habitats. Special Areas of Conservation are designated under the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) for the protection of habitats and non-bird species in need of conservation at European level. Ramsar Sites are notified under the International Convention on Wetlands of International Importance especially as Waterfowl Habitat, either because of their rare or unique wetland types or because they are sites of international importance for conserving biological diversity.

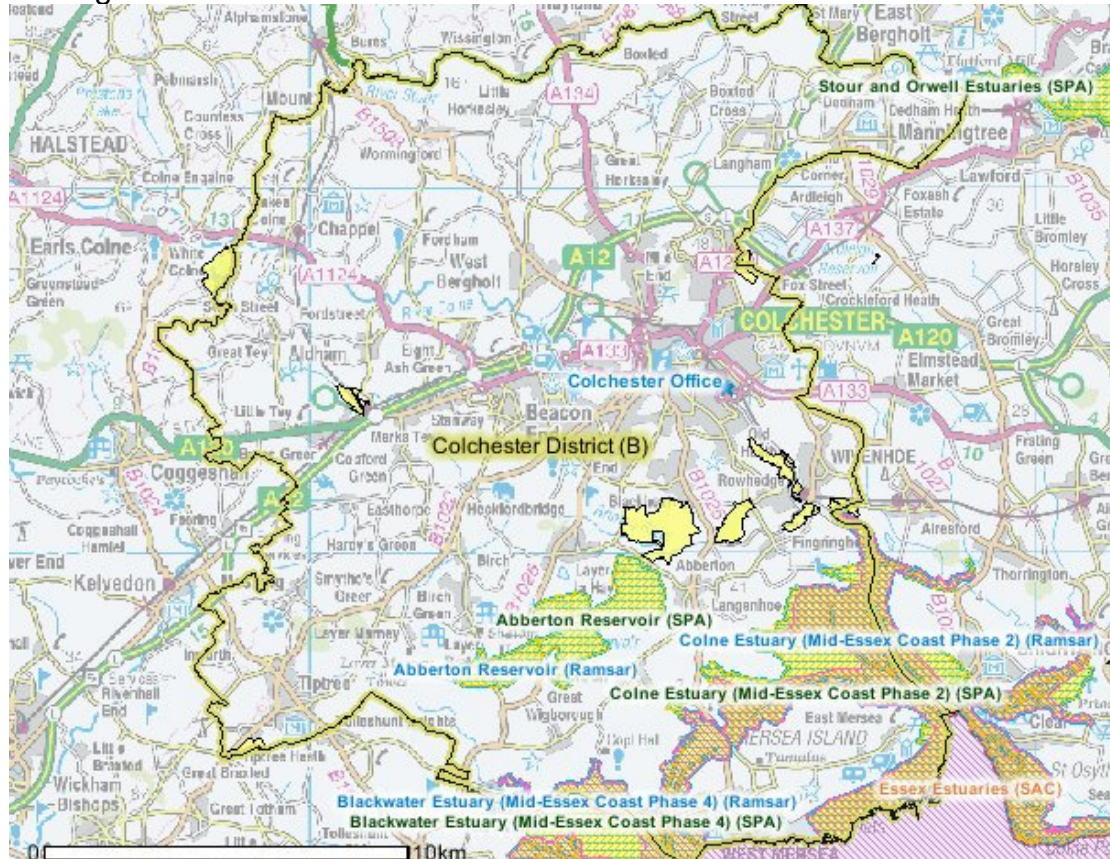
The catchment area of the River Colne is approximately 250 km² to the tidal limit. Being a long and narrow catchment it has few tributaries, with most contributions being from field drains or minor watercourses. The Colne Estuary is located in the southern end of Colchester's coastal area. It is a comparatively short and branching estuary, with five tidal arms that flow into the main channel of the River Colne. The estuary has a narrow intertidal zone predominantly composed of flats of fine silt with mud-flat communities typical of south-eastern English estuaries. The estuary is of importance for a range of wintering wildfowl and waders, in addition to breeding Little Tern which nest on shell, sand and shingle spits. There is a wide variety of coastal habitats which include mudflat, saltmarsh, grazing marsh, sand and shingle spits, disused gravel pits and reedbeds which provide feeding and roosting opportunities for the large numbers of waterbirds that use the site.

The Blackwater Estuary is the largest estuary in Essex north of the Thames and is one of the largest estuarine complexes in East Anglia. Its mudflats, fringed by saltmarsh on the upper shores, support internationally and nationally important numbers of overwintering waterfowl. Shingle and shell banks and offshore islands are also 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 also of high conservation interest. This rich mosaic of habitats supports an outstanding assemblage of nationally scarce plants and a nationally important assemblage of rare invertebrates. There are 16 British Red Data Book species and 94 notable and local species.

²³ Chris Blandford Associates (2005), Colchester Landscape Character Assessment.

Abberton Reservoir is a large, shallow freshwater storage reservoir and lies in the Layer Brook valley just before the Brook joins with the Roman River. It is the largest freshwater body in Essex. It is one of the most important reservoirs nationally 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 the reservoir have well developed plant communities that provide important opportunities for feeding, nesting and shelter.²⁴

The map, below, shows the location and extent of the international sites in the Borough.²⁵

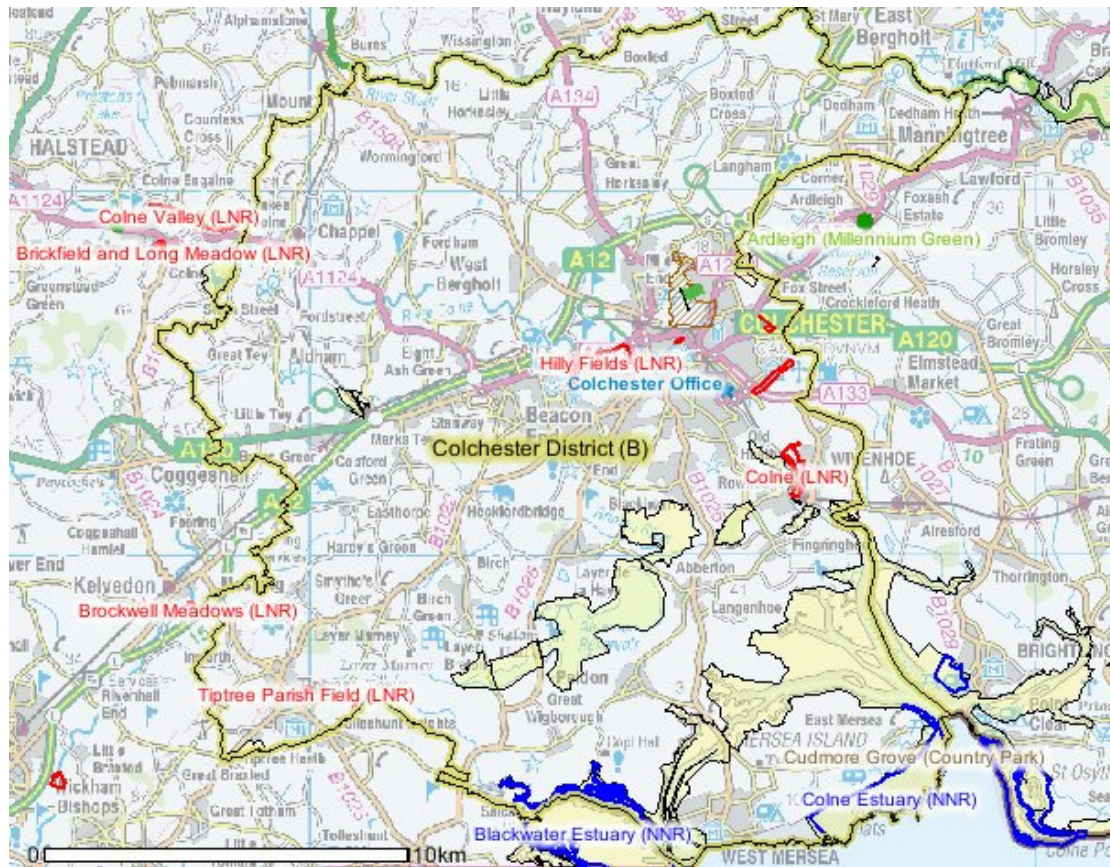


There are a variety of other sites within the Borough that are protected at national and local level for their nature conservation. This includes the Colne Estuary and Blackwater Estuary National Nature Reserves, which are designated under section 19 of the National Parks and Access to the Countryside Act 1949 or section 35 of the Wildlife and Countryside Act 1981 for important natural and semi-natural ecosystems; Sites of Special Scientific Interest (SSSI), which are notified and designated under section 28 of the Wildlife and Countryside Act 1981 (as amended), at Tiptree Heath, Chalkney Wood, Bullock Wood, Wivenhoe Gravel Pit, Upper Colne Marshes, Roman River, Abberton Reservoir, Colne Estuary, Blackwater Estuary and Marks Tey Brickpit; and Local Nature Reserves at Fingringhoe Wick, Colne Point, Hilly Fields, Brockwell Meadows, Tiptree Parish Field, Colne Valley and Brickfield

²⁴ JNCC, 2009.

²⁵ Nature on the Map, 2008, International Sites.

and Long Meadow, which are designated under section 21 of the National Parks and Access to the Countryside Act 1949 to protect wildlife habitats which are of importance at a local level. The map, below, shows the location and extent of the National Nature Reserves and Local Nature Reserves²⁶.



The Habitats Directive requires the UK to halt biodiversity loss by 2010; however the Environmental Audit Committee reported in 2008 that this target is unlikely to be met. Wetland and freshwater habitats are in the worst condition of all habitats and are not on track to meet the 95% SSSI favourable or recovering status by 2010.

Local Wildlife Sites (LWS) were formerly referred to as Sites of Particular Ecological Importance, County Wildlife Sites (CWS), or Sites of Importance for Nature Conservation (SINC). The LWS notification is not statutory, but creates a partnership between landowners and conservation agencies by recognising the wildlife value of a site. LWS have a fundamental role to play in meeting overall national biodiversity targets and sustaining biodiversity in the wider countryside. Recognition and designation of locally important sites ensures those, which although not meeting national SSSI selection criteria, but which are nonetheless of high conservation value, are acknowledged. Within the Borough there are 168 LWS, these sites include ancient woodland, ponds, grassland, grazing marsh and ancient hedgerows.

²⁶ Nature on the Map, 2008, Nature Reserves and Country Parks.

The Essex Biodiversity Action Plan seeks to conserve and enhance the wildlife and habitats of Essex which give the county its distinctive biodiversity and halt decline and restore biodiversity to a more sustainable condition. The Plan identifies flagship species for each authority. Flagship species for Colchester are beautiful demoiselle damselfly, great crested newt, sea holly, stag beetle and lesser calamint.

Beautiful demoiselle damselfly are generally found along rivers or streams, particularly those with sand or gravel bottoms. Great crested newts are the largest and rarest of the newt species; they prefer still or slow moving water with plenty of aquatic vegetation and dense cover nearby. Stag beetles are Britain's largest insect; they have suffered a decline in recent years largely because of the destruction of their habitat, dead wood. Sea holly is also known as eryngo and is an unusual member of the carrot family. They have spiny blue-green leaves, similar to holly. Lesser calamint has a purple tinge all over and lilac, tubular flowers. It is very aromatic and attracts insects.²⁷

A recent analysis undertaken for the UK Biodiversity Standing Committee suggested that climate change posed a significant risk to between 5-25% of UK BAP species targets.

The Environment Agency, supported by local authorities, manages the physical risks of both coastal erosion and flooding, through Shoreline Management Plans (SMPs). SMPs provide a strategic and cumulative assessment of the physical risks associated with coastal processes and present a long term policy framework to reduce these risks to people and the developed, historic and natural environment in a sustainable manner. A SMP is a high level document that forms an important element of the strategy for flood and coastal erosion risk management. SMPs are developed through consultation with local communities and are based on the best available science on climate change and understanding of coastal processes. They highlight where investment in defence works could deliver a high benefit to the taxpayer and where in the future there may need to be changes in coastal defence policy due to rising sea levels or changes to the landscape caused by coastal processes. This could be due to a wide range of reasons, for example because the provision of defences in one area could interfere with the natural flow of beach sediment along the coastline and cause greater erosion rates further down the coast. The findings from a recent workshop organised by the Tyndall Centre highlighted that protecting one area of the coast could lead to other areas being worse off. It is essential that Colchester's Local Development Framework has regard to the findings of the SMP to ensure that inappropriate development does not take place in areas that are at risk of flooding or erosion either now or in the future.

Water resource management has a tremendous impact on the environment and is of particular importance in Essex, which is one of the driest counties in England. Annual rainfall in Essex is only 65% of the average in England and Wales. Changes in policy at national and international level have led to

²⁷ Essex Wildlife Trust, 2009, Species Information.

improvements in water quality in recent years. However, climate change, diffuse pollution and population growth threaten the current position.

The Water Framework Directive 2000/60/EC rationalises and updates existing EC water legislation. It introduces an integrated and coordinated approach to water management, through a statutory system of analysis and planning based upon river catchments. Its objective is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater, in order to prevent and reduce pollution, promote sustainable water use, protect the aquatic environment, improve the status of aquatic ecosystems and mitigate the effects of floods and droughts. The Water Framework Directive target is for all inland and coastal waters to reach good status by 2015. The percentage length of estuaries in the Anglia region classed as good status is currently 82.1%. This has improved from 68.6% in 1995 and is higher than the national average of 72%²⁸.

The national average daily domestic water use is 155 litres per person, with Tendring performing better than this with an average of 145 litres²⁹. Although WWF report that the total water footprint for the UK citizen is 4,645 litres per day³⁰. Notwithstanding this however, water resources in the south and east of the region are at critical levels and Essex is included within this category. It is important that water use is reduced for two key reasons; firstly the existing water resource will become increasingly scarce due to depleted groundwater resources coupled with population growth and secondly as changes in the climate progress it is highly likely that summer rainfall levels will decline and temperatures will rise, causing a reduction in supply during the periods of highest demand. The issue of water resources must be addressed taking into account the impact that increased water demand can have on water supplies, internationally designated habitats and the ecosystems that they support.

The importance of soils in supporting natural habitats and biodiversity and as regulators of global temperature through the storage of biogenic carbon is being increasingly recognised alongside their role in supporting the production of food and fibre. Soils also play a key role in storing, transporting and filtering water. Soil should be seen as a non-renewable resource as its renewal is very slow. It is suffering from erosion, compaction and a decline in organic content, of which carbon is a key component. The UK Strategy for Sustainable Development (May 1999) recognises the importance of safeguarding the best and most versatile agricultural land to meet the needs of future generations and the Environment Agency state that 10 billion tones of carbon is stored in UK soils³¹.

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
Within the Borough there are 3 Special Protection Areas and Ramsar Sites, which	Policy DP21 will protect these sites by only permitting development in exceptional

²⁸ Environment Agency, 2000, Estuary Water Quality.

²⁹ OFWAT, 2004.

³⁰ Counting Consumption 2006 (WWF).

³¹ Environment Agency, 2004, The State of Soils in England and Wales.

could be affected by development and a Special Area of Conservation.	circumstances, in accordance with the Habitat Directive.
Development has the potential to adversely affect nature conservation.	Policy DP21 protects nature conservation interests.
Development has the potential to adversely affect landscape character.	Various policies in this DPD include criteria relating to the need to protect landscape character.
Development has the potential to adversely affect water quality.	It is clear in the DPD that notwithstanding the allocations in this DPD development will not be permitted unless there is capacity within the existing sewerage infrastructure system to cope with the development within the confines of existing consents.

SA Objective 9: To make efficient use of energy and resources, and reduce waste and our contribution to climate change.

(a)

Key Messages	Source
Use resources more efficiently, minimise waste and increase rates of reuse and recycling	Johannesburg Declaration on Sustainable Development – from our origins to the future, RSS14, IRS, Sustainable Community Strategy, Corporate Strategy, Regional Economic Strategy, Sustainable Development Framework for the East of England, Essex and Southend Waste Local Plan
Sustainable water use based on a long-term protection of available water resources should be promoted.	Water Framework Directive, RSS14, Future Water, Water Cycle Study
The pollution of groundwater must be reduced.	Water Framework Directive
Adopt a precautionary approach.	PPS23
Make the polluter pay.	PPS23
Noise-sensitive developments should be separated from major sources of noise (such as road, rail and air transport and certain types of industrial development) and development involving noisy activities should, if possible, be sited away from noise-sensitive land uses.	PPG24, Sustainable Development Framework for the East of England
Renewable energy must be encouraged.	PPS22, RSS14, Johannesburg Declaration, the Merton Rule, Climate change PPS, , Stern Report, UK Renewable Energy Strategy

15% of UK energy to come from renewable sources by 2020.	PPS22, RSS14, the Merton Rule, Climate change PPS, UK Renewable Energy Strategy
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(b)

Climate change is happening now; evidenced by the fact that 11 of the past 12 years have been the warmest since records began, and is one of the key challenges facing the world today. In the UK we can expect to see much higher summer temperatures, even in the next 20 - 30 years. Current climate projections also suggest continued warming at least up to the end of the century.

The emission of greenhouse gases; primarily carbon dioxide but also methane, nitrous oxides, hydrofluorocarbons, sulphur hexafluoride and perfluorocarbons, contributes significantly to climate change. By 2020, the proportion of emissions from the energy sector is expected to have decreased, but emissions from the transport sector will have increased significantly, in part due to a rise in air travel. Whilst the UK is on track to meet its Kyoto targets to reduce greenhouse gas emission, this will increase once emissions in trade and travel are considered according to the Sustainable Development Commission.

The current concentration in the atmosphere of carbon dioxide, by far the most abundant greenhouse gas, is equivalent to about 380 parts per million (ppm), up from about 280 ppm before the Industrial Revolution. If our emissions continue to rise sharply 550 ppm could be reached as early as 2035. At this level it is very likely that global average temperatures would increase by more than 2°C, often considered the threshold of dangerous change. To avoid this risk, we should be aiming to stabilise atmospheric concentrations below 450 ppm. The per capita annual emissions of carbon dioxide are lower than average at 6.35 tonnes, which compares to 8.7 for the East of England and 9 nationally³². Whilst Colchester is performing better than the regional and national average the amount of CO₂ emissions per capita will need to reduce to 2 tonnes by 2050 to meet government targets.

The Climate Change Act 2008 sets out the statutory target for a reduction in carbon dioxide emissions by 80% by 2050 compared to 1990 level. The Act also includes interim targets and the 2009 Budget set an interim target to reduce greenhouse gas emissions by 34% by 2020.

Scenarios produced by the Met Office Hadley Centre, Tyndall Centre and UK Climate Impacts Programme suggest that for the UK climate change will mean hotter and drier summers and milder and wetter winters combined with more extreme weather events. This will result in higher temperatures and heat waves, which particularly effect vulnerable groups such as the elderly (under a medium emissions scenario summer temperatures will increase by

³² Defra, 2007, Local and regional CO2 emissions estimates for 2004.

1.2°C – 4.3°C by 2020); less summer rainfall, which will result in droughts; increased water stress; heavy rainfall events, which will result in increased levels of flooding; faster rates of coastal erosion and sea level rise, it is predicted that in the East of England sea levels could rise by 6.2cm by 2010 and 9.7cm by 2020 (based on 1990 baseline)³³.

The Stern Review on the Economics of Climate Change assessed a wide range of evidence on the impacts of climate change and on the economic costs; using a number of different techniques to assess costs and risks. The review concluded that the benefits of strong and early action far outweigh the economic costs of not acting. Using the results from formal economic models, the Review estimates that if we don't act, the overall costs and risks of climate change will be equivalent to losing at least 5% of global GDP each year, now and forever. If a wider range of risks and impacts is taken into account, the estimates of damage could rise to 20% of GDP or more. In contrast, the costs of taking action to reduce greenhouse gas emissions and the effects of climate change can be limited to around 1% of global GDP each year.

It is expected that climate change will have a significant impact on biodiversity within the UK. Protected areas, species and habitats are already under considerable pressure from changing patterns of agriculture, pollution and development. Climate change will exacerbate these problems, but may also provide opportunities for species or habitats that currently do not exist. There is considerable evidence that species in the UK are already responding to a changing climate; for example through changing patterns of abundance and changes in the timing of lifecycle events. Through computer modelling scientists are beginning to understand what impacts climate change may have on biodiversity in the future. There is an increasing recognition that adaptation should consider the wider landscape and biodiversity protection should extend beyond the traditionally site-based approach. By improving connectivity in the landscape it is hoped that species and habitats will be more resilient to the impacts of climate change.

The UK Renewable Energy Strategy was launched in July 2009 and shows how the target of 15% of energy from renewables by 2020 will be met (only 2.25% of energy came from renewables in 2008). It is an integral part of the UK Local Carbon Transition Plan (which includes nuclear, carbon capture and storage, heat and energy and transport). The Council will need to play its part in helping to secure at least 15% of energy comes from renewable sources by 2020, and the RSS puts this figure at 17%. A recent report from the British Wind Energy Association states that on average across England only 50% of the renewable electricity generation target of 10% by 2010 will be met, with some failing to reach even a third. The report reveals that delays in the planning system are tying down wind farm planning applications for an average of 14 months, against a statutory guideline period of 16 weeks and that around a half of wind farm applications taken to appeal for refusal or non-determination are then approved.³⁴

³³ UKCP09

³⁴ BWEA, 2009, England's Regional Renewable Energy Targets: Progress Report.

In 2005, the average domestic consumption of gas stood at 18,365 kWh, a decrease from 20,336 kWh in 2004³⁵. In 2007 the average domestic consumption of electricity stood at 4,835 kWh, which is higher than the national average of 4,670 kWh.³⁶

The total carbon emissions for the Borough were 1076 kilo tonnes CO₂ in 2006³⁷ and the per capita carbon emissions in Colchester average at 6.35 tonnes. This compares with the regional average of 9 tonnes and national average of 8.7 tonnes. Emissions are broken down as 34% industry, 36% domestic and 30% road transport³⁸. Studies have shown that the East of England has the highest carbon emissions for transport than any other region.

The Department of Health reported in 2008 that there has been an increase in deaths and hospital emissions associated with ozone pollution of between 15 – 50%. Air quality in the Borough is generally good, although there are two Air Quality Management Areas in Colchester. These are located on Mersea Road and Brook Street and are polluted areas due to high levels of congestion. 61.1% of journeys to work are made by private car³⁹ and according to Sustrans nationally 25% of car journeys are less than a mile and two thirds of journeys are less than five miles. This high level of journeys to work by private car has implications in terms of air quality.

The Environment Agency has previously advised that Layer Brook, Roman River, Colne, St Botolph's Brook are at risk of pollution.

Nationally the average person produced half a tonne of waste in 2006/7, which is 20% more than 1991/2. In 2003/4 10 million tonnes of waste was collected in the East of England, approximately 3 million tonnes was municipal and 7 million tonnes was commercial. The total amount of waste generated is expected to grow to 14.5 million tonnes by 2021⁴⁰. This will require significant investment in new treatment and disposal facilities. Between 2007 and 2008 19.7% of domestic waste was dry recycled, up from 17.8% in the previous year, and 12% was composted. During this time period Colchester's Annual Monitoring Report recorded that no planning applications had been approved contrary to the advice of the Environment Agency.

(c)

Sustainability Issue/ Problem	How the DPD addresses the issue
Water usage is increasing both through new development and increased demand.	Policy DP20 seeks to conserve water.
The amount of waste produced is increasing.	Various policies in the DPD require new development to provide space for recycling facilities.

³⁵ DTI Energy Trends, 2005.

³⁶ Department for Business Enterprise and Regulatory Reform – electricity average domestic consumption, 2007.

³⁷ Local and regional CO₂ emissions estimates for 2006, Defra.

³⁸ Local and regional CO₂ emissions estimates for 2004, Defra, 2007.

³⁹ ONS, Census, 2001.

⁴⁰ East of England Plan, 2008.

There are no renewable energy schemes within the Borough, with the exception of microgeneration.	Policy DP25 will provide a positive framework with which to judge proposals for renewable energy schemes.
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5. LIKELY EVOLUTION WITHOUT THE DPD

SEA Directive says:

(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme; Annex 1

As part of SA an evaluation of how current policies, practices and trends might change in the future in the absence of any active intervention through the DPD is required. The spatial policy team have been able to predict the outcomes of the no plan scenario through consideration of the baseline data and sustainability issues facing the Borough. Two no plan scenarios are outlined in this section. The first scenario assumes that there is no Local Development Framework. The second is a more realistic scenario and has been tested as an option as part of SA task B2. This scenario assumes that there is no Development Policies DPD but that other Local Development Documents apply.

No LDF

Failure to formulate a LDF would result in development pressures that exceed the scope of the existing Local Plan. The existing Local Plan provides for the delivery of approximately 2/3 of the housing required by the East of England Plan. There is sufficient employment land to accommodate the growth of employment development at the fringe of Colchester Town, however there are insufficient policy mechanisms to facilitate enough regeneration to deliver an adequate level of retail and office development within the Town Centre. Failure to plan for development and change beyond the scope of the existing Local Plan would have severe implications, including:

- **Climate change and flood risk:** Colchester's coastal location in the East of England makes it particularly vulnerable to the ever increasing effects of climate change, sea level rise and flood risk. Furthermore without the LDF in place areas will not be made available for species to move to in order to adapt to the effects of climate change.
- **Carbon footprint reduction and sustainable construction:** Current trends indicate that the carbon footprint of the Borough will increase without such measures as the promotion of waste reduction, reuse and recycling; reduction in the need to travel; and increased use of sustainable construction methods. Although recycling and sustainable construction measures will be implemented through legislation their improvement should be encouraged through the LDF. The LDF will play a fundamental role in reducing the need to travel by private car.
- **Biodiversity:** The continuation of existing trends without modification would lead to a loss of biodiversity as a result of new development as species are displaced and habitat enhancement is not introduced.
- **Development of sustainable communities supported by community infrastructure, accessible services and transport infrastructure:** Studies have demonstrated the high cost of providing comprehensive infrastructure, with for example the Haven Gateway Infrastructure Study estimating that £2.5 billion is needed to fund

infrastructure in the area to 2021. This would only be forthcoming in full if supported by planning policies ensuring adequate contributions from development.

- **Housing affordability:** Delivery of affordable housing is increasing year on year in Colchester, but the overall percentage of affordable housing completions between 2007 and 2008 was 21% even though the current Local Plan target is 25%. This reflects the fact that many developments fall below the Local Plan threshold, or are on sites where particular site viability issues have led to a reduction in the target. It also reflects the completion of dwellings approved prior to the 2004 implementation of the 25% target. Without the LDF and the 35% affordable housing target, with lower thresholds, there would be severe housing affordability problems.
- **Development of a sustainable spatial economic hierarchy:** Without the LDF outlining clear roles for the various centres within the district the role of the town centres would be undermined by increasing levels of out of-centre employment and retail developments, which would also fail to reduce the need to travel. Additionally, related to this people without a car would find it difficult to access out of town centres, which would result in issues of inequality.
- **Economic decline and corresponding unemployment problems:** Colchester's location in the prosperous South East means that it benefits from relatively low unemployment rates. The 2008 Annual Monitoring Report notes that 4.2% of the economically active population are unemployed, this represents a fall from the previous year when unemployment was estimated at 4.5%. Colchester does, however, have areas of deprivation; according to the Index of Multiple Deprivation 2007 approximately 5% of the population live in seriously deprived neighbourhoods. In the absence of targeted programmes to address deprivation in these areas, it could be expected that economic decline in those areas would continue.
- **Traffic congestion and poor accessibility:** The 2006-2011 Local Transport Plan identified congestion on key routes in Colchester as a key problem. In the absence of policies to manage travel demand, improve the accessibility of new development, and implement targeted transport improvements, traffic congestion can be expected to worsen due to new development and increasing car usage.
- **Preservation of greenfield land and countryside and coastal protection:** Currently, Colchester is achieving brownfield development rates of over 80% (2008 Annual Monitoring Report), whilst this is good previous years delivered brownfield development rates of over 90%. By the end of the plan period, however, the supply of brownfield land will have diminished, placing demands on greenfield land. Unmanaged development patterns could degrade the countryside, breaks between settlements and areas of environmental value and built character. Of particular sensitivity to development are Special Areas of Conservation, Special Protection Areas and Ramsar Sites, of which Colchester has four. Development needs to be carefully controlled in order to ensure the continued protection and enhancement of these internationally designated sites.

- **Delivery of high quality design of both individual developments and the public realm:** A particularly important role for the Development Policies DPD is in providing mechanisms to ensure the delivery of high quality design. In the absence of specific development control policies, developers could lack sufficient guidance and incentives to produce consistently high quality levels of new development design and construction and public realm improvements would be carried out less frequently and without overall co-ordination.
- **Healthy lifestyles:** The LDF has a role to play in the promotion of healthy lifestyles through the provision of green infrastructure, public open spaces and recreational facilities. Without the LDF sustainable transport links will unlikely be provided (which will also increase congestion and greenhouse gas emission) and the population will fail to have safe areas to use for recreation and obesity will increase.

It is clear from the above that there would be many adverse affects to the Borough under the no-plan scenario. Spatial planning has the potential to maintain favourable status or bring about beneficial change and SAs will ensure that DPDs will result in sustainable development.

No Development Policies DPD

The Development Policies DPD will be the principal document for development control and will set out what the Council expects from development. Although the Core Strategy sets out the vision and spatial strategy for the Borough there is limited detail to aid implementation of the Council's vision. This DPD includes criteria based policies, which provide certainty for householders, developers and planners. The absence of this DPD will make the development control process very difficult and more time consuming, and it will be very unlikely that the 8 and 13 week decision targets will be achieved. Developers will need to engage in very detailed pre-application discussions to understand how the Council will view development, rather than referring to a statutorily adopted document.

Parish Councils and the public will not understand how planning applications will be judged, which will result in a planning system that fails to be open or transparent and significant officer time will be spent explaining planning applications to the public.

It is likely that design quality will deteriorate and development may fail to respect the character of the area as development control officers will not be able to refer to policies that consider design and the local distinctiveness of the Borough. It will be very difficult to ensure that a consistent approach is taken in terms of design quality.

The impact of development on amenity will not be properly considered, although some issues may be covered in the Core Strategy, e.g. the provision of open space, more detailed issues are not covered. This will mean that without a DPD there will be adverse impacts on residential amenity as

development control planners may not consider how a development will impact on issues such as overlooking, existing amenity space and pollution.

Community facilities will be lost to more profitable land uses in the absence of a policy protecting them. This will result in an increase in travel as people are forced to travel further for community facilities, and the congestion and air pollution that this brings and problems of accessibility for vulnerable groups of the community, such as the elderly.

Without this DPD there will be a presumption against development in the countryside as set out in the Core Strategy and in accordance with PPS7, which will mean that sensitive and appropriate development in the rural areas will not be encouraged, e.g. small scale leisure developments, which can bring considerably benefits to rural communities.

The Core Strategy sets out the spatial vision and strategy for the future development of the Borough and will be used in the development control process. However, detailed criteria based policies are needed, which conform with national guidance, the Core Strategy and reflect the local distinctiveness of the Borough.

6. DEVELOPING THE DPD OPTIONS

SA Task B2: Developing the DPD options

SEA Directive says:

(h) an outline of the reasons for selecting the alternatives dealt with; Annex 1

This section summarises the options considered under each theme and the results of the SA.

Design and Amenity

Options

Option 1 is to include criteria on the need to protect the character of the area, the need for the design and layout to take account of users, the need to protect amenity, create a safe and secure environment, respect and enhance landscape and provide necessary infrastructure. This option also includes the need to consider the impact of ancillary activities such as vehicular movement. Since the Regulation 25 draft option 1 has slightly changed. This option no longer now includes reference to open space standards and biodiversity.

Option 2 is the no plan scenario.

Option 3 is the retention of the relevant Local Plan policies, in this case policies DC1 and P1 – P7. Policy DC1 is a detailed policy which states (of relevance to the draft policy) that new development must not cause unacceptable harm through pollution to land, air and water or to people or natural resources; be located and designed to provide for sustainable transport measures; meet the Council's open space standards; and provide the services and infrastructure required to serve the development. Policy P1 states that new development will not be permitted if it results in pollution, P2 states that applications for new development should be supported by lighting schemes, P4 states that developers must show that land is not contaminated or that appropriate remediation measures can be employed and P5 states development must demonstrate that there will be no effects on the stability of land.

The Regulation 25 draft Development Policies document lists the inclusion of prescriptive standards as an alternative option. However, this option has not been appraised as it is recognised that this would not accord with the government's approach in the LDF system to support flexible criteria based policies and is therefore not considered a genuine option.

Sustainability Appraisal – Comparative Effects

No adverse impacts have been highlighted under option 1. Under this option a number of issues will be considered, which will ensure that development is of high quality design. Development will be compatible with the character of

the site and surrounding area, protect the landscape setting, ensure the creation of a safe and secure environment and ensure that the necessary infrastructure is provided. Whilst policies in this DPD and the Core Strategy relate to these issues this policy will ensure that these important issues are considered as part of the design of development. This option will reduce pollution, however it will not be as effective as option 3, which includes detail on different types of pollution and the various considerations at the development control stage. Whilst some amenity issues will be addressed through policies in the Core Strategy this is such a detailed issue, which is not adequately covered in the Core Strategy. Therefore, under the no plan scenario the impact of development on amenity is unlikely to be properly considered and few positive impacts have been identified. The relevant Local Plan policies include a lot of detail, which repeats national guidance, detail in the Core Strategy and detail within other Local Plan policies. However, there is no reference to crime and security, the need to protect existing amenity space and sustainable design and construction measures.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1		✓		✓	✓	✓	✓	✓	✓	Preferred
Option 2										Alternative 2
Option 3										Alternative 1

✓ - The options that best achieves the objective

Health Assessments

Options

Option 1 is to require a Health Impact Assessment for residential development in excess of 50 units and non-residential development in excess of 1,000 sq. m., which will measure wider impact upon healthy living and the demands that are placed upon health services and facilities arising from the development.

Option 2 is not to require a Health Impact Assessment.

Sustainability Appraisal – Comparative Effects

A Health Assessment will promote healthy activities such as walking and cycling. Encouraging walking and cycling will help to reduce car travel and subsequently levels of greenhouse gas emissions. The requirement for a Health Assessment will ensure that consideration is given to the effect that the development will have on existing health services. Whilst impacts on infrastructure will be considered as part of all development the Health Impact Assessment will look at impacts on this sector in more detail. This will ensure that new residents are provided with sufficient health care facilities and that existing residents do not suffer from new development placing a strain on existing services. The Assessment will also help to ensure that actual and fear of crime will be reduced by looking at community safety issues. Whilst no adverse effects are likely under option 2, it will not bring as many positive effects as option 1. Without a policy requiring Health Assessments the Council would find it difficult to require every development of more than 50

dwellings of in excess of 1,000 sq m for commercial development to carry out an assessment as part of the design and feasibility stage.

✓ - option that best meets the objective

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1				✓	✓	✓	✓			Preferred
Option 2										Alternative

Planning Obligations and the Community Infrastructure Levy

Options

Option 1 is to implement a Community Infrastructure Levy (CIL) as a means of funding local and sub-regional infrastructure, which supports the objectives of the Core Strategy and development of the area. Planning obligations secured through Section 106 agreements will still continue. Table 6d of the Core Strategy sets out the key infrastructure needed to support the DPD.

Option 2 is not include a policy on CIL.

Sustainability Appraisal – Comparative Effects

Table 6d of the Core Strategy lists the infrastructure necessary to support development set out in the Core Strategy. This table includes improvements to the historic core, sustainable transport, schools, health centres, open space, community facilities and Essex police. Whilst planning obligations are currently used to secure financial and/or land contributions to address these infrastructure needs more positive impacts will likely occur through the implementation of CIL. CIL will ensure that even small scale development contributes to infrastructure and that where there is an urgent need for infrastructure unrelated development could contribute. Including a policy on CIL provides greater certainty to the developer as it makes clear that the Council will be implementing a CIL.

✓ - option that best meets the objective

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1				✓	✓	✓	✓			Preferred
Option 2										Alternative

Community Facilities

Options

Option 1 is the inclusion of a policy, which states that support will be given to the provision of new community facilities and retention and enhancement of existing facilities where these constitute important contributions to the quality of local community life and the maintenance of sustainable communities. Proposals that will lead to the loss of community facilities will only be permitted if an alternative community facility is provided, it is proven that the facility is not economically viable, the facility could not be provided or

operated by another occupier and has been marketed to the Council's satisfaction, and an assessment has taken place that proves that there is an excess of provision.

Option 2 is the 'no plan' scenario.

Option 3 is the retention of the relevant Local Plan policies, in this case policies CF1 and CF4. Policy CF1 states that planning permission will not be granted for any development unless provision is secured for all community benefits and other infrastructure, which is directly related to the development proposal and where such provision is fairly and reasonably related in scale and kind to it. Policy CF4 states that community facilities will be retained unless replacement facilities are provided within reasonable walking distance or it is demonstrated that there is no longer a need for the facility.

The draft Development Policies document lists including prescriptive standards as an alternative option. However, this has not been appraised as it is recognised that this would not accord with the government's approach in the LDF system to support flexible criteria based policies and is therefore not considered a genuine option.

Sustainability Appraisal – Comparative Effects

Option 1 seeks to retain community facilities, which will help to sustain rural communities, ensure equitable access to community facilities and reduce the increased use of the private car. This option includes stricter criteria than the Local Plan policies, which will ensure that community facilities are only redeveloped if they genuinely are no longer economically viable for the existing user and other potential users. However, there is little reference to new community facilities. Under the no plan scenario new community facilities will be provided under policy SD3 of the Core Strategy, however there will be an absence of a policy protecting community facilities. This will result in their loss, which will be detrimental to the character of rural villages, result in people having to travel further for facilities and place pressure on other facilities. The relevant Local Plan policies seek to secure new facilities as part of new development and protect existing community facilities; which will help to sustain rural communities, ensure equitable access to community facilities and reduce the increased use of the private car. However, less positive impacts are likely than under option 1.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1		✓	✓	✓	✓			✓		Preferred
Option 2										Alternative 2
Option 3				✓	✓			✓		Alternative 1

✓ - The options that best achieves the objective

Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

Options

Option 1 is the inclusion of a policy, which states that sites and premises currently used or allocated for employment purposes will be safeguarded for appropriate employment uses. Appropriate employment uses are listed in the policy and a number of criteria are included, which ensure that employment land is only lost if supply is sufficient, employment on a site is no longer economically viable and there would be planning benefit or economic benefits.

Option 2 is the 'no plan' scenario.

Option 3 involves designating and safeguarding only specific employment areas on the Proposals Map.

Option 4 includes the same criteria as option 1 regarding the loss of employment land, with the addition of a criteria protecting maritime character. This option makes clear that offices will be directed to the town centre, recreation/tourism may be suitable on employment sites, and not all of the employment uses listed in the policy will be suitable on sites in rural areas and growth areas.

Sustainability Appraisal – Comparative Effects

Option 1 will ensure that employment land is retained unless there are exceptional circumstances to justify the loss, ensuring that employment land remains in accessible locations. This option allows the regeneration of a site if there are economic benefits, such as facilitating the retention of an existing business and benefits to residential amenity in terms of the removal of a polluting industry. Additionally if an employment site is lost planning contributions may be required towards training schemes, which will improve the education and skills of the population. Option 4 will result in largely the same effects as option 1 and in addition will protect the vitality and viability of the town centre by directing office development to the town centre, protect the character of rural areas by stating that not all employment uses will be appropriate on all sites, and will protect maritime character. In the absence of a policy on protection of employment land in this DPD policy CE1 of the Core Strategy will be used. This policy states that the loss of employment capacity will not normally be supported, however this is unlikely to be strict enough to justify the retention of employment land. The loss of employment land will result in significant harm to the local economy and the loss of sites within existing communities will result in workers having to travel further for work. Safeguarding employment sites on the proposals map will ensure their retention, although not every site will be safeguarded, particularly the smaller sites found in rural areas and so there is likely to be some loss of employment land under this option.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1		✓		✓					✓	Alternative 1
Option 2										Alternative 3
Option 3				✓						Alternative 2
Option 4		✓	✓	✓			✓		✓	Preferred

✓ - The options that best achieves the objective

Colchester Town Centre Uses

Options

Option 1 identifies an inner core, outer core and mixed use area, which are based on the Local Plan boundaries. It seeks to promote a mix of uses within the town centre, whilst protecting retail uses by setting out a percentage of retail frontage required in the inner and outer cores (90% and 70% respectively).

Option 2 is the adoption of different boundaries for the town centre uses.

Option 3 requires 100% of uses to be retail in the inner and outer cores.

Option 4 adopts different proportions of non-retail uses within the inner and outer cores. A minimum of 85% retail is proposed in the inner core and a minimum of 50% retail is proposed in the outer core.

The initial appraisal also appraised the no plan option, however for this important issue the option of doing nothing was not considered worth appraising further and so this option was dropped.

Sustainability Appraisal – Comparative Effects

Option 1 will promote the vitality and viability of the town centre, promote regeneration and provide equitable access to a wide range of uses. Retail uses will be protected within the town centre, whilst still promoting a mix of uses. Residential development will be provided under this option, which will contribute to the Borough's housing figures and deliver high density housing at a highly accessible location. Option 4 would result in a similar impact to option 1. Under this option the vitality and viability of the town centre could be enhanced by allowing a greater mix of uses or it could undermine its retail role by increasing the amount of non-retail uses. It is considered that the former is more likely as under this option no more than two consecutive non-retail uses would be permitted. Option 2 is again very similar to option 1, however the likely impacts are not as positive as different boundaries are proposed. The existing town centre boundaries, which are based on the Local Plan boundaries, have been used for several years and have been supported on appeal. Revising the boundaries may impact on accessibility to certain uses. Option 3 would undermine the vitality and viability of the town centre as it would result in a reduction in the mix of uses available. People would no longer be provided with equitable access to their needs and may need to travel out of the town centre for certain uses. By refusing all applications for non-retail uses the upper floors of town centre buildings would likely remain vacant and residential development would not be supported.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
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Option 1	✓	✓	✓	✓					✓	Preferred
Option 2	✓								✓	Alternative 2
Option 3										Alternative 3
Option 4	✓	✓		✓					✓	Alternative 1

✓ - The options that best achieves the objective

Local Centres and Individual Shops

Options

Option 1 requires uses within neighbourhood centres and rural district centres to meet the needs of residents and not reduce the number of A1 retail units to below 50% of the commercial units. This option requires the change of use of a shop to demonstrate that it is no longer viable within that location and new retail uses will need to comply with the sequential test.

Option 2 is the no plan option.

Sustainability Appraisal – Comparative Effects

Both options will reduce the need for development on greenfield land through application of the sequential test, which directs retail development to town centre sites in the first instance. This approach is set out in PPS6 and so will apply under the no plan option. Both options protect rural district centres and neighbourhood centres, which will provide people with good access to their needs. A more positive impact will occur under option 1 as this sets out a requirement for 50% of units to remain retail and requires new uses to meet the needs of residents within the local neighbourhood. Option 1 requires retail development proposals outside of retail centres to demonstrate that it will not harm the vitality and viability of retail centres. Rural district centres and neighbourhood centres provide local facilities for people within walking distance of their homes. Their retention will therefore reduce the need to travel and promote sustainable travel. Option 1 also requires the retention of a shop outside of a centre, which again allows those living within the vicinity of the shop to access it by sustainable modes of travel.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1		✓	✓	✓	✓					Preferred
Option 2										Alternative 1

✓ - The options that best achieves the objective

Agricultural Development and Diversification

Options

Option 1 supports existing agricultural uses with particular encouragement to sustainable forms of agriculture and requires schemes for diversification to demonstrate that they do no prejudice the viability of the agricultural enterprise. Existing buildings should be used wherever possible and where new build is required this should be well related to existing buildings,

development must be secondary to the main agricultural use and the proposal must not lead to the need for residential development in the future.

Option 2 is the no plan option.

Sustainability Appraisal – Comparative Effects

Option 1 will help to sustain the rural economy and will ensure that existing agricultural enterprises are retained as part of any diversification scheme. The landscape and countryside character will be preserved through this option, which requires encourages the re-use of existing buildings and requires new build to be well related to existing buildings. Under option 2, the no plan scenario, the rural economy will not be supported and without guidance at local level proposals could either be refused as part of the presumption against development or a proposal could be approved, which would harm the existing agricultural enterprise and lead to residential development in the countryside.

Employment Uses in the Countryside

Options

Option 1 requires employment development in the countryside to contribute to the local rural economy and help sustain rural communities. The use should be small scale so as not to harm the rural character of the area. Conversion and re-use of rural buildings will only be permitted where the building is capable of conversion and in the case of a former agricultural dwelling, is no longer required. Extensions to rural buildings outside of rural employment zones will only be acceptable where expansion is essential to the operation of the established business. Replacement buildings will only be supported where it would improve the landscape and surroundings and providing that the replacement is not significantly larger than the existing building. New rural employment buildings will only be supported in exceptional cases.

Option 2 is to include a more permissive policy.

Option 3 is to include a more restrictive policy.

Sustainability Appraisal – Comparative Effects

Option 1 will improve the delivery of employment in rural areas by allowing the re-use, extension and replacement of rural buildings for employment purposes and exceptionally new build. The re-use of rural buildings will promote regeneration and protect greenfield land from development. Accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, access to employment opportunities for rural residents will improve. Farm buildings and their curtilage buildings are often listed buildings and the re-use of vacant buildings will therefore enhance the historic assets of the Borough. However, careful design is needed to ensure that development is sensitive to listed

buildings. Option 1 requires development to be small scale so that it does not harm the rural character and replacement buildings will be required to improve the landscape setting. However, this option is likely to fail to protect biodiversity as vacant rural buildings are often occupied by bats and barn owls, which are protected species and are likely to be disturbed by development and this is not considered under this option. A more permissive policy will result in a greater positive impact on the rural economy. However, if the Council were to be more permissive towards employment uses in rural areas development on greenfield land will be likely. A more permissive policy is likely to result in the development of inaccessible sites; development in inaccessible locations will increase air pollution and greenhouse gas emissions through an increase in the use of cars. A more permissive policy is likely to result in negative impacts on listed buildings and landscape character as design may be compromised in preference to economic benefits. A more restrictive policy will be unlikely to promote regeneration and help to sustain the rural economy as it is likely to result in a refusal of applications that are not well related to an existing settlement and accessible by a good choice of means of transport. Under this option the regeneration of vacant buildings, sometimes historic, will not occur. Landscape character and biodiversity will be protected by restricting development. Whilst the appraisal demonstrates that option 3 has more positive impacts across a greater range of objectives this option fails to enhance the economy, which is a key objective and purpose of this policy and carries a significant amount of weight in this instance.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1		✓					✓			Preferred
Option 2			✓							Alternative 2
Option 3					✓			✓	✓	Alternative 1

✓ - The options that best achieves the objective

Tourism Development

Option 1 supports tourism development in suitable locations where there is a proven need or an existing shortfall. The policy gives priority to redevelopment of existing buildings, extension of existing facilities and ecotourism.

Option 2 is the 'no plan' scenario.

Option 3 is the retention of the relevant Local Plan policy, in this case policy L19. Policy L19 states that outside the Coastal Protection Belt a new or extended visitor facility will be permitted if the local area is able to absorb the proposed development and it does not propose the development of small plots of land in the countryside as leisure plots with any buildings, caravans or structures. It states that camping sites will be permitted only where the development has good access to the main highway network and would not result in unacceptable traffic or environmental impacts or harm to local residents.

Option 4 places the focus for large scale tourist accommodation on urban areas and supports tourist development in suitable locations, which promote accessibility by a choice of means of transport and do not significantly harm the amenity of those living and working in the locality. In rural areas tourist development should help to support existing services/facilities and not cause undue harm to the open nature of the countryside or designated sites.

Sustainability Appraisal – Comparative Effects

Option 1 will improve the tourist facilities in the Borough, which will bring economic benefits. However, it requires tourist development to demonstrate a need or an existing shortfall, which would impact on the amount of tourist development coming forward. It has less emphasis than the Local Plan policy on development in the countryside and gives priority to the re-use of existing buildings, which has many benefits and seeks to protect the landscape. However, this policy does not refer to accessibility, which would improve its sustainability or acknowledge the need to protect designated sites, which can be adversely affected by increased visitors. Under the no plan scenario tourist development will likely be directed to town centres in accordance with PPS6 and development in the countryside will be resisted. This will fail to regenerate rural areas and provide a diverse range of tourist facilities. The Local Plan policy, which allows tourism and leisure development in the countryside, has the potential to result in many negative impacts on the SA objectives, particularly as it fails to reduce the need to travel and increase the use of sustainable transport. However, the economic benefits that this policy can bring to the rural economy are significant. Option 4 will support the tourist and rural economy by supporting tourist development. This option refers to the need for good accessibility and the need to focus tourist development in the urban areas. This option recognises the contribution that tourist development can have to services/ facilities in rural areas and the need for development to be compatible with the rural character of the surrounding area. This is the only option that acknowledges the need to protect designated sites.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1				✓	✓	✓	✓		✓	Alternative 1
Option 2										Alternative 3
Option 3					✓					Alternative 2
Option 4			✓	✓	✓		✓	✓		Preferred

Flat Conversions

Options

Option 1 requires proposals for flat conversions to not result in the conversion of a property with a gross floor area of less than 110 sqm; not have a detrimental impact on the appearance of the building or street scene; provide parking, private amenity space and refuse storage facilities; and minimise noise disturbance and overlooking.

Option 2 is the no plan option.

Sustainability Appraisal – Comparative Effects

Under both options the conversion of existing buildings to flats will come forward. Option 1 will result in more positive impacts than the no plan option with respect to a number of SA objectives. Option 1 requires the retention of dwellings less than 110 sqm, which will ensure that smaller family homes remain available within the Borough and that very small flats are less likely to be provided. Proposals will need to ensure that they do not harm the appearance of the building by reason of unsympathetic additions or alterations and the amenity of the street frontage. Whilst the need to protect the character of the area will exist under the no plan option through other policies in this DPD and the Core Strategy option 1 will ensure that issues such as the effect of on-street car parking on the amenity of the street frontage are considered. Option 1 lists the provision of refuse storage facilities as a key consideration of the acceptability of the scheme and requires the minimisation of noise pollution.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1	✓				✓		✓		✓	Preferred
Option 2										Alternative 1

✓ - The options that best achieves the objective

Dwelling Standards

Options

Option 1 requires 3% of dwellings on sites over 30 dwellings to be built to wheelchair standards, seek to meet the Lifetime Homes standard, provide storage for bicycles, avoid overshadowing, be south facing, provide a management plan for multi-occupancy buildings and provide satisfactory vehicle parking and recycling storage.

Option 2 is to have a policy that restricts flexibility for proposals outside of their normal density band.

Option 3 is to include guidance in a Supplementary Planning Document.

Option 4 is very similar to option 1, with the difference being Lifetime Homes standards supported through national requirements and the provision of wheelchair units secured through section 106 agreements where a need has been identified.

The draft document also lists setting a target for flats and houses as an alternative option, however it then goes on to state that the Council is not in a position to control what actually gets built. It is therefore considered that this is not a genuine option and so it has not been appraised as part of the SA.

Sustainability Appraisal – Comparative Effects

Options 1 and 4 will ensure that Lifetime Homes are provided, which will increase the range of housing delivered and provide more equitable access. Density can sometimes lead to poor design but the standards contained within option 1, together with relevant design policies, will ensure that development can make efficient use of land and achieve good design; this can improve the quality of life of the Borough's residents and make an area more attractive, which is a catalyst for more economic development. It ensures that amenity areas must be provided that must avoid overlooking; avoiding overlooking will reduce people's fear of crime. Provision will be made for an accessible bin and recycling storage area, which will increase rates of recycling. A more positive impact will occur under option 4 as rather than setting a target it requires the provision of wheelchair units according to need, which will be secured through section 106 agreements. Option 2, which offers no flexibility in terms of density, will ensure that high density development is delivered, which will make efficient use of land. However, if the density standards are strictly applied it may reduce the amount of open space that can be delivered on a site and the character and attractiveness of an area may be adversely affected as the density standards will not always be appropriate in every location, particularly within the villages and edge of settlements. Option 3 may incorporate the same issues as options 1 and 4 in an SPD, however unless it is stated in a policy that forms part of the statutory development plan it is unlikely to be enforced.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1		✓	✓	✓	✓	✓	✓		✓	Alternative 1
Option 2		✓								Alternative 3
Option 3										Alternative 2
Option 4	✓	✓	✓	✓	✓	✓	✓		✓	Preferred

✓ - The options that best achieves the objective

Dwelling Alterations, Extensions and Replacement Dwellings

Options

Option 1 requires residential extensions outside of urban areas to be compatible with the character of the existing dwelling and rural setting; not significantly alter the size of the dwelling; and avoid impacts on amenity. Replacement dwellings will only be supported where the dwelling is habitable; is of a satisfactory design and is compatible with the landscape and rural context. Annexes will need to be dependent on the existing dwelling and it must be demonstrated that there is no suitable space in the dwelling or existing outbuildings.

Option 2 is to produce more specific criteria identifying exact tolerances or percentages for the increase in the sizes of replacement dwellings or extensions.

Option 3 is the no plan option.

Sustainability Appraisal – Comparative Effects

Option 1 will ensure that the character of the area and landscape will not be affected by requiring extensions and replacement dwellings to be compatible with the existing dwelling, landscape and rural setting. Replacing a dwelling offers an opportunity to incorporate renewable energy technologies; however this is not considered in this option. This option makes it clear that annexes must not form a new planning unit and seeks the re-use of existing outbuildings before consideration is given to new build as part of an annexe, which protects the countryside from development. To reduce the impact of development on the landscape and rural area additions to existing dwellings should only be permitted within the curtilage of the original dwelling. Under option 2 if size tolerances are included in a policy they may be viewed as a general standard, which could lead to significant extension to smaller dwellings within the Borough, to the detriment of their character and the character of the area. Including a percentage figure would be too prescriptive and could also be incompatible with the size of a plot. Under the no plan option the impact is uncertain, development in the countryside may be refused or without an idea of appropriate policy considerations large scale development may be permitted within the Borough.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1							✓	✓	✓	Preferred
Option 2										Alternative 2
Option 3		✓								Alternative 1

✓ - The options that best achieves the objective

Historic Environment Assets

Options

Option 1 will not permit development that adversely affects a listed building, conservation area, historic park or garden or archaeological remains. In the first instance development will be required to enhance the historic environment and should remove features that undermine the historic environment. Conservation will be ensured by: identifying, protecting and enhancing Conservation Areas; preserving and enhancing listed buildings, SAMs and historic parks and gardens, and protecting sites of known archaeological importance.

Option 2 is to have detailed policies for each aspect that makes up the historic environment.

Option 3 is the 'no plan' scenario.

Sustainability Appraisal – Comparative Effects

Option 1 will ensure the preservation and enhancement of the historic environment. Colchester's town centre is a historic area and its preservation will support the vitality of the town centre, which in turn will support the

economy. Additionally the protection of historic features may increase their role in tourism in the rural areas. This option will give support to the provision of creative and accessible interpretation of heritage assets, which should help to improve access to the historic environment. However, the policy does not recognise the role that the historic environment can play in regeneration. The impact of detailed policies will depend upon the wording of the policies; they could be very strict and stifle development proposals that affect historic assets. Under option 2 the detailed policies may state when renewable energy technologies are acceptable, under options 1 and 3 renewable energy schemes are unlikely to be viewed favourably on listed buildings and within conservation areas. Whilst the protection of the historic environment is a statutory requirement the historic environment is unlikely to be enhanced under the no plan scenario and non-statutorily protected buildings and areas will not be protected. A detailed policy is needed to ensure enhancement in addition to protection.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1			✓		✓					Preferred
Option 2										Alternative 1
Option 3										Alternative 2

✓ - The options that best achieves the objective

Retention of Open Space and Indoor Sports Facilities

Options

Option 1 requires the retention of public/private open space and indoor recreational facilities. The loss of these facilities will only be acceptable where alternative provision well related to the existing use is provided; an area important for its amenity will not be lost; and the aims of the Colchester Parks and Green Spaces Strategy are met. Development that would result in the loss of any small incidental areas of open space which contribute to the character of existing residential neighbourhoods will not be permitted.

Option 2 is the no plan option.

Sustainability Appraisal – Comparative Effects

Option 1 will ensure that existing open space and indoor recreation facilities are retained and that if development is acceptable alternative and improved provision must be created. Open space is important for people's enjoyment, biodiversity and as a form of flood mitigation. Open space also enhances the character of an area and reduces the fear and incidence of crime as environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. Recreational facilities are vital as a community resource and in the promotion of healthy lifestyles. Under the no plan option existing open space and recreational facilities will be unlikely to be retained, or new ones provided, and will come under pressure from different

land uses to the detriment of the community. The loss of open space and recreation facilities will result in users having to travel further, which will increase pollution and greenhouse gas emissions.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1		✓	✓	✓	✓	✓	✓	✓	✓	Preferred
Option 2										Alternative 1

✓ - The options that best achieves the objective

Private Amenity Space and Open Space provision for New Residential Development

Options

Option 1 sets out the following minimum standards for private amenity space: 50m² for 1 or 2 bedroom houses, 60m² for 3 bedroom houses, 100m² for 4 bedroom houses and 25m² communally per flat. 10% of the site area must also be provided as open space and where this is not possible onsite a financial contribution will be required to provide open space in the locality of the development. The policy also states that development will not be permitted if it unacceptably reduces levels of private amenity space and that schemes that promote walking and cycling will be encouraged.

Option 2 is the no plan scenario.

Option 3 is to set very prescriptive standards through SPD.

Option 4 sets the same standards as option 1 and requires 10% of the site area to be provided as open space in all but exceptional circumstances. The difference is this option recognises that in highly accessible sites where a density of over 75 dwellings per hectare may be appropriate a minimum of 25m² is acceptable.

Sustainability Appraisal – Comparative Effects

Options 1 and 4 will ensure that appropriate levels of private amenity space and local/ strategic open space are created, which will provide people with good access to their needs for informal recreation. Open space can act as a source of water storage during times of heavy rainfall, thus reducing the risk of flooding and is important for biodiversity. Option 4 will also help to facilitate high density development in accessible locations by accepting a lower private amenity space provision in areas where high density development is expected. Under the no plan option lower levels of private amenity space and open space will be provided to the detriment of the aim of securing sustainable and inclusive communities. In particular, open space or financial contributions towards strategic open space will be unlikely for small scale developments under this option. Option 3 would be inflexible and as the appraisal of other policy options has shown, including standards in an SPD rather than a policy will lessen their status and make them less likely to be

applied. Therefore the impact is largely uncertain and depends on the content of the SPD and how it is implemented.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1			✓	✓	✓	✓	✓	✓		Alternative 1
Option 2										Alternative 3
Option 3							✓	✓		Alternative 2
Option 4		✓	✓	✓	✓	✓	✓	✓		Preferred

✓ - The options that best achieves the objective

Accessibility and Access

Options

Option 1 requires development to enhance accessibility for sustainable modes of transport by giving priority to pedestrian, cycling and public transport access. Access to all development should be created in a manner which maintains the right and safe passage of all highway users and where there is capacity to accommodate the type and amount of traffic generated in a safe manner. A Travel Plan and/or Transport Assessment will be required for proposals with significant traffic generation impacts.

Option 2 is the no plan option.

Earlier work identified an option, which referred to the need to ensure that development involving the relocation of an existing activity will need to demonstrate that its accessibility by all modes of transport is no worse than the current situation. Whilst this scored well in the SA this option was not considered appropriate to take forward as part of this policy as other policies in this DPD and Core Strategy include criteria relating to new activities (including the relocation of activities).

Sustainability Appraisal – Comparative Effects

Option 1 supports the objective to promote sustainable travel behaviour and reduce the need to travel by ensuring that development makes provision for pedestrians, cyclists, public transport users and includes measures that reduce private vehicle dependency. This will improve accessibility for all groups of people and reduce pollution and greenhouse gas emissions from transport. Whilst sustainable modes of travel will be promoted under other policies in this DPD and the Core Strategy under the no plan option Travel Plans and/or Transport Assessments may not be provided. These can greatly assist the Council in fully understanding the transport impacts of development and potential for improvements to sustainable transport infrastructure.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1		✓		✓	✓					Preferred
Option 2										Alternative

✓ - The options that best achieves the objective

Transport Infrastructure Proposals

Option 1 will set out the criteria to be used for transport infrastructure proposals; these include requiring proposals to be sited in sustainable locations, minimise the impact on the environment, enhance connectivity and provide a business case justification. This option recognises that proposals for park and ride will progress.

Option 2 is the no plan option.

Sustainability Appraisal – Comparative Effects

Option 1 will ensure that the LDF includes a policy to judge applications for transport infrastructure proposals, which will make it quicker and more transparent for schemes to secure planning permission. It will require proposals for transport infrastructure to provide a business case justification; this will help to ensure the longevity of the proposal and thereby reduce short term proposals impacting on greenfield land. Park and rise will help to ease congestion and improve access to the town centre, increasing its vitality and viability and the provision of a park and ride in East Colchester will contribute to the regeneration of this area.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1		✓		✓	✓					Preferred
Option 2										Alternative

✓ - The options that best achieves the objective

Parking Standards

Options

Option 1 will refer developers to the Essex Planning Officers Association (EPOA) Vehicle Parking Standards, which set out a minimum of 1 space for one-bedroom dwellings and 2 spaces for two or more bedroom dwellings, in addition to 0.25 spaces for visitors. This option accepts that in the town centre sites a lower or even no provision may be acceptable.

Option 2 is the option of having no policy.

Sustainability Appraisal – Comparative Effects

Experience has shown that reducing the amount of car parking spaces does not decrease the amount of cars and so a policy on vehicle parking standards is unlikely to have an impact on levels of sustainable travel and subsequently a reduction in pollution and greenhouse gas emissions from transport. However, the policy should require space to be made available as part of all development for the storage of bicycles, which will help to promote sustainable travel. Option 1 will improve the quality of the public realm by reducing the amount of on-street parking by specifying minimum standards. If

option 2 is taken forward, without a policy specifying minimum standards the EPOA standards may not be implemented and so the minimum standards may not be achieved, which will have implications for the public realm and quality of the local environment.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1		✓					✓			Preferred
Option 2										Alternative

✓ - The options that best achieves the objective

Flood Risk and Management of Surface Water Drainage

Options

Option 1 requires development to meet the recommendations in the Strategic Flood Risk Assessment, be accompanied by a Local Drainage Plan where necessary and include satisfactory flood defence or flood mitigation measures in flood zones 2 and 3.

Option 2 is the no plan option.

Option 3 requires development to meet the recommendations in the Strategic Flood Risk Assessment and PPS25, requires flood defence or flood mitigation measures in flood zones 2 and 3 and requires all development to incorporate measures for the conservation and sustainable use of water.

Sustainability Appraisal – Comparative Effects

Under the no plan option the risk of flooding will be reduced as policy ENV1 of the Core Strategy refers to directing development away from flood risk areas. However, a policy requiring flood defence and mitigation measures will result in a greater reduction in flood risk. Options 1 and 3 will ensure that the sequential test is applied at regeneration/growth area level, which will ensure that the Borough's regeneration programme is not prejudiced and requires the recommendations of the Strategic Flood Risk Assessment to be met. Option 1 requires a Local Drainage Plan to be submitted where flood risk is known to be a problem, which will protect those areas at risk of flooding which are not designated as medium or high flood risk. Option 3 will result in the most positive impacts as it requires SuDS as part of all development, which is particularly important given the greenfield allocations in the Site Allocations DPD. This option also requires the introduction of water conservation measures.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1		✓								Alternative 1
Option 2										Alternative 2
Option 3		✓						✓	✓	Preferred

✓ - The options that best achieves the objective

Nature Conservation and Protected Lanes

Options

Option 1 states that development proposals will be supported where it is supported by ecological surveys; enhances biodiversity and maximises the opportunities for the restoration; and enhances and connects natural habitats in accordance with the Essex Biodiversity Action Plan. Development that would harm designated sites or protected species will only be permitted where there are no alternative sites; the benefits of the development outweigh the harm caused; and prevention, mitigation and compensation measures are provided.

Option 2 is the no plan scenario.

Sustainability Appraisal – Comparative Effects

Both options will enhance landscape character by protecting and enhancing nature conservation sites and will ensure the protection of designated areas of the countryside and coastal environment. Biodiversity will be protected and to a greater extent under option 1 as the Essex Biodiversity Action Plan is referred to, which will ensure that the most important species and habitats are protected and enhanced. As part of the protection and enhancement of natural environments environmental quality will be improved. Although option 1 does not refer to international sites (Special Protection Areas, Special Areas of Conservation and Ramsar Sites) policy ENV1 of the Core Strategy draws special attention to these sites and refers to their statutory protection and the work the Council has completed as part of the appropriate assessment. It is therefore considered that international sites will be protected, without reference in the DC policy, although reference to these sites could be made in the supporting text.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1							✓	✓		Preferred
Option 2										Alternative

✓ - The options that best achieves the objective

Dedham Vale Area of Outstanding Natural Beauty

Options

Option 1 states that development will only be supported within and adjacent to Dedham Vale Area of Outstanding Natural Beauty (AONB) where it makes a positive contribution to the landscape character, does not adversely affect the character of the AONB, and supports the objectives of the Management Plan.

Option 2 is the no plan scenario.

Sustainability Appraisal – Comparative Effects

Dedham Vale AONB is statutorily protected and so under the no plan option it will be protected, although under option 1 greater protection will be afforded to the AONB. Through the protection of the landscape biodiversity will also be protected. Option 1 requires existing development to mitigate adverse impacts as part of new development proposals, which will further enhance the landscape and environmental quality and will also help to sustain the rural economy through the recognition of the social and economic objectives of the area.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1			✓				✓	✓		Preferred
Option 2										Alternative

✓ - The options that best achieves the objective

Coastal Areas

Options

Option 1 states that within the coastal protection belt and along the undeveloped coast development will only be permitted where it requires a coastal location; does not affect nature conservation, cultural heritage, maritime uses and the landscape; delivers or sustains social and economic benefits; and provides opportunities to adapt to climate change. In exceptional circumstances development may be permitted where it is proven that the proposal provides an overwhelming public benefit.

Option 2 is the no plan scenario.

Option 3 is the inclusion of a more specific and restrictive policy.

Option 4 includes the criteria in option 1 but also requires development in Coast Road, West Mersea to enhance the traditional maritime character and states that new moorings for permanent houseboats will not be permitted.

Sustainability Appraisal – Comparative Effects

Designated areas and landscape character will be protected under all options; although under the no plan scenario there will be a less positive impact as the unique landscape character of the coast and maritime heritage may not be fully protected. Protecting the undeveloped coast from development will protect biodiversity and improve environmental quality. Under a more restrictive policy the impact is largely uncertain, although opportunities for enhancement would be unlikely. Options 1 and 4 will ensure that development is not permitted that will affect maritime users, which will help to sustain the rural economy. The most positive impact will occur under option 4, which protects and requires the enhancement of the yachting, fishing and boating centre of Coast Road, West Mersea (which is a conservation area).

SA Objectives	1	2	3	4	5	6	7	8	9	Result
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Option 1							✓	✓		Alternative 1
Option 2										Alternative 3
Option 3								✓		Alternative 2
Option 4			✓				✓	✓		Preferred

✓ - The options that best achieves the objective

Equestrian Activities

Options

Option 1 states that planning permission will only be supported for equestrian related development if it cannot be located in existing buildings; is satisfactory in scale and level of activity; will not result in an intensification of buildings in the countryside; and is related to an existing dwelling.

Option 2 is the no plan option.

Sustainability Appraisal – Comparative Effects

Option 1 will ensure that planning permission is not granted for equestrian activities if it would result in intensification of buildings in the countryside, particularly in an urban fringe location, which will protect the unique character and pattern of the Borough's settlements. This option will also ensure that permission is not granted for development that would adversely affect landscape quality and countryside character. Supporting equestrian activities in certain circumstances will help to sustain the rural economy. Under the no plan option support may not be given for equestrian facilities that involve built development in the countryside, which will fail to sustain the rural economy. Furthermore consideration may not be given to the scale of a facility, which is important in determining the affect on the character and highway network.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1			✓				✓	✓		Preferred
Option 2										Alternative

✓ - The options that best achieves the objective

Renewable Energy

Options

Option 1 states that planning permission will generally be supported for renewable energy schemes where there are no impacts on the local environment in relation to noise, vibration, smell, visual intrusion; residential amenity; landscape characteristics; biodiversity; cultural heritage, the water environment; the treatment of waste products; and highway and access considerations.

Option 2 is the no plan scenario.

Option 3 states that proposals for renewable energy schemes will be supported and applicants will be encouraged to incorporate renewable energy technologies into all development. Within internationally and nationally designated sites renewable energy schemes will only be granted in exceptional circumstances; schemes should minimise noise and visual impacts; and wind turbine sites must be restored when the turbine(s) are taken out of service.

Sustainability Appraisal – Comparative Effects

Option 1 sets out criteria to be used to determine planning applications for renewable energy schemes, which will result in an increase in renewable energy production, which will reduce greenhouse gas emissions. However, these criteria are repeated in other policies. Option 3 is more detailed than option 1 and clearly sets out the Council's approach to dealing with renewable energy schemes. Although renewable energy schemes are likely under the no plan option without a policy in place setting out the criteria to use to determine planning applications there may be some uncertainty, which could hinder development.

SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1							✓	✓		Alternative 1
Option 2										Alternative 2
Option 3							✓	✓	✓	Preferred

✓ - The options that best achieves the objective

7. PREDICTING AND EVALUTATING THE EFFECTS OF THE DPD AND MITIGATION AND ENHANCEMENT MEASURES

SA Task B3: Predicting the effects of the DPD

SA Task B4: Evaluating the effects of the DPD

SA Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects

SEA Directive says:

(f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; Annex 1

(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme; Annex 1

This stage of the SA has been split into two parts. The first part summarises the effects of the DPD on each of the Core Strategy themes and the second part is an appraisal of the social, environmental and economic impacts of the whole DPD. Impacts are described in terms of their likelihood and magnitude, permanence, timing, geographical scale, and necessary/ potential mitigation and enhancement measures.

Appendix 2 contains the full appraisals and the summary appraisals are set out below.

Sustainable Development

Preferred Policies

This DPD includes four policies under the sustainable development theme:

- DP1 – Design and Amenity
- DP2 - Health Assessments
- DP3 – Planning obligations and the Community Infrastructure Levy
- DP4 – Community Facilities

These policies are considered to be more sustainable than the alternatives considered as discussed in the preceding section of this report.

These policies will result in many beneficial environmental and social impacts. All policies will contribute to the objective of achieving more sustainable travel behaviour and reducing the need to travel; policy DP1 will require sustainable transport linkages to be incorporated into the design of development, DP2 will require walking and cycling to be considered as a means of promoting healthy lifestyles, DP3 will help to secure financial contributions towards improved transport infrastructure; and policy DP4 will ensure that community facilities are not lost unless there is an alternative facility within reasonable walking

distance. Reducing the need to travel and promoting sustainable travel will reduce congestion, and greenhouse gas emissions and pollution from transport. Policies DP3 and DP4 will ensure that the existing and new population have good access to a range of services/ facilities. Whilst planning obligations are currently used to secure financial and/or land contributions to address infrastructure needs more positive impacts will likely occur through the implementation of CIL. CIL will ensure that even small scale development contributes to infrastructure and that where there is an urgent need for infrastructure unrelated development could contribute. Policy DP1 will ensure that development relates well to its existing surroundings (including the natural and built environment) and that development will positively contribute to the public realm.

Adverse Effects

The SA did not identify any significant adverse effects arising from these policies. However, the SA did identify that policy DP3 does not include much information concerning new community facilities.

Previous SA work

Previous SA work on policy DP1 recommended including more detail on open space standards as this was referred to in an earlier draft policy. However, reference to open space has been removed from the policy and so this recommendation is no longer relevant. It is considered that it is appropriate to remove reference to open space as this is covered in the Core Strategy and policies DP15 and DP16 of this DPD. Previous SA work also recommended including more detail on types of pollution and policy DP1 highlights that pollution includes light and odour pollution. Whilst this is not a detailed explanation of pollution issues it is accepted that DPDs should be kept concise and that the reference to light and odour pollution ensures that the most common forms of pollution as a result of development are highlighted.

Previous SA work on DP4 recommended including reference to the need for alternative community facilities to be located within a reasonable walking distance of 800 metres rather than just referring to a walking distance, which has now been incorporated into the policy.

Centres and Employment

Preferred Policies

This DPD includes six policies under the centres and employment theme:

- DP5 – Appropriate Employment Uses and Protection of Employment Land and Existing Businesses.
- DP6 – Colchester Town Centre Uses.
- DP7 – Local Centres and Individual Shops.
- DP8 – Agricultural Development and Diversification.
- DP9 – Employment Uses in the Countryside.
- DP10 – Tourism Development

These policies are considered to be more sustainable than the alternatives considered as discussed in the preceding section of this report.

These policies will bring many economic benefits and some social and environmental benefits. They will ensure that employment land is protected and that additional employment opportunities, both in urban and rural locations, are secured. Importantly these policies will result in a diverse mix of new jobs. As part of new employment proposals the re-use of existing buildings will be preferred, which will help to promote regeneration and reduce the impact and resources from new build. Agricultural enterprises will be retained and diversification projects will be supported providing that they would not harm the viability of agricultural enterprises. The character and attractiveness of the Borough will be protected through the acknowledgement that not all employment uses are suitable in the countryside, the promotion of the re-use of rural buildings and the need for tourist development to protect the countryside and designated sites. The need to travel will be reduced through the requirement for new employment uses to be accessible by a choice of means of transport and through the protection of existing employment uses and local shopping centres, which serve the existing population.

Adverse Effects

Policy DP6 includes a different percentage of retail uses than the Local Plan policy, which has been used for many years and has resulted in the retention of retail uses in the town centre. Whilst the appraisal has shown that this option would benefit the vitality and viability of the town centre by providing a greater diversity of town centre uses, whilst still maintaining a high percentage of non-retail uses this should be monitored as part of the Town Centre Area Action Plan and amendments made if the policy is not having the beneficial impacts intended.

Redundant rural buildings are a habitat for protected species such as bats and barn owls and policy DP9, which supports employment uses in the countryside, could adversely affect these species. Reference to the need to consider the presence of protected species should be made in the policy to ensure that this is not overlooked at the development control stage. Ideally all proposals that concern the re-use of a rural building should be accompanied with an ecological survey.

Agricultural diversification is likely to result in adverse effects in terms of increased travel and increased development of greenfield land, which also has landscape impacts, however only small scale development is supported by policy DP8, which should minimise these adverse effects.

Previous SA work

Previous SA work on the tourism policy recommended making reference to the need for accessible locations and the need to protect designated sites. This has been incorporated into the policy.

Housing

Preferred Policies

This DPD includes three policies under the housing theme:

- DP11 – Flat Conversions.
- DP12 – Dwelling Standards.
- DP13 – Dwelling Alterations, Extensions and Replacement Dwellings

These policies are considered to be more sustainable than the alternatives considered as discussed in the preceding section of this report.

Collectively these policies will contribute to the objective of ensuring that everyone has the opportunity to live in a decent and affordable home. Policy DP11 will ensure that smaller dwellings (less than 110 sq m) are not lost to conversion. These dwellings are important for young people and those on a lower income. Wheelchair users will be provided with suitable dwellings and rather than the application of a standard, which could result in over or under provision, wheelchair units will be secured through section 106 agreements according to need. The conversion of buildings to multiple units will reduce the need for development of greenfield land and help to maximise development in the most accessible locations. These policies will protect the character and attractiveness of an area by requiring good design and avoiding over development. Whilst residential development will not take place in the countryside, extensions and outbuildings to existing dwellings will come forward during the plan period. Policy DP13 will ensure that landscape character and the rural setting are not adversely affected by these proposals.

Adverse Effects

The criteria in these policies will ensure that potential adverse effects arising from new residential development are minimised. However, the SA identified a negative impact from policy DP13 on greenfield land as extensions/out buildings to dwellings will result in the loss of undeveloped land. Whilst land within a residential curtilage is not defined as greenfield the loss of land, particularly in the countryside where gardens are larger, will affect landscape character. This can be avoided by only permitting extensions/outbuildings to dwellings on land within the original curtilage of the dwelling.

Previous SA work

Previous SA work recommended including a criterion stating that annexes must be compatible with the existing dwelling and rural location; this is included in policy DP13.

Urban Renaissance

Preferred Policies

This DPD includes one policy under the urban renaissance theme:

- DP14 – Historic Environment Assets.

This policy is considered to be more sustainable than the alternatives considered as discussed in the preceding section of this report.

This policy will ensure the preservation and enhancement of the historic environment. Features that undermine the historic environment will be removed and there will be an expectation that new development enhances the historic environment. The economy will be supported through the protection and enhancement of the historic town centre and potential tourist contribution. This policy will ensure that non statutorily protected areas and buildings are protected and enhanced. A Local List is being compiled to protect those buildings that make a local contribution to the character of the area and special character areas will be protected.

Adverse Effects

This policy will not result in any adverse effects. However, the policy does not recognise the role that the historic environment can play in regeneration. Additionally, the protection of the historic environment may impact on the delivery of renewable energy technologies.

Public Realm

Preferred Policies

This DPD includes two policies under the public realm theme:

- DP15 – Retention of Open Space and Indoor Sports Facilities.
- DP16 – Private Amenity Space and Open Space Provision for New Residential Development.

These policies are considered to be more sustainable than the alternatives considered as discussed in the preceding section of this report.

These policies will ensure that as part of new development an acceptable standard of private amenity and public open space will be provided. Even small scale development will contribute to the Borough's open space provision through the payment of commuted sums towards Borough wide provision. Existing open space will be retained and this includes public and private open space, including allotments. The retention and provision of open space will help to promote healthy lifestyles and improve quality of life. Ensuring provision within existing communities will reduce the need to travel for recreational needs. Open space, even small sites, contributes to the character of an area and provides a wildlife area and area for the storage of water during times of heavy flooding. Policy DP16 will help to maximise development in the most accessible locations by accepting a lower level of private amenity space for high density sites.

Adverse Effects

These policies will not result in any adverse effects. However, policy DP15 accepts that the loss of an area of public or private open space may be

acceptable in principle if *“alternative and improved provision will be created in a location well related to the functional requirements of the relocated use and its existing and future users”*. Ideally replacement facilities should be provided in an equal or more sustainable location and applicants should highlight, for example, cycle routes and bus services to the site.

Transport and Accessibility

Preferred Policies

This DPD includes three policies under the transport and accessibility theme:

- DP17 – Accessibility and Access.
- DP18 – Transport Infrastructure Proposals.
- DP19 – Parking Standards.

These policies are considered to be more sustainable than the alternatives considered as discussed in the preceding section of this report.

These policies will help to enhance accessibility for sustainable modes of transport and ensure that the transport infrastructure is in place to make sustainable travel a realistic choice. As part of this improved connections will be secured. These policies will ensure accessibility to all, including those without access to a car and disabled people. Policy DP19 will help to improve the public realm and street scene by setting minimum parking standards, which will reduce the amount of off-street car parking. It recognises that within the town centre lower levels of car parking may be acceptable, which will help to make the most efficient use of land. The provision of park and ride will ease congestion in the town, reducing pollution and greenhouse gas emissions, and support the vitality and viability of the town centre by improving access.

Adverse Effects

The SA has not identified any adverse effects arising from these policies.

Previous SA work

Previous SA work recommended including reference to the need for cycle parking in the parking standards policy.

Environment and Rural Communities Policies

Preferred Policies

This DPD includes five policies under the environment and rural communities theme:

- DP20 – Flood Risk and Management of Surface Water Drainage
- DP21 – Nature Conservation and Protected Lanes
- DP22 – Dedham Vale Area of Outstanding Natural Beauty
- DP23 – Coastal Areas
- DP24 – Equestrian Activities

These policies are considered to be more sustainable than the alternatives considered as discussed in the preceding section of this report.

Water conservation measures will be required as part of new development, which may exceed code for sustainable homes targets. Development will not be supported if water cannot be provided, which will help to avoid unsustainable levels of abstraction, which can adversely affect the integrity of international sites. The risk of flooding will be reduced by avoiding development in flood risk areas and incorporating flood defences and mitigation measures where necessary. The provision of sustainable drainage systems as part of all development will significantly decrease the risk of surface water flooding, reduce groundwater pollution, replenish aquifers and create new habitats. Nature conservation interests and the historic environment will be protected. Whilst many aspects of the natural and historic environment are statutorily protected these policies will add further detail to these provisions. Landscape character will be protected, including the Dedham Vale Area of Outstanding Natural Beauty. Opportunities for the enhancement of this nationally designated landscape will be taken by requiring new development to mitigate adverse effects on the landscape. The Borough's regeneration programme will not be prejudiced by stricter flood risk management introduced by PPS25 as the Council has reached an agreement with the Environment Agency, which allows the flood risk sequential test to be applied at regeneration/ growth area level rather than Borough wide. The rural economy will be sustained and enhanced through the protection of traditional maritime activities and support of equestrian activities. Coast Road in West Mersea is specifically mentioned in policy DP23 and maritime uses will be protected from other uses unrelated to the character of the area. The draft Shoreline Management Plan has shown that West Mersea's coastal frontage is highly vulnerable to the effects of climate change and coastal processes and it will be vitally important that development in this location can adapt to climate change.

Adverse Effects

The SA has not identified any adverse effects arising from these policies. However, the SA recommended that policy DP20 require Local Drainage Plans in areas where flood risk is known to be a problem where the application is not submitted with a Flood Risk Assessment. This requirement was considered as part of an alternative option, but not taken forward. Furthermore, the SA recommended that international sites be referred to in the supporting text to the nature conservation policy.

Previous SA work

Previous SA work recommended that reference to the agreement with the Environment Agency to apply the flood risk sequential test at regeneration/growth area level be referred to in the supporting text to the flood risk policy. Additionally an earlier draft of the nature conservation policy stated that *"development proposals that would be significantly detrimental to the nature conservation interests of nationally designated sites will not be*

permitted under any circumstances", however the final paragraph stated that development proposals that would harm nationally designated sites will only be permitted if certain criteria are met. The SA identified this contradiction and concluded that the criteria listed are inline with statutory requirements.

Energy, Resources, Waste, Water and Recycling

This DPD includes one policy under the energy, resources, waste, water and recycling theme:

- DP25 – Renewable Energy

This policy is considered to be more sustainable than the alternatives considered as discussed in the preceding section of this report.

This policy will help to facilitate proposals for renewable energy schemes in the Borough. The policy recognises that renewable energy schemes will only be acceptable in internationally and nationally designated sites in exceptional circumstances. This will protect these sites from inappropriate development that would undermine the sites objectives. This policy recognises the potential for wind turbines to meet the national and regional renewable energy targets, although it does apply to all forms of renewable energy. Noise and landscape impact are often cited as objections to wind turbines and this policy recognises that schemes can be designed to minimise noise levels and visual impacts can be mitigated through siting, design, layout and landscaping.

Adverse Effects

The SA has not identified any adverse effects arising from this policy.

Previous SA work

Previous SA work acknowledged the need for a more detailed and focussed policy on renewable energy.

Cumulative effects

Cumulative effects have been considered in a number of ways throughout this SA. The review of relevant policies, plans and programmes, and sustainability objectives enables the cumulative effects of this DPD and other plans to be considered; the summary of the appraisal of each alternative policy options outlines the cumulative or synergistic effects of the site; and this section details the cumulative effects of the whole DPD.

Likelihood/ certainty of effects and magnitude

It is extremely likely that the Development Policies DPD will bring many positive impacts to the Borough and negative impacts from development can be avoided or mitigated. Some of the policies within the DPD are also very likely to lead to enhancement measures.

It is likely that small family homes will be retained and not lost to flat conversions and that units suitable for wheelchair uses will be provided where there is a need.

It is highly likely that development will make efficient use of land; under this DPD development will only exceptionally be supported in the countryside and high density development is required. Highly accessible sites will be maximised by accepting a lower level of parking and open space standards. The DPD supports agricultural diversification, which will certainly result in regeneration, although not at the expense of the agricultural enterprise. It is certain that new areas of open space will be provided, which will reduce flood risk. Additionally, it is certain that flood risk will be reduced through the requirement for flood defence and mitigation measures.

It is highly likely that employment land will be retained; exceptional circumstances will have to be demonstrated to justify a loss. There are numerous policies which concern the town centre, making it very likely that the vitality and viability of the town centre will be enhanced. For example, offices and tourist uses will be directed to the town centre; lower parking and open space standards may be acceptable, which will increase the amount of residential development; and a mix of uses will be directed to the town centre, although within the inner core no more than two consecutive non-retail uses will be supported. The DPD will very likely help to sustain rural communities through the retention of community facilities and local shops and support for the re-use of rural buildings for economic purposes.

It is very likely that walking and cycling will increase as a number of policies in this DPD support sustainable travel linkages and require development to provide cycle parking. Health Assessments, Travel Plans and Transport Assessments will all ensure that these modes of transport are considered. Congestion will reduce through an increase in sustainable travel and the provision of park and ride. A decrease in congestion will reduce greenhouse gas emissions and pollution and attract more visitors to the town centre.

The DPD sets out the Council's intention to develop proposals to implement a Community Infrastructure Levy. It is therefore likely that this will be developed over the plan period, which will ensure that even small scale development contributes to necessary infrastructure. However, the timetable for the implementation of this is uncertain.

It is certain that this DPD will result in well designed development; not only is it a requirement of policies in this DPD, but PPS1 places an emphasis on high quality design and a Design and Access Statement is required as part of all development (with the exception of change of use and householder applications outside of conservation areas). High quality design will reduce the fear and incidence of crime and ensure that development is compatible with the character of the area.

It is certain that impacts on residential amenity will be considered as part of all development; amenity is already a key issue for development control officers

and numerous policies refer to the need to protect residential amenity, through, for example, avoiding overlooking and loss of light.

Landscape character will be protected and development in the countryside will only be exceptionally permitted. The DPD includes policies covering the different forms of development that may be acceptable in the countryside, for example, equestrian facilities and replacement dwellings. Whilst development in the countryside will impact on landscape character policies in this DPD will very likely ensure that impacts are minimised and the scale of development is limited. Whilst the historic environment is protected by statutory provisions this DPD makes it likely that the historic environment will be enhanced by setting out a presumption in favour of the enhancement of the historic environment and requirement to remove features that undermine the historic environment as part of development. This DPD also makes it very likely that maritime heritage will be protected, particularly in Coast Road, West Mersea.

The re-use of rural buildings could affect biodiversity, although this can be avoided by requiring an ecological survey as part of the planning application. As with the historic environment, many aspects of the natural environment are protected by statutory process, however this DPD will likely result in biodiversity enhancement. Development is required to maximise opportunities for restoration and increase connections, with regard to Essex Biodiversity Action Plan targets.

A number of policies require development to provide areas for the storage of recycling facilities, which will likely increase rates of domestic recycling. The DPD also supports renewable energy and water conservation measures; although the likelihood of these increasing directly as a result of this DPD is uncertain as both will be implemented as part of the code for sustainable homes.

Permanence

The majority of impacts from development will be permanent. New built development will permanently affect the landscape, particularly development of greenfield land. Impacts on nature conservation and historic assets will also be permanent and so careful consideration at the development control stage and implementation of the policies in this DPD will be essential.

Timing

Impacts will occur over the plan period, with the exception of the Community Infrastructure Levy, which may not be implemented in the short term.

Geographical scale

Impacts will occur throughout the Borough.

Mitigation and enhancement

Unlike the Core Strategy and Site Allocations DPDs this DPD does not set out levels of development. Many of the policies within this DPD will actually mitigate and/or enhance the impacts of development. Throughout the ongoing process of SA mitigation and enhancement measures have been identified and incorporated into the DPD.

IMPLEMENTATION AND MONITORING

SA Task B6: Proposing measures to monitor the significant effects of implementing the DPDs

SEA Directive says:

"Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action." Article 10(1)

(i) a description of the measures envisaged concerning monitoring in accordance with Article 10; Annex 1

The SA of the Core Strategy was closely prepared alongside the Core Strategy and a monitoring framework is set out in the Core Strategy, which includes key indicators and targets for each Core Strategy objective. These indicators are monitored as part of the Annual Monitoring Report (AMR).

To monitor the effects of the LDF as part of SA work indicators and where appropriate targets have been selected for each SA sub-objective and this will be monitored every year as part of the AMR. Over time the effects of the LDF will become evident and the Council can use this information to identify unforeseen effects and to be able to undertake appropriate remedial action, and also to better inform further SA work.

Whilst there may be some minor changes the SA Framework remains largely the same for all DPDs and so the effects of the LDF will be monitored rather than the effects of individual DPDs.

In addition to this annual monitoring each time a SA is carried out for a DPD or SEA carried out for a SPD a scoping report will be prepared, which will update the baseline data, sustainability issues facing the Borough and likely evolution without implementation of the plan based on past trends.

The table below sets out the monitoring framework.

Indicator is meeting or exceeding target

Indicator is on track to meet target but more work is needed

Indicator is significantly below target

Objectives	Assessment Criteria	Indicators	Target where applicable	2007/08	2008/9 This section will be completed as part of work on the 2009 AMR	Comment
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	Affordable housing completions (Core Output Indicator)	East of England Plan and Core Strategy target of 35% of new dwellings to be affordable	265 (21%)		
	- Will it deliver the number of houses needed to support the growing population?	The number of net additional dwellings for the current year (Core Output Indicator)	Contribute to East of England Plan target for Colchester of 17,100 houses to 2021 = 825 a year	1,243		
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	Percentage of completions that are flats (Local Output Indicator)	N/A	62% flats		
		Percentage of residential completions that are two or three bedroom properties (Local Output Indicator)	N/A	54.7% 2 bedrooms 18% 3 bedrooms		
	- Will it provide good quality and sustainable housing?	Number of zero-carbon homes completed (New AMR Indicator to be developed in line with evolving national targets and policies)	Contribute to national target of 100% zero carbon homes by 2016	0		
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	Number of new homes completed at ward level within Growth/Regeneration Areas (New AMR indicator)	Meet Core Strategy housing provisional housing targets for Growth/Regeneration areas to contribute to East of	-		

			England Plan target for Colchester of 17,100 houses to 2021			
		Amount of new employment development completed at ward level in Growth/Regeneration Areas. (New AMR indicator)	Meet Core Strategy provisional employment targets for Growth/Regeneration areas Contribute to East of England Plan target for 20,000 new jobs to be created in the Haven Gateway by 2021	-		
- Will it reduce the need for development on greenfield land?	Percentage of new and converted dwellings on previously developed land (Core Output Indicator)	National target of 60% of new development on Previously Developed Land	81%			
- Will it provide people with good access to their needs?	% of new development within 30 minutes of community facilities (Core Output Indicator)	100% of major new development to be accessible to community facilities	99.48%			
- Will it help make efficient use of land?	Percentage of new dwellings completed at less than 30 dwellings per hectare, between 30 and 50 dwellings per hectare and above 50 dwellings per hectare (Core Output Indicator)	100% over 30 dwellings per hectare	0 < 30 dph 23% 30 – 50 dph 77% > 50 dph			
- Will it reduce the risk of flooding?	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (Core Output Indicator)	0 applications to be approved contrary to EA advice	0			

3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	Amount of floorspace developed for employment by type (Core Output Indicator)	Contribute to East of England Plan Haven Gateway target of 20,000 jobs to 2021	Gross B1-B8 = 27,046 Losses B1-B8 = 70,877 Net B1-B8 = -43,831		
	- Will it support the vitality and viability of town centres?	Amount of completed retail, office and leisure development delivered in the town centres (Core Output Indicator)	N/A	A1 – D2 = 470		
	- Will it provide a good range of shops, services and facilities?	Amount of completed retail, office and leisure development (Core Output Indicator)	N/A	A1 – D2 = 4,639		
	- Will it help sustain the rural economy?	Number of Parish Plans/Village Design Statements adopted as guidance (New Local AMR Indicator)	Assist villages in the preparation of Parish Plans/Village Design Statements and achieve 100% adoption rate	-		
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	% of new residential development within 30 minutes of public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre (Core Output Indicator)	100% of major new development to be accessible to community facilities	99.48%		
	- Will the levels of sustainable travel increase?	Percentage of journeys to work by walking and cycling and percentage of journeys to work by public transport	Encourage modal shift through Travel Plan and planning application processes. Information will be collected from the census & Travel Plan coordinator	14.5% walking/ cycling 13.2% public transport		

			to monitor change			
	- Will it improve sustainable transport infrastructure and linkages?	-	-	-		
	- Will it reduce dependence on car travel?	Percentage of journeys to work by walking and cycling and percentage of journeys to work by public transport	Encourage modal shift through Travel Plan and planning application processes. Information will be collected from the census & Travel Plan coordinator to monitor change	14.5% walking/ cycling 13.2% public transport		
5. To improve the education, skills and health of the Borough's population	- To provide more quality and accessible education, health, recreation and community facilities?	Number of applications resulting in new, extended or improved community facilities and/or Financial contributions towards leisure facilities (AMR Local Indicator(s) to be developed on community facilities contributions secured for key infrastructure and facilities)	100% of new permitted developments to comply with SPD on Open Space, Sport and Recreational Facilities and Community Facilities	-		
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	To reach a target of at least 2.83 hectares of public open space in all areas by 2011 (Local Output Indicator)	100% of all new permitted developments to comply with SPD for Open Space Sport and Recreation standards	-		
	- Will the fear of crime and actual crime be reduced?	All crime – number of crimes per 1000 residents per annum (Significant Effects Indicator)	Reduce crime rates across the Borough. Delivered in partnership	16.3/ 1000 criminal damage 13.9/ 1000		

			with Essex Police. These targets will be monitored through the Colchester Community Safety Crime and Disorder Reduction	theft 6.7/ 1000 burglaries		
7. To conserve and enhance the townscape character, historic and cultural assets of the District.	- Will it enhance the historic and cultural assets of the Borough?	No loss of listed buildings (by demolition) (Local Output Indicator)	No loss of listed buildings	0		
	- Will it enhance the character and attractiveness of the Borough's settlements?	Amount of development in designated areas (The existing local AMR indicator is to be extended to include Areas of Landscape Conservation Importance)	-	49 in Dedham Vale AONB 34 in SINCS 5 in SSSIs		
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the District.	- Will it enhance the landscape character of the borough?					
	- Will it enhance designated areas of the countryside and coastal environment?	% of SSSIs in favourable condition	All SSSIs to be in favourable condition by 2010	47.16% of Colne Estuary 28.46% of Blackwater Estuary 100% of Abberton Reservoir		
	- Will it protect and improve biodiversity?	Change in areas and populations of biodiversity importance (Core Output Indicator)	-	-		
	- Will it improve environmental quality in terms of water air and soil quality?	Quality of Rivers (Contextual Indicators)	The Water Framework Directive requires all rivers to achieve good ecological status	66.67% good biological quality		

			by 2015	41.16% good chemical quality		
		Number of Air Quality Management Areas	-	2		
		Number of contaminated sites	-	624		
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	The environmental quality indicators above are all relevant				
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	Renewable Energy Installed by Type (Core Output Indicator)	-	5 applications approved		
	- Will it reduce, reuse and recycling resources and minimise waste?	Amount of domestic waste recycled	60% by 2021	31%		

GLOSSARY

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

Annual Monitoring Report (AMR) – The Annual Monitoring Report sets out how well the Council is performing in delivering the objectives of its Local Development Framework.

Area Action Plan (AAP) - These are Development Plan Documents that will be used to provide the planning framework for areas where significant change or conservation is needed. They can be used in many ways to help deliver planned growth areas, stimulate regeneration, protect areas that are sensitive to change, resolve conflicting objectives in areas subject to development pressures and/or focus the delivery of area based regeneration initiative. They will also focus on the implementation of policies and proposals and will provide an important way of ensuring development of an appropriate scale, mix and quality for key areas of opportunity, change and conservation in the Borough. Colchester intends to produce an Area Action Plan for the Town Centre.

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

Community Facilities - Are buildings, which enable a variety of local activity to take place including, but not limited to, the following:

- Schools, Universities and other educational facilities
- Libraries and community centres
- Doctors surgeries, medical centres and hospitals
- Museums and art galleries
- Child care centres
- Sport and recreational facilities
- Youth clubs
- Playgrounds
- Places of worship
- Emergency services

Some community activities can also be provided via privately run facilities (eg pubs and village shops).

Core Strategy - The Core Strategy, adopted in December 2008, sets out the long-term vision for the sustainable development of Colchester and the strategic policies required to deliver that vision. It provides for the enhancement of the environment, as well and defines the general locations

for delivering strategic development including housing, employment, retail, leisure, community and transport, which are then given precise boundaries in the Proposals Map.

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

Development Policies – A document that the council have produced alongside the Site Allocations document to guide future development of the Borough. The Policies contained within this Development Plan Document, along with other relevant national, regional and Core Strategy policies, will replace the Local Plan Policies and be used to determine planning applications.

East of England Plan (also known as Regional Spatial Strategy/RSS) - A strategy formerly known as Regional Planning Guidance (RPG), for how a region should look in 15-20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal.

Employment Zone – Employment Zones are designated on the Proposals Map accommodate business developments including industry and warehousing within the B use class which are not suited to town centre Mixed Use Centres. Employment Zones include both Strategic Employment Zones at North Colchester Stanway and the University of Essex, as well as smaller Local Employment Zones which include existing and proposed concentrations of employment for rural enterprises and local employment.

Evidence Base – The Evidence Base for Colchester's Local Development Framework includes all the documents used to inform its policies and allocations, including studies, strategies, and national, regional and local policies. Evidence Base documents can be viewed via links on the Council's LDF website page.

Flood resistance categories -

Flood resilient (wet-proof)- constructing a building in such a way that although floodwater may enter, its impact is reduced;

Flood repairable - constructing a building in such a way that, although floodwater enters, elements that are damaged by flood water can be easily repaired or replaced. This is also a form of flood resilience e.g. frame construction with modular panels to allow replacement if required. Ground floor can be an active flood storage area

Flood resistant (dry-proof) - constructing a building in such a way to prevent floodwater entering it and damaging its fabric, e.g. waterproofed masonry at ground floor.

Green Links – Areas of land which are a vital part of the public realm. Green links provide attractive, safe and accessible spaces which contribute to positive social, economic and environmental benefits, improving public health, well-being and quality of life. Green links also provide the opportunity for sustainable travel between areas and are also rich in biodiversity. Strategic green links provide a buffer between urban areas and ensure these areas do not become one. Strategic green links are shown on the Core Strategy Key Diagrams.

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

Growth Area – An area broadly identified for future housing and employment growth. A growth area may include both regeneration areas with potential for brownfield land redevelopment or the use of greenfield sites as indicated on the key diagram (KD2 Colchester Town).

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

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

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

Natura 2000 network - The European network of protected sites established under the Birds Directive and Habitats Directive (includes SPA, SAC, Ramsar).

Neighbourhood Centre - A Neighbourhood Centre is a collection of local shops, services and community facilities at the centre of both villages and urban neighbourhoods. Neighbourhood Centres could range from a small parade of shops through to larger commercial areas providing a variety of services and facilities.

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

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

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

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

Proposals Map – The Proposals Map shows all boundaries and designations specified in a Development Plan Document (DPD) such as the Core Strategy, Site Allocations or Development Policies. The Proposals Map included in the 2004 Adopted Local Plan will be superseded upon adoption of the Site Allocations and Development Policies DPDs.

Public Realm – Public realm relates to all those parts of the built environment where the public has free access. It encompasses all streets, square and other rights of way, whether predominantly in residential, commercial or community/civic uses; open spaces and parks; and the public/private spaces where public access is unrestricted (at least during daylight hours). It includes the interfaces with key internal and private spaces to which the public has normally has free access.

Ramsar Site – An area identified by international agreement on endangered habitats.

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

Regional Spatial Strategy (RSS) (also known as East of England Plan) - A strategy formerly known as Regional Planning Guidance (RPG), for how a region should look in 15-20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal.

Regulations – The identification of a consultation stage in relation to a Regulation, ie Regulation 25, 27, etc. refers to the relevant section of the June 2008 amendments to the Town and Country Planning (Local Development) (England) Regulations 2004. These regulations cover the various stages in preparing and consulting on Local Development Framework documents.

Retail Frontages – A term given to areas within the Town Centre where shopping is the primary function. The front of the shopping facing the street is used to calculate the percentage guidelines set for primary and secondary frontages in the Development Policies DPD. Boundaries for the primary and secondary retail frontages are shown on the Proposals Map.

Settlement - A settlement is a general term used in planning for a permanent or temporary community in which people live which avoids being specific as to size, population or importance. A settlement can therefore range in size from a small number of dwellings grouped together to the largest of cities with surrounding urbanized areas. The term may include hamlets, villages, towns and cities.

Settlement Hierarchy – A Settlement Hierarchy provides a ranked series of communities. In Colchester, the focus of development is on the Regional Centre, which includes Colchester Town and Stanway. Tiptree, West Mersea and Wivenhoe are included within the next layer of District Settlements and other villages in the Borough fall within the Rural Communities category which is to receive very limited development.

Site Allocations Development Plan Document (DPD) – The Site Allocations document sets out the criteria for the boundaries shown on the Proposals Map and provides area and use specific allocations.

Spatial Planning – “Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.” (PPS 1 ODPM, 2004, pp3).

Special Area of Conservation (SAC) - A site of European Community importance designated by the member states, where necessary conservation measures are applied for the maintenance or restoration, at favourable conservation status, of the habitats and/or species for which the site is designated.

Special Protection Area (SPA) - A site designated under the Birds Directive by the member states where appropriate steps are taken to protect the bird species for which the site is designated.

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

Strategic Housing Land Availability Assessment (SHLAA) – The SHLAA is a document required by Government to identify capacity to deliver new housing within a local authority area. Colchester completed a SHLAA in November 2007 to inform its evidence base, and housing delivery figures have been regularly updated since then to ensure estimates of capacity remain valid.

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

Sustainable Community Strategy - All local planning authorities have a duty to prepare community strategies under the Local Government Act 2000 in conjunction with other public, private and community sector organisations. Community Strategies should promote the economic, social and environmental well being of their areas and contribute to the achievement of sustainable development. Local Development Frameworks provide the spatial expression to those elements of the Community Strategy that relate to the use and development of land. Copies of the Colchester Sustainable Community Strategy can be viewed at www.colchester2020.com

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

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

Sustainable Construction – is the name given to building in an energy efficient way. The incorporation of many new technologies and energy saving techniques into a building can dramatically reduce the CO2 emissions and carbon foot print of a building. Initiatives include grey water recycling systems, solar panels, home recycling, wind turbines and ground water

heating systems. Full details can be found in the Council's Sustainable Construction SPD.

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

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

Transit Corridor - A rapid transit corridor provides a corridor for the fast and frequent movement of high quality public transport. Colchester's rapid transport corridors will provide unimpeded travel for express buses to bypass traffic congestion and link key facilities, centres, transport nodes and neighbourhoods. These corridors will also provide quality walking and cycling paths.

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Appendix A. Colchester's Economic Social & Environmental Baseline Data

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

% of population over the age of 65 in 2021	16.1					2006-based Subnational Population Projections, ONS. © Crown Copyright, 2008.
% of Colchester that is 'White'	92.86%, 158,600 people	94.15	92.25	88.68	This is a decrease from 96.18% on Census Day 2001.	Mid-2006 Experimental Population Estimates by Ethnic Group, ONS, 2008.
% of population in an ethnic minority group (excluding 'other white')	7.09%, 12,100 people	5.85%			This is an increase from 3.82% on Census Day 2001. The Colchester proportion is probably higher than the Essex proportion due to the University of Essex residents being counted.	Mid-2006 Experimental Population Estimates by Ethnic Group, ONS, 2008.
Inflow migration	8,900					Internal Migration Estimates, mid-2006 to mid-2007, ONS, 2008.
Outflow migration	7,800					Internal Migration Estimates, mid-2006 to mid-2007, ONS, 2008.
Housing						
Number of dwellings	72,724					Colchester Hip Return, April 2009.
Number and % of privately owned households	58,465 dwellings = 80.5%					Colchester Hip Return, April 2008.
Number and % of Registered Social Landlord	3,260 dwellings = 4.5%					Colchester Hip Return, April 2008.
Average household size	2.37	2.38	2.37	2.36	Colchester's average household size is the same as that of the East of England. Expected that this may have decreased in recent years.	Census 2001, ONS

Housing Stock Conditions						Retrieve from AMR.
Number of vacant dwellings	2,227 = 3.1%					Colchester Hip Return, April 2008.
Mean house prices	£198,728	£230,588		£218,910		The Strategic Housing Market Assessment (SHMA), 2007.
Average number of rooms	5.5					Census 2001, ONS
% of households with an occupancy rating of -1 or less	5.57	4.91			'Occupancy rating' measures overcrowding. A value of -1 implies that there is one room too few and that there is overcrowding in the household.	Census 2001, ONS
Net additional dwellings for the five year period	7,128					Retrieve from AMR 2008.
Net additional dwellings for the current year	1,243					Retrieve from AMR 2008.
Projected net additional dwellings	15,786					Retrieve from AMR 2008.
Annual net additional dwellings requirement	825					Retrieve from AMR 2008.
Annual average number of net additional dwellings needed to meet overall housing requirement	830					Retrieve from AMR 2008.
Annual completion of flats.	921				An significant increase from 735 the previous year.	Retrieve from AMR 2008.
Annual completion of houses.	555				Not much increase from 515 the previous year.	Retrieve from AMR 2008.
% of new and converted dwellings on PDL	1,027 = 81.0%					Retrieve from AMR 2008.

Affordable housing completions	265 completions				Currently unable to measure the 25% target of affordable houses in developments over 1ha or 25 units.	HIP Return (National), 2007-2008.
% of new dwellings completed at less than 30 dwellings per hectare	none					Retrieve from AMR 2008.
% of new dwellings completed at between 30 and 50 dwellings per hectare	23.34%					Retrieve from AMR 2008.
% of new dwellings completed at above 50 dwellings per hectare	76.60%					Retrieve from AMR 2008.
% of households with one or more car or van	78.9	80.7				Census 2001, ONS
Average gross household income (£)	24,065		27,000	22,500		Housing Needs Survey, Colchester Borough Council, 2002.
Number of registered homeless people	283					CBC Policy Performance Team, 2007-08
Number of people on the housing register	5,085					CBC Policy Performance Team, 2007-08
Number of people in Temporary Accommodation	223				This figure is a snapshot at the end of each quarter and is not cumulative for the financial year. However, it is a decrease from the previous year's snapshot of 279 people.	CBC Policy Performance Team, 2007-8
% of new residential development within 30 minutes public transport time of a GP, hospital and major health centre	GP = 99.7% (1,239 homes) Hospital = 99.5%					Retrieve from AMR 2008.

	(1,237 homes)					
% of new residential development within 30 minutes public transport time of a employment and major retail centre	Employment area = 99.8% (1,240 homes) Retail Centre = 99.5% (1,237 homes)					Retrieve from AMR 2008.
% of new residential development within 30 minutes public transport time of a primary and secondary school.	Primary school = 99.5% (1,237 homes) Secondary school = 99.0% (1,230 homes)					Retrieve from AMR 2008.
Total No. of Gypsy & Traveller Caravans	23	1039	4,443	17,898	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of social rented caravans on authorised sites (with planning permission)	0	183	1,333	6,696	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008

Number of private caravans on authorised sites (with planning permission)	15	498	2,126	7,351	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on authorised, gypsies own land (tolerated)	1	51	237	1,054	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on authorised, gypsies own land (not tolerated)	7	296	491	1,233	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on unauthorised sites and not owned by gypsies (tolerated)	0	2	141	731	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on unauthorised sites and not owned by gypsies (not tolerated)	0	9	115	833	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Education						
% of working age population qualified to NVQ level 1 and above	78.2%	76.8%	78.2%		Fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1, intermediate 1 national qualification (Scotland) or equivalent	Annual Population Survey, via Nomis Labour Market Profile, Jan-Dec 2007
% of working age population qualified to NVQ level 4 and above	29.9%	23.4%	26.0%		HND, Degree and Higher Degree level qualifications or equivalent	Annual Population Survey, via Nomis Labour Market Profile, Jan-Dec 2007

% of the population with no qualifications	9.5%	14.4%	12.5%		Colchester is below both the Essex and Eastern %s.	Annual Population Survey, via Nomis Labour Market Profile, Jan-Dec 2007
Employment						
Number of population economically active	92,000					Annual Population Survey, 2008
No. and % of people in employment	87,000 = 94.6%				% is of those economically active (92,000 people).	Annual Population Survey, 2008
Number of people of working age classed as employees	76,600				An increase over the previous year's estimate of 5,200 people, equivalent growth of 7.3%.	Annual Population Survey, 2008
Number of people of working age classed as self-employed	9,500					Annual Population Survey, 2008
% of population who are economically active but unemployed	3,800 = 4.2%				% is of the economically active population (model-based unemployment).	Annual Population Survey, 2008
No. of people claiming Job Seekers Allowance (JSA)	1,773				Equates to 1.6% of the resident working age population (110,600). Males =1,228, Females = 545.	Annual Population Survey, 2008
No. of young people aged 18-24 claiming JSA	570				Equates to 32.1% of those claiming JSA.	Annual Population Survey, 2008
Number of population economically inactive	21,200				% is of the working age population (110,600 people).	Annual Population Survey, 2008
% of economically inactive people classified as 'wanting a job'	25% (5,300 people)				A reduction from 24,200 in the previous year.	Annual Population Survey, 2008
% of economically inactive people classified as 'not wanting a job'	75% (15,900 people)				% is of those economically inactive (21,200 people)	Annual Population Survey, 2008

Gross weekly pay for full time workers in Colchester (2007)	£479.00	£503.20	£479.10		Colchester's gross weekly pay is in line with the Eastern figure but below that of Essex for the same period.	Earnings by residence 2007, ONS Annual Survey of hours and earnings
Job Density	87,000 jobs = 0.80 density	0.75	0.82		The density figures represent the ratio of total jobs to working-age population. Colchester's job density is higher than the Essex average and closer to the eastern average.	Job Density 2005, Nomis Official Labour Market Statistics, 2008
Amount of floorspace developed for employment by type which is on PDL	B1 - B8 Total = 25,710sqm				95% of all new employment floorspace was achieved on brownfield sites.	Colchester Borough Council's Annual Monitoring Report, 2008
Number of jobs in the tourism sector	4,496 jobs				This has risen by 67% since 1993.	Colchester Borough Council's Annual Monitoring Report, 2008
Visitor trips	54,000 staying trips taken by overseas visitors. 218,000 staying trips taken by domestic staying visitors. 4m day trippers.					Colchester Borough Council's Annual Monitoring Report, 2009
Number of VAT registered businesses in 2006	5,325					VAT Registered Buildings 2006, Nomis Official Labour Market Statistics, 2008
Deprivation						

% of people in Colchester living in seriously deprived small areas.	5% (7,790 people)				% is from 2001 Census population estimate for Colchester of 155,796 people).	Index of Multiple Deprivation Data, 2007.
Levels of deprivation in Essex	Colchester had 2nd highest local concentration score of all 12 Essex districts				This suggests that where deprivation exists in Colchester, it is concentrated in small areas.	Index of Multiple Deprivation Data, 2007.
Number of areas in Colchester in the top 20% most deprived in England	3 small areas - St Andrew's, St Anne's and Harbour				The most deprived small area in Colchester was located in St Anne's Estate within St Anne's ward.	Index of Multiple Deprivation Data, 2007.
Number of areas in Colchester in the top 40% most deprived in England	21 areas					Index of Multiple Deprivation Data, 2007.
Number of wards within the top 20% most deprived in England	0					Colchester Health Profile 2008
Number of wards within the top 40% most deprived in England	3				St Andrews, Harbour and East Donyland	Colchester Health Profile 2008
% of areas within the top 20% most affected by Barriers to Housing and Services.	28%	19%				Index of Multiple Deprivation Data, 2007.
% of small areas that are seriously deprived in terms of living environment	2%					Index of Multiple Deprivation Data, 2007.
% of small areas that are seriously deprived in terms of education, skills and training	15%					Index of Multiple Deprivation Data, 2007.

Health						
Number of doctors surgeries	32					National Health Service Online
Number of Clinics	6					National Health Service Online
Number of dentists	26					National Health Service Online
Number of Opticians	15					National Health Service Online
Number of Pharmacies	21					National Health Service Online
Number of Hospitals	2					National Health Service Online
No. of live births	1,932	15,370				Key Population and Vital Statistics, ONS, 2006.
Total Fertility Rate	1.51	1.84				Key Population and Vital Statistics, ONS, 2006.
Live Birth Rate	11.3	11.3	11.9	12.5		Key Population and Vital Statistics, ONS, 2006.
No. of deaths	1,413	12,831	51,846			Key Population and Vital Statistics, ONS, 2006.
Standardised Mortality Ratio (SMR)	94	93	93			Key Population and Vital Statistics, ONS, 2006.
Infant Mortality Rate	3.6 deaths per 1,000 live births under 1 year old	4.0	4.1			Key Population and Vital Statistics, ONS, 2006.
% of households containing one or more people suffering with a limiting long-term illness	30.6					Census 2001, ONS
% of people of working age suffering from a limiting long-term illness	11.8					Census 2001, ONS

Number of conceptions per 1,000 females under the age of 18 years	43.3	34.9			Above the Essex average.	Key Population and Vital Statistics, ONS, 2000.
Crime						
Number of incidents in Colchester between 2007 and 2008	12,084					Essex Police Data, 2007-2008
Rate of burglaries per 1,000 households	6.7				A decrease from the previous year.	Essex Police Data, 2007-2008
Criminal damage per 1,000 people	16.3					Essex Police Data, 2007-2008
Theft per 1,000 people	13.9					Essex Police Data, 2007-2008
Robberies per 1,000 people	0.5				Decrease from 0.6 the previous year.	Essex Police Data, 2007-2008
% of residents who think people being attacked because of their skin colour, ethnic origin or religion was a very big or fairly big problem in Colchester	13.2					ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who feel 'very safe' outside after dark	2.0					ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who think that vandalism, graffiti and other deliberate damage to property or vehicles is a very big or fairly big problem in their area	48.9	63.6			Lower than the Essex average.	ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who think that people using or dealing drugs is a very big or fairly big problem in their area	44.2	56.2			Lower than the Essex average.	ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who think that people being rowdy or drunk in public places is a very big or fairly big problem in their area	41.7	48.2			Lower than the Essex average.	ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.

Floorspace						
All bulk classes (count)	3,842		132,500	1,318,246		Office for National Statistics, ONS, April 2005.
Retail premises (count)	1,369		46,543	516,864		Office for National Statistics, ONS, April 2005.
Offices (count)	941		29,827	310,707		Office for National Statistics, ONS, April 2005.
Commercial offices (count)	814		25,334	263,910		Office for National Statistics, ONS, April 2005.
Other offices (count)	127		4,493	46,797		Office for National Statistics, ONS, April 2005.
Factories (count)	742		27,594	246,470		Office for National Statistics, ONS, April 2005.
Warehouses (count)	614		21,947	189,631		Office for National Statistics, ONS, April 2005.
Other bulk premises sqm	176		6,589	54,574		Office for National Statistics, ONS, April 2005.
All bulk classes sqm (000s)	1,393		55,476	557,302		Office for National Statistics, ONS, April 2005.
Retail premises sqm (000s)	388		9,860	97,273		Office for National Statistics, ONS, April 2005.
Offices sqm (000s)	220		8,271	94,216		Office for National Statistics, ONS, April 2005.
Commercial offices sqm (000s)	189		6,741	78,238		Office for National Statistics, ONS, April 2005.
Other offices sqm (000s)	30		1,530	15,978		Office for National Statistics, ONS, April 2005.
Factories sqm (000s)	395		19,581	204,237		Office for National Statistics, ONS, April 2005.
Warehouses sqm (000s)	335		15,742	142,853		Office for National Statistics, ONS, April 2005.
Other bulk premises sqm (000s)	55		2,023	18,723		Office for National Statistics, ONS, April 2005.

Vacant Property Estimates	11		8	9	There have been fluctuations between 10% and 11%.	Office for National Statistics, ONS, April 2004 - March 2005.
Cultural Heritage & Material Assets						
Number of Grade 1 listed buildings	41					Essex County Council, 2005.
Number of Grade II* listed buildings	99					Essex County Council, 2005.
Number of Grade II listed buildings	1,410					Essex County Council, 2005.
Number of Grade B listed buildings (church only)	4					Essex County Council, 2005.
Number of Grade C listed buildings (church only)	2					Essex County Council, 2005.
Number of conservation areas	22					Colchester Borough Council, 2006.
Number of Scheduled Ancient Monuments (SAMs)	88				Colchester has approximately a third of the SAMs designated in Essex.	Colchester Borough Council, 2006.
Number of Countryside Conservations Areas (CCA)	8					Colchester Adopted Local Plan, 2004.
Number of parks on the National Register of Special Historic Interest	4					Colchester Borough Council, 2006.
Length of protected lanes	36.8 km				The largest stretches of protected lane lie to the north and south of the villages of Chapel and Wakes Colne, east and south of Fordham, west of Eight Ash Green & west of Layer-de-la-Haye.	Colchester Borough Council Environmental Baseline Report, 2005
Loss of listed buildings (by demolition)	0					Colchester Borough Council's Annual Monitoring Report, 2008

Loss or damage to Scheduled Ancient Monuments or nationally important archaeological sites through development	0					Colchester Borough Council's Annual Monitoring Report, 2008
% of residents satisfied with sports & leisure facilities					No data available - 65% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
% of residents satisfied with museums					No data available - 60% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
% of residents satisfied with arts activities					No data available - 62% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
% of residents satisfied with parks & open spaces					No data available - 82% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
Visits to/use of museums per 1,000 population	2,446					Best Value Performance Indicators, 2005/2006.
The number of pupils visiting museums & galleries in organised school	23,750					Best Value Performance Indicators, 2005/2006.
Biodiversity						
SSSIs in favourable condition, %	58.54	51.60	64.92	44.43	47.16% of the Colne Estuary, 28.46% of the Blackwater Estuary and 100% of Abberton Reservoir is in favourable condition	Nature on the map, 2009
Area of ancient woodland within the borough	Found to the south of Colchester, clustered along the Roman River, on the Valley from					Essex County Council, Sustainability Appraisal, 2006.

	Copford to its confluence with River Colne.					
Change in priority habitats and species						
Condition of internationally and nationally important wildlife and geographical sites (SSSI, SPA, SAC & Ramsar)						
Number of sites of international or national importance for nature, or ANOB, SSSIs or SINC, to be lost to or damaged by development	0					Colchester Borough Council's Annual Monitoring Report, 2008
% of residential development on greenfield land	19%				An increase from 7.4% the previous year.	Colchester Borough Council's Annual Monitoring Report, 2008
Amount of development in designated areas	34 applications were approved in a SINC. 5 applications approved in a SSSI. 49 applications approved in an ANOB.				None of these applications resulted in damage or loss. More applications were submitted than approved due to environmental constraints on the site.	Colchester Borough Council's Annual Monitoring Report, 2008

Applications involving Tree Preservation Orders (TPOs) trees	141 applications for works to TPO trees. 130 were consented and 11 were refused.					Colchester Borough Council's Annual Monitoring Report, 2008
Flagship species	Beautiful Demoiselle Damselfly, Great Crested Newt, Sea Holly, Stag Beetle, Lesser Calamint.					Essex County Council, Sustainability Appraisal, 2006.
Areas of unimproved acid grassland that remain in Essex	Tiptree Heath SSSI and Roman River SSSI.					Essex County Council, Sustainability Appraisal, 2006.
Designated international and national areas of nature conservation	The Blackwater Estuary and Cole Estuary - both contain areas of drained grassland within the marshes.					Essex County Council, Sustainability Appraisal, 2006.

Orchards	Found to the north of Colchester around West Bergholt, Great Horkesley and Langham					Essex County Council, Sustainability Appraisal, 2006.
Accessible Natural Green Space Standards					Natural green space should be located within 300m of every home	Natural England
Environment						
Number of planning applications approved contrary to advice given by the EA on flood risk/flood defense grounds	0					Colchester Borough Council's Annual Monitoring Report, 2008
Number of Air Quality Management Areas	2				These are Mersea Road and Brook Street.	Colchester Borough Council, 2006.
Proportion of journeys to work by public transport against the proportion of journeys to work by car	12.96% by public transport, 61.1% by car/van and 9.11% work from home.				Percentages are based on working-age population including full-time, part-time, self-employed workers and full-time students.	Census 2001, ONS.
Amount of household waste collected between 2007 and 2008	63,995.97 tonnes				Slight decrease from the previous year.	CBC Waste Policy Team - 2007-2008
% of household waste that was dry recycled	19.70%				Increase from 17.8% the previous year.	CBC Waste Policy Team - 2007-2008

% of household waste that has been green composted	12.00%					CBC Waste Policy Team - 2007-2008
Provision of recycling facilities in new development					Data not available - CBC is in the process of setting up a working group that will look at developing guidance for the designing in of recycling into developments before a planning application is submitted. In the future, developers will have to accommodate recycling facilities in new developments.	CBC Waste Policy Team - 2005/2006
% of stretches of watercourse that are compliant with River Quality Objectives (RQO's)					Data not available - 62.28% of Colchester's river length was assessed as good biological quality and 35.23% was assessed as good chemical quality.	OFWAT, 2004.
% of local street and environment cleanliness (litter)	11.0					Best Value Performance Indicators, 2005/2006.
% of local street and environment cleanliness (graffiti)	1.0					Best Value Performance Indicators, 2005/2006.
% of local street and environment cleanliness (fly-posting)	2.0					Best Value Performance Indicators, 2005/2006.
% of local street and environment cleanliness (fly-tipping)					No data available	Best Value Performance Indicators, 2005/2006.
Kg of household waste collected per head	391.0					Best Value Performance Indicators, 2005/2006.
Cost per household of waste collection	51.6					Best Value Performance Indicators, 2005/2006.

% of people satisfied with the cleanliness standard of their area					No data available - 68% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
% of people satisfied with household waste collection					No data available - 85% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
% of people satisfied with recycling					No data available - 76% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
Identifying contaminated land - number of sites of potential concern	624					CBC Environmental and Protective Services, 2008.
% with sufficient information to decide whether remediation is necessary	5%					CBC Environmental and Protective Services, 2008.
% of pollution control improvements completed on time	95.0					Best Value Performance Indicators, 2005/2006.
Abandoned vehicles investigated within 24 hours	100.0					Best Value Performance Indicators, 2005/2006.
Abandoned vehicles removed within 24 hours of legal entitlement	50.0					Best Value Performance Indicators, 2005/2006.
% of developed land that is derelict	0					National Land Use Database, CBC data, March 2006.
% of relevant land and highways assessed as having combined deposits of litter and deritus.	11%				This has increased from 9% the previous year.	Audit Commission, BVPI 199, (2005-05)
% of land designated as sites of specific scientific interest (SSSI) in favourable condition	69					English Nature, 2005
Amount of Local Nature Reserve land per 1,000 people	0.6 hectares					English Nature, 2005
Annual average domestic consumption of gas	18,365kWh				This is a decrease from 20,336 in 2004.	DTI Energy Trends, 2005
Annual average domestic consumption of electricity	4,835 kWh			4,670 kWh	This is a slight increase from 4,787 kWh in 2005.	Department for Business Enterprise and Regulatory Reform – electricity average domestic consumption,

						2007
Per capita carbon emissions	6.35 tonnes		8.7 tonnes	9 tonnes		Local and regional CO2 emissions estimates for 2004, Defra 2007
Total carbon emissions for the Borough	1076 kilo tonnes					Local and regional CO2 emissions estimates for 2006, Defra
Daily domestic water use (per capita consumption)	145 litres				WWF report that the total water footprint for the UK citizen is 4,645 litres per day.	OFWAT, 2004
Rivers at risk of pollution	Layer Brook, Roman River, Colne, St Botolph's Brook					Essex County Council, Sustainability Appraisal, 2006.
Extensive Flood Risk Areas	North coast of Mersea Island and opposite on the mainland.					Essex County Council, Sustainability Appraisal, 2006.
High Flood Risk Areas	Abberton Reservoir, Ardleigh Reservoir, Stour Valley and Colne Valley					Essex County Council, Sustainability Appraisal, 2006.
Main source of NOx emissions	Road traffic emissions					Essex County Council, Sustainability Appraisal, 2006.

Appendix B. Appraisals

DP1 – Design and Amenity

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1	Opt 2: No plan	Opt 3: Retain Local Plan policies (DC1, P1, P2, P4, P5)	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	Option 1 will ensure that the design and layout of new development takes account of the potential users of the site and that access for disabled people is provided. This will help to provide all people with good access. Option 1 also refers to sustainable urban drainage systems will be required, where appropriate, which will reduce the risk of surface water flooding.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	+	O	O	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	+	O	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce	- Will it reduce the need to travel?	+	O	O	Option 1 seeks to give priority to pedestrian, cycling and public transport access, which will increase levels of sustainable travel by making it a more realistic option.
	- Will the levels of sustainable travel increase?	+	O	O	

the need to travel.	- Will it improve sustainable transport infrastructure and linkages?	+	O	O	
	- Will it reduce dependence on car travel?	+	O	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	O	O	Option 1 will ensure that the design and layout of new development takes account of the potential users of the site and that access for disabled people is provided, which will provide equitable access to services/ facilities.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	Option 1 requires public and residential amenity to be protected and development to have regard to issues of overlooking and security. This should ensure a reduction in both the fear and incidence of crime. Under the no plan scenario problems of overlooking may occur, which could potentially reduce crime as people will be able to see into adjacent areas, however a loss of privacy could make people more fearful of crime. The relevant Local Plan policy does not refer to crime or security.
	- Will actual crime be reduced?	+	+	O	
	- Will the fear of crime and actual crime be reduced?	+	-	O	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	O	O	O	Option 1 will ensure that development respects and enhances the character of the site and surroundings and positively contribute to the public realm.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	O	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	++	O	O	Option 1 will ensure that the landscape setting is protected and enhanced. Under this option pollution will be specifically referred to, which will improve environmental quality. In addition, related to environmental quality, option 1 requires all necessary infrastructure to be in place, which includes water management and waste management. Under the no plan scenario the issue of pollution is unlikely to be considered in detail, the Core Strategy seeks to reduce pollution by measures such as reducing the need to travel but site specific pollution is not covered. The relevant Local Plan policies cover all aspects of pollution in detail.
	- Will it enhance designated areas of the countryside and coastal environment?	O	O	O	
	- Will it protect and improve biodiversity?	+	O	O	
	- Will it improve environmental quality in terms of water air and soil quality?	++	O	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	O	++	Option 1 specifically refers to pollution. Under the no plan scenario the issue of pollution is unlikely to be considered in detail. The relevant Local Plan policies seek to reduce pollution through very detailed policies on different types of pollution. Option 1 will ensure that development incorporates infrastructure to serve the development, including recycling facilities. Under the no plan scenario the issue will not be considered, although policy ER1 of the Core Strategy refers to minimising waste and increasing recycling it is not clear how this can be applied at the local planning level. The relevant Local Plan policies do not refer to recycling.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	O	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	-	-	

Health Impact Assessments

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	This objective is not applicable.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	A Health Impact Assessment will promote healthy activities such as walking and cycling. The provision of alternatives will reduce car dependence.
	- Will the levels of sustainable travel increase?	+	O	
	- Will it improve sustainable transport infrastructure and linkages?	+	O	
	- Will it reduce dependence on car travel?	+	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	++	+	The requirement for a Health Impact Assessment will ensure that consideration is given to the effect that the development will have on existing health services. Whilst impacts on infrastructure will be considered as part of all development the Health Impact Assessment will look at impacts on this sector in more detail.

6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	The Assessment will also help to ensure that actual and fear of crime will be reduced by looking at community safety issues.
	- Will actual crime be reduced?	O	O	
	- Will the fear of crime and actual crime be reduced?	+	O	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	This objective is not applicable.
	- Will it enhance the character and attractiveness of the Borough's settlements?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	This objective is not applicable.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	O	Encouraging walking and cycling will help to reduce car travel and subsequently levels of greenhouse gas emissions.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Planning Obligations and the Community Infrastructure Levy

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	

	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	This objective is not applicable.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	O	O	The LDF promotes a reduction in the need to travel and promotion of sustainable travel. However, option 1 will have a more positive impact on sustainable transport infrastructure and linkages as even small scale development will contribute to improvements.
	- Will the levels of sustainable travel increase?	+	+	
	- Will it improve sustainable transport infrastructure and linkages?	+	O	
	- Will it reduce dependence on car travel?	+	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+ +	+	Table 6d makes reference to the need for new schools and health centres. Whilst the planning obligations system is in place to secure funds for these facilities and this has worked well in the past CIL will ensure that even small scale development contributes and that where there is an urgent need for development unrelated development could contribute.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+ +	+	Both options will provide open spaces, however under option 1 more strategic open spaces are likely to be delivered. Additionally, table 6d makes reference to contributions to Essex Police, which will reduce crime.
	- Will actual crime be reduced?	+	O	
	- Will the fear of crime and actual crime be reduced?	+	O	

7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+	?	Table 6d refers to improvements to the historic core. Whilst improvements could be introduced as part of development in the town centre under CIL a greater scale of improvements are likely as small scale developments and development outside of the town centre will contribute to improvements.
	- Will it enhance the character and attractiveness of the Borough's settlements?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	This objective is not applicable.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	I	O	The impact on this objective depends upon implementation.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	I	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

Objectives	Assessment Criteria	Options				General Evaluation
		Opt 1	Opt 2: No plan	Opt 3: Proposals map	Opt 4	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	+	O	+	Under the no plan scenario employment land could be regenerated, although this could be at the expense of employment objectives. Options 1 and 4 will allow the regeneration of a site if there are economic benefits, such as facilitating the retention of an existing business. Options 1 and 4 recognise that an appropriate use in an employment area is one that will provide services for workers, which therefore helps to ensure that workers have good access to their
	- Will it reduce the need for development on greenfield land?	O	O	O	O	
	- Will it provide people with good access to their needs?	+	O	O	+	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	n/a	

	- Will it reduce the risk of flooding?	n/a	n/a	n/a	n/a	needs and helps to deliver mixed use areas.
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	++	-	+	++	Under the no plan scenario employment land is likely to be lost to more profitable land uses, which will fail to achieve a prosperous and sustainable economy. Although policy CE1 of the Core Strategy states that the loss of employment capacity will not normally be supported this is unlikely to be strict enough to justify the retention of employment land. Safeguarding employment sites on the proposals map will ensure their retention, although not every site will be safeguarded, particularly the smaller sites found in rural areas and so there is likely to be some loss of employment land under this option. Options 1 and 4 will ensure that employment land is retained unless there are exceptional circumstances to justify the loss, ensuring that employment land remains in accessible locations. A greater impact on the delivery of employment will occur under option 4 as tourism and recreational facilities are recognised as employment uses. Option 4 will have the most positive effect on the town centre as it recognises that offices should be directed to the town centre, in accordance with PPS6.
	- Will it support the vitality and viability of town centres?	+	-	+	++	
	- Will it provide peoples needs at accessible locations?	++	-	+	++	
	- Will it help sustain the rural economy?	++	-	?	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	-	+	+	The loss of employment land within existing communities will increase the need to travel for employment; therefore the retention of employment land will reduce dependence on car travel.
	- Will the levels of sustainable travel increase?	O	O	O	O	
	- Will it improve sustainable transport infrastructure and linkages?	O	O	O	O	
	- Will it reduce dependence on car travel?	+	-	+	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	O	O	+	Under options 1 and 4 if an employment site is lost planning contributions may be required towards training schemes, which will improve access to education.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will actual crime be reduced?	n/a	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	n/a	
7. To conserve and enhance the townscape	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	n/a	n/a	Option 4 will ensure that proposals for the loss of employment land/sites consider maritime character and protect uses that

character, historic and cultural assets of the Borough.	- Will it enhance the character and attractiveness of the Borough's settlements?	O	O	O	+	contribute to this. The character of the rural areas will be protected through option 4 as this options recognises that not all employment uses will be appropriate in rural areas.
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it enhance the landscape character of the borough?	n/a	n/a	n/a	n/a	This policy is not applicable to this objective.
	-Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	n/a	
	-Will it protect and improve biodiversity?	n/a	n/a	n/a	n/a	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	O	O	+	Options 1 and 4 recognise that one of the instances where employment land could be lost is if the loss would improve residential amenity by removing a polluting industry, so these options could result in a reduction in pollution.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	n/a	n/a	

Community Facilities

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	Opt 3: Retain Local Plan policies (CF1, CF4)	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes	- Will it promote regeneration?	n/a	n/a	n/a	Under the no plan scenario policy SD3 of the Core Strategy would be the principal policy used, this states that community facilities should be located in centres or other accessible locations to maximise community access. The
	Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	

efficient use of land	- Will it provide people with good access to their needs?	+ +	+	+	relevant Local Plan policy states that new community facilities must be provided as part of new development, however it does not specifically refer to accessibility. Option 1 requires the retention of community facilities and is a lot stronger than the relevant Local Plan policies, therefore there will be less chance of losing facilities and more people will be provided with good access to their needs.
	- Will the densities make efficient use of land?	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	n/a	Under the no plan scenario policy SD3 of the Core Strategy would be the principal policy used, this states that community facilities should be located in centres or other accessible locations to maximise community access. The relevant Local Plan policy states that new community facilities must be provided as part of new development, however it does not specifically refer to accessibility. Retaining community facilities is key to supporting the rural economy and needs of the rural population. Under the no plan scenario there is little policy support for the retention of community facilities. The relevant Local Plan policy and draft policy both seek to retain community facilities and the draft policy has criteria which require proposals for change of use to demonstrate that the facility is no longer economically viable, rather than solely relying on the needs test. As the criteria in option 1 are stronger than the criteria in the relevant Local Plan policy there is less chance of losing a facility.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	+ +	+	+	
	- Will it help sustain the rural economy?	+ +	O	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	O	+	The relevant Local Plan policy and option 1 both seek to retain existing community facilities. Retaining community facilities will reduce the need to travel greater distances for such facilities and reduce reliance on the car.
	- Will the levels of sustainable travel increase?	+	O	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	
	- Will it reduce dependence on car travel?	+	O	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+ +	+	+ +	Under the no plan scenario policy SD3 of the Core Strategy would be the principal policy used, this states that community facilities should be located in centres or other accessible locations to maximise community access. The relevant Local Plan policy states that new community facilities must be provided as part of new development, however it does not specifically refer to accessibility. Option 1 does not refer to new community facilities in a lot of detail; however it does ensure the retention of facilities, as does the relevant Local Plan policy, which will provide existing communities with access to community facilities. Option 1 requires the retention of community facilities and is a lot stronger than the relevant Local Plan policies, therefore there will be less chance of losing facilities and more people will be provided with equitable access to community facilities.
6. To create safe and attractive public spaces	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	This policy is not applicable to this objective.

and reduce crime.	- Will actual crime be reduced?	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	n/a	The loss of a community facility could adversely affect the character of an area. Options 1 and 3 both seek to retain community facilities, which will support the character of the Borough's settlements.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	O	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a	If community facilities close people will have to travel further for services and if new facilities are located close to where people live it will reduce the need to travel, which will reduce pollution from transport. Therefore, all options will have a positive impact on air quality.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	+	+	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	+	+	If community facilities close people will have to travel further for services and if new facilities are located close to where people live it will reduce the need to travel, which will reduce pollution from transport. Therefore, all options will have a positive impact on air quality.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	n/a	

Colchester Town Centre Uses

Objectives	Assessment Criteria	Options				General Evaluation
		Opt 1: Local Plan position	Opt 2: Different boundaries	Opt 3: 100% retail	Opt 4: Different proportions of non-retail	
1. To ensure that everyone has the opportunity to live in a	- Will the delivery of affordable housing increase?	+	+	-	+	Under options 1, 2 and 4 levels of housing will increase as these options accept that residential development on upper floors can contribute to the mix of uses within town centres. The town centre
	- Will it deliver the number of houses needed to support the growing population?	+	+	-	+	

decent and affordable home.	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	+	-	+	is highly accessible and high density residential development can be provided. Requiring only retail development in the inner and outer cores will not result in any new residential development.
	- Will it provide good quality and sustainable housing?	O	O	O	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	+	+	++	All options will promote regeneration as they seek to promote the town centre as a key regional retail centre. The most positive impact will occur under option 4, which supports the St Botolphs regeneration programme. There would be a greater positive impact under options 1 and 4. Both options will ensure that a range of uses are considered suitable for the town centre. The boundaries under option 1 have been used by development control officers for many years and have been supported in a number of appeal decisions. Option 3 includes a lower minimum provision of retail units than option 1, which will provide opportunities for regeneration of unused shop fronts. Promoting the town centre, which all options do, will reduce the need for out of centre retail development and thus protect greenfield land. The town centre is highly accessible and under options 1, 2 and 4, which promote a mix of uses people will have good access to their needs. Option 2 suggests different boundaries for the town centre, which may affect accessibility for some people to certain uses. Option 3 proposes refusing all applications for non-retail uses within the town centre; this will reduce accessibility for non-retail uses. Within the town centre a high density will be required, which will make efficient use of land.
	- Will it reduce the need for development on greenfield land?	+	+	+	+	
	- Will it provide people with good access to their needs?	++	+/?	-	++	
	- Will the densities make efficient use of land?	+	+	+	+	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	++	+	+	++	All options will improve the delivery of employment by supporting the retail role of the town centre. Options 1 and 4 will result in the most positive impact on the vitality and viability of the town centre as they propose a mix of uses and uses the established local plan area boundaries. However, over time retail use in the town centre could decrease under option 4 as it proposes lower retail percentage targets than the Local Plan targets. Option 3 will undermine the vitality and viability of the town centre through the loss of a range of uses. The town centre is highly accessible and under options 1, 2 and 4, which promote a mix of uses people will have good access to their needs. Option 2 suggests different boundaries for the town centre, which may affect accessibility for some people to certain uses. Option 3 proposes refusing all applications for non-retail uses within the town centre; this will reduce accessibility to non-retail uses.
	- Will it support the vitality and viability of town centres?	++	+	-	+	
	- Will it provide peoples needs at accessible locations?	++	+	-	+	
	- Will it help sustain the rural economy?	n/a	n/a	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce	- Will it reduce the need to travel?	++	+	-	++	The town centre is highly accessible by a range of sustainable transport modes and under options 1, 2 and 4, which promote a mix of uses people will have good access to their needs and thus
	- Will the levels of sustainable travel increase?	++	+	-	++	

the need to travel.	- Will it improve sustainable transport infrastructure and linkages?	O	O	O	O	the need to travel will be reduced. Option 2 suggests different boundaries for the town centre, which may affect accessibility for some people to certain uses. Option 3 proposes refusing all applications for non-retail uses within the town centre; this will reduce accessibility for non-retail uses.
	- Will it reduce dependence on car travel?	++	+	-	++	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	++	+	-	+	The town centre is highly accessible by a range of sustainable transport modes and under options 1 and 2, which promote a mix of uses people will be provided with equitable access to their needs. Option 2 suggests different boundaries for the town centre, which may affect accessibility for some people to certain uses. Option 3 proposes refusing all applications for non-retail uses within the town centre; this will reduce accessibility for non-retail uses. Under option 4 the PPS6 sequential approach will be applied, which will ensure that town centre uses are directed to the town centre, thus improving accessibility.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	+	+	+	All options seek to promote the vitality and viability of the town centre and this will involve a high quality public realm. The need for attractive public spaces is recognised in policy CE2a of the Core Strategy and the draft policy refers to the importance of design quality. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime; and as a mixed use site the site will be under constant natural surveillance.
	- Will actual crime be reduced?	+	+	+	+	
	- Will the fear of crime and actual crime be reduced?	+	+	+	+	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+	+	+	+	All options will enhance the historic and cultural assets by seeking to regenerate the town centre and contribute to the character of the area.
	- Will it enhance the character and attractiveness of the Borough's settlements?	O	O	O	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a	n/a	This objective is not applicable.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	n/a	
	- Will it protect and improve biodiversity?	+	+	+	+	
	- Will it improve environmental quality in terms of water air and soil quality?	+	+	+	+	
9. To make efficient use of energy and	- Will it reduce pollution and greenhouse gas emissions?	+	+	-	+	The town centre is highly accessible and so promoting the regeneration of the town centre, which all options do, will reduce

resources, and reduce waste and our contribution to climate change.	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	O	O	O	O	the need for development at less accessible locations thereby reducing pollution from transport and greenhouse gas emissions. Although under option 3 people will not be provided with a full range of uses within the town centre and so will need to travel for access to some uses. All options will involve the re-use of land and buildings within the town centre.
	- Will it reduce, reuse and recycling resources and minimise waste?	+	+	+	+	

Local Centres and Individual Shops

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	O	O	Both options will reduce the need for development on greenfield land through application of the sequential test, which directs retail development to town centre sites in the first instance. This approach is set out in PPS6 and so will apply under the no plan option. Both options protect rural district centres and neighbourhood centres, which will provide people with good access to their needs. A more positive impact will occur under option 1 as this sets out a requirement for 50% of units to remain retail and requires new uses to meet the needs of residents within the local neighbourhood.
	- Will it reduce the need for development on greenfield land?	+	+	
	- Will it provide people with good access to their needs?	++	+	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	+	Both options protect rural district centres and neighbourhood centres, which will provide people with good access to their needs and help sustain the rural economy. Under the no plan option policies Ce2b and CE2c of the Core Strategy will be used, which protect shops and services in these centres. A more positive impact will occur under option 1 as this sets out a requirement for 50% of units to remain retail and requires new uses to meet the needs of residents within the local neighbourhood. Option 1 requires retail development proposed outside of retail centres to demonstrate that it will not harm the vitality and viability of retail centres.
	- Will it support the vitality and viability of town centres?	+	O	
	- Will it provide peoples needs at accessible locations?	++	+	
	- Will it help sustain the rural economy?	++	+	
4. To achieve more sustainable travel behaviour and reduce	- Will it reduce the need to travel?	++	+	Rural district centres and neighbourhood centres provide local facilities for people within walking distance of their homes. Their retention, which is required under both options, but to a greater extent option 1, will therefore reduce the need to travel and promote
	- Will the levels of sustainable travel increase?	++	+	

the need to travel.	- Will it improve sustainable transport infrastructure and linkages?	O	O	sustainable travel. Option 1 also requires the retention of a shop outside of a centre, which again allows those living within the vicinity of the shop to access it by sustainable modes of travel.
	- Will it reduce dependence on car travel?	++	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	++	+	Both options protect rural district centres and neighbourhood centres, which will provide people with good access to their needs and help sustain the rural economy. Under the no plan option policies Ce2b and CE2c of the Core Strategy will be used, which protect shops and services in these centres. A more positive impact will occur under option 1 as this sets out a requirement for 50% of units to remain retail and requires new uses to meet the needs of residents within the local neighbourhood.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	This objective is not applicable.
	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	This objective is not applicable.
	- Will it enhance the character and attractiveness of the Borough's settlements?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	This objective is not applicable.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	+	Both options reduce the need to travel and so will reduce pollution and greenhouse gas emissions from transport.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Agricultural Development and Diversification

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	O	Option 1 will result in regeneration within rural areas where farm buildings are no longer needed, however it does accept that new build could be acceptable.
	- Will it reduce the need for development on greenfield land?	-	O	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	O	Option 1 will contribute to the rural economy by helping to sustain agricultural enterprises through the provision of additional, alternative uses. This option will ensure that proposals for new uses are only permitted if they do not harm the existing agricultural enterprise. Under the no plan option the rural economy would not be sustained as either development will be granted for a use that will harm the existing agricultural enterprise or development in the countryside will be refused and so farms will not be able to diversify. The draft policy will improve employment opportunities; however access to the new use is likely to be poor as farms are located in the countryside, away from centres of population.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	-	O	
	- Will it help sustain the rural economy?	+	-	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	O	O	A new use such as a farm shop may reduce the need for those living nearby to travel for retail uses, however the majority of users will use the car as by their nature agricultural holdings are not located in accessible locations.
	- Will the levels of sustainable travel increase?	-	O	
	- Will it improve sustainable transport infrastructure and linkages?	O	O	
	- Will it reduce dependence on car travel?	-	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	O	Equitable access will not be provided to any new use at an agricultural holding as they are located within the countryside, away from centres of population, where accessibility is poor.
6. To create safe and attractive public spaces	- Will attractive and safe public spaces be created?	n/a	n/a	This objective is not applicable.

and reduce crime.	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+	O	Agricultural diversification may help to bring listed buildings or curtilage listed buildings back into use, which will enhance the historic assets of the Borough. Option 1 accepts that new build may be acceptable and that where this is the case it must be well related to existing buildings, which will help to ensure that it is compatible with the character of the area.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	O	Option 1 will protect landscape character by ensuring that uncoordinated development does not take place in rural areas.
	- Will it enhance designated areas of the countryside and coastal environment?	O	O	
	- Will it protect and improve biodiversity?	O	O	
	- Will it improve environmental quality in terms of water air and soil quality?	O	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	O	As accessibility to many agricultural holdings is poor diversification is likely to result in increased levels of pollution and greenhouse gas emissions from transport. Option 1 encourages the re-use of existing buildings.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	O	

Employment Uses in the Countryside

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1: Draft policy	Opt 2: More permissi ve	Opt 3: More restrictiv e	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	

	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	+	-	Options 1 and 2 will allow the re-use of rural buildings, which will promote regeneration; a more restrictive policy will be unlikely to promote regeneration. Option 1 and 3 will reduce the need for development on Greenfield land by only supporting the re-use of existing buildings. If the Council were to be more permissive towards employment uses in rural areas development on Greenfield land will be likely. Option 1 will allow employment development in rural areas; accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, it will provide good access for rural residents to employment opportunities. A more permissive policy is likely to result in the development of inaccessible sites and a more restrictive policy is likely to result in a refusal of applications that are not accessible by a good choice of means of transport.
	- Will it reduce the need for development on greenfield land?	+	-	+	
	- Will it provide people with good access to their needs?	O	-	+	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	++	-	Option 1 will improve the delivery of employment in rural areas, a more permissive policy will have more positive impacts and a restrictive policy is unlikely to significantly increase rural employment opportunities. Option1 will allow employment development in rural areas; accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, it will provide good access for rural residents to employment opportunities. A more permissive policy is likely to result in the development of inaccessible sites and a more restrictive policy is likely to result in a refusal of applications that are not accessible by a good choice of means of transport.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	O	-	+	
	- Will it help sustain the rural economy?	+	++	-	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	I	-	O	Option 1 allows employment development in rural areas; accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, it will provide good access for rural residents to employment opportunities. The impact on this objective will depend upon whether local jobs are provided. A more permissive policy is likely to result in the development of inaccessible sites and a more restrictive policy is likely to result in a refusal of applications that are not accessible by a good choice of means of transport.
	- Will the levels of sustainable travel increase?	I	-	O	
	- Will it improve sustainable transport infrastructure and linkages?	O	O	O	
	- Will it reduce dependence on car travel?	I	-	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	O	-	+	Option 1 allows employment development in rural areas; accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, it will provide good access for rural residents to employment opportunities. A more permissive policy is likely to result in the development of inaccessible sites and a more restrictive policy is likely to result in a refusal of applications that are not accessible by a good choice of means of transport.
6. To create safe and attractive public spaces	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	This policy is not applicable to this objective.

and reduce crime.	- Will actual crime be reduced?	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+	-	O	Farm buildings and their curtilage buildings are often listed buildings. The re-use of vacant buildings will therefore enhance the historic assets of the Borough. However, careful design is needed to ensure that development is sensitive to listed buildings. A more permissive policy is likely to result in negative impacts as design may be compromised in preference to economic benefits. A more restrictive policy is unlikely to enhance listed buildings by restricting development in rural areas. The same considerations are likely to apply to the enhancement of the character and attractiveness of the Borough's settlements.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	-	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	-	+	Option 1 permits the replacement of a rural building only where it will result in a substantial improvement in the landscape and surroundings, which will protect and enhance landscape character. A more restrictive policy will protect landscape by restricting development. A more permissive policy is likely to have a negative impact on landscape character as a greater scale of development is likely. Options 1 and 2 are likely to fail to protect biodiversity as vacant rural buildings are often occupied by bats and barn owls, which are protected species. This is an issue that is likely to be considered in a more restrictive policy. Development in inaccessible locations will increase air pollution through an increase in the use of cars.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	
	- Will it protect and improve biodiversity?	-	-	+	
	- Will it improve environmental quality in terms of water air and soil quality?	O	-	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	I	-	+	Development in inaccessible locations will increase air pollution and greenhouse gas emissions through an increase in the use of cars. All options will involve the re-use of buildings.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	+	+	

Tourism Development

Objectives	Assessment Criteria	Options				General Evaluation
		Opt 1	Opt 2: No plan	Opt 3: Retain Local Plan policies	Opt 4	

				(L19)		
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	O	+	+	A policy promoting tourism uses may result in regeneration in rural areas and option 1 specifically refers to the priority given to the re-use of existing buildings. Under the no plan scenario any proposals outside of existing settlements are likely to be refused based on the general presumption against development in the countryside. The relevant Local Plan policy specifically refers to development in the countryside, which is unlikely to make efficient use of land.
	- Will it reduce the need for development on greenfield land?	O	+	-	O	
	- Will it provide people with good access to their needs?	n/a	n/a	n/a	n/a	
	- Will the densities make efficient use of land?	O	O	-	O	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	O	++	++	Options 1, 3 and 4 encourage tourist development, which will deliver new jobs and help to sustain the rural economy. Option 1 requires proposals to demonstrate that there is a proven need for the facility, which could stifle the amount of jobs generated. Tourism is a town centre use and directing it elsewhere may harm the vitality and viability of the town centre (local plan policy). Option 4 recognises that urban areas are the main focus for large scale tourist development and option 1 recognises that the preferred location for tourism uses is the town centre.
	- Will it support the vitality and viability of town centres?	+	O	-	+	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	n/a	n/a	
	- Will it help sustain the rural economy?	+	O	+	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	O	-	+	Option 1 directs tourist development to the town centre and other suitable locations, which will reduce the need to travel and promote sustainable transport. However, accessibility is not referred to. The relevant Local Plan policy refers to access to the main highway network, but does not refer to sustainable transport and appears to promote development within the countryside. Option 4 recognises that proposals should promote accessibility by a choice of means of transport.
	- Will the levels of sustainable travel increase?	+	O	-	+	
	- Will it improve sustainable transport infrastructure and linkages?	O	O	O	O	
	- Will it reduce dependence on car travel?	+	O	-	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	O	+	+	Options 1, 3 and 4 will both result in a greater provision of facilities, which will support existing communities.
6. To create safe and attractive public spaces	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	n/a	Option 1 gives priority to the re-use of buildings for tourism/leisure use, which could reduce the fear of crime from vandals

and reduce crime.	- Will actual crime be reduced?	O	O	O	O	and squatters.
	- Will the fear of crime and actual crime be reduced?	+	O	O	O	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	I	I	I	I	Tourist development in the historic core could impact on the historic environment; development will need to be sensitively designed to ensure it does not adversely affect the historic environment and character of the area. Options 1 and 4 require development in the rural areas to be compatible with the rural character of the countryside.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	O	O	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	O	O	+	Designated sites such as the SPA/Ramsar sites and the Dedham Vale AONB are likely to be a focus for tourists and extensive development could adversely affect these sites. However, the Council will be surveying and monitoring visitors to international sites and the AONB is managed by a small group (additionally one of the objectives of the AONB is to increase visitor access. Options 1 and 4 recognise that tourist proposals must not cause undue harm to the open nature of the countryside and option 4 refers to designated sites. Tourism facilities have the opportunity to protect and improve biodiversity as this could be part of the visitor attraction. The relevant Local Plan policy protects the coastal protection belt and also states that development will not be permitted if it results in adverse environmental impacts.
	- Will it enhance designated areas of the countryside and coastal environment?	+	O	+	+	
	- Will it protect and improve biodiversity?	?	O	?	+ / ?	
	- Will it improve environmental quality in terms of water air and soil quality?	O	O	O	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	O	-	O	The relevant Local Plan policy will increase pollution as the need to travel will increase. Option 1 encourages the re-use of existing buildings and refers to mitigating potential noise pollution.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	O	O	O	

Flat Conversions

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a	- Will the delivery of affordable housing increase?	O	O	Under both options the conversion of existing buildings to flats will come forward. Option 1 will have a more positive impact on this objective than option 2 as it requires the retention of dwellings less than 110 sqm. This will ensure that smaller family homes remain
	- Will it deliver the number of houses needed to	++	++	

decent and affordable home.	support the growing population?			available within the Borough and that very small flats are less likely to be provided.
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	O	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	The conversion of an existing dwelling into multiple units will reduce the need for development of greenfield land, which will make efficient use of land.
	- Will it reduce the need for development on greenfield land?	+	+	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	+	+	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	This objective is not applicable.
	- Will the levels of sustainable travel increase?	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	O	Option 1 requires proposals for conversion to have regard to the accessibility of the location to shops and services.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	This objective is not applicable.
	- Will actual crime be reduced?	n/a	n/a	

	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	Option 1 requires proposals for flat conversions to not harm the appearance of the building by reason of unsympathetic additions or alterations and not harm the character or amenity of the street frontage. Whilst the need to protect the character of the area will be protected under the no plan option through other policies in this DPD and the Core Strategy option 1 will ensure that issues such as the effect of on-street car parking on the amenity of the street frontage are considered.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	This objective is not applicable.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	O	Whilst under both options provision for refuse storage facilities will be secured; option 1 will ensure that this is a detailed consideration of the acceptability of the scheme. Noise pollution will be considered under option 1.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	++	+	

DP13 – Dwelling Alterations, Extensions and Replacement Dwellings

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1	Opt 2: Specific tolerances	Opt 3: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	

2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	Options 1 and 2 allow development in the countryside, although only householder development will be permitted this is still development in the countryside. However, if development is part of the curtilage of a dwelling it is not classed as greenfield land. In the case of a replacement dwelling and annexe it should be made clear in the policy that development will only be permitted within the curtilage of the dwelling and that development of land outside of the existing dwellings curtilage will not be accepted.
	- Will it reduce the need for development on greenfield land?	-	-	+	
	- Will it provide people with good access to their needs?	n/a	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will the levels of sustainable travel increase?	n/a	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	n/a	This policy is not applicable to this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will actual crime be reduced?	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	n/a	Option 1 will ensure that the character of the area will not be affected by requiring extensions/ replacement dwellings to be compatible with the existing

character, historic and cultural assets of the Borough.	- Will it enhance the character and attractiveness of the Borough's settlements?	++	-	?	dwelling and rural setting. Under option 2 if size tolerances are included in a policy they may be viewed as a general standard, which could lead to significant extension to smaller dwellings within the Borough, to the detriment of their character and the character of the area. Under the no plan option the impact is uncertain, development in the countryside may be refused or without an idea of appropriate policy considerations large scale development may be permitted within the Borough.
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	-	?	Option 1 will ensure that the landscape character of the area will not be affected by requiring extensions/ replacement dwellings to be compatible with the existing dwelling, landscape and rural setting. It will protect the countryside by ensuring that new residential development is not permitted in the countryside and in the case of annexes seeks to utilise existing areas before considering new built development. As with SA objective 7, under option 2 size tolerances may be viewed as a general standard, which could lead to significant extension to smaller dwellings within the Borough, to the detriment of the landscape character and under the no plan option the impact is uncertain, development in the countryside may be refused or without an idea of appropriate policy considerations large scale development may be permitted within the Borough.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	n/a	Replacing a dwelling offers an opportunity to incorporate renewable energy technologies, however this is not considered under options 1 or 2. Making reference to this in the policy would result in a more positive impact. Option 1 seeks the re-use of existing outbuildings before consideration is given to new build as part of an annexe.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	O	O	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	O	O	

Dwelling Standards

Objectives	Assessment Criteria	Options				General Evaluation
		Opt 1	Opt 2: No flexibility in terms of density	Opt 3: Rely on SPD	Opt 4	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	O	O	O	O	Options 1 and 4 will ensure that Lifetime Homes are provided, which will increase the range of housing delivered, and states that daylight should be available to all habitable rooms, which is a sustainable design measure. A more positive impact will occur under option 4, which requires wheelchair units to be secured by
	- Will it deliver the number of houses needed to support the growing population?	O	O	O	O	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	O	?	++	

	- Will it provide good quality and sustainable housing?	+	O	?	+	section 106 agreements according to need. Option 3 may incorporate these issues in an SPD, however unless it is stated in a policy that forms part of the statutory development plan it is unlikely to be enforced.
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	n/a	Density can sometimes lead to poor design but the criteria contained within the options 1 and 4, together with relevant design policies, will ensure that development can make efficient use of land and achieve good design. Option 2, which offers no flexibility in terms of density, will ensure that high density development is delivered, which will make efficient use of land, but have other adverse effects. Option 3 may incorporate density issues in an SPD, however unless it is stated in a policy that forms part of the statutory development plan it is unlikely to be enforced.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	n/a	n/a	
	- Will the densities make efficient use of land?	++	++	?	++	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	O	?	+	Good design, which options 1 and 4 promotes will improve the quality of life of the Borough's residents and make an area more attractive, which is a catalyst for more economic development.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	n/a	n/a	The provision of areas for bicycle storage, which options 1 and 4 require, will help to promote sustainable transport.
	- Will the levels of sustainable travel increase?	+	O	?	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	O	?	+	Options 1 and 4 will ensure that Lifetime homes, which are adaptable for the needs of different sectors of the community, are provided.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	-	?	++	If the density standards are strictly applied it may reduce the amount of open space that can be delivered on a site. Options 1 and 4 recognise that good design will include open spaces and dwellings must avoid overlooking. Avoiding overlooking will reduce peoples fear of crime, however if areas are overlooked, whilst recognised as being detrimental to residential amenity it may actually reduce crime. However, notwithstanding it is widely acknowledged that open spaces and well maintained areas reduce both the fear and incidence of crime.
	- Will actual crime be reduced?	+	O	?	+	
	- Will the fear of crime and actual crime be reduced?	+	O	?	+	

7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	n/a	n/a	Options 1 and 4 will enhance the character and attractiveness of the area by creating attractive and functional new development. Option 2, which strictly applies the density standards, may adversely affect the character and attractiveness of the area as the density standards will not always be appropriate in every location, particularly within the villages and on the edge of settlements.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	-	?	++	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	n/a	n/a	Options 1 and 4 will result in a bin and recycling storage area for each dwelling, which will increase rates of recycling.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	O	?	+	

Historic Environment Assets

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1: Draft policy	Opt 2: Detailed policies	Opt 3: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	O	?	O	Historic features can promote regeneration, for example the renovation of a listed building at risk or a vacant plot in a conservation area, however none of the options recognises the role that the historic environment can play in regeneration.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	n/a	

	- Will the densities make efficient use of land?	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	I	O	Option 1 will preserve and enhance the historic environment. Colchester's town centre is a historic area and its preservation will support the vitality of the town centre, which in turn will support the economy. Additionally the protection of historic features may increase their role in tourism in the rural areas. The impact of detailed policies will depend upon the wording of the policies; they could be very strict and stifle development proposals that affect listed buildings and conservation areas.
	- Will it support the vitality and viability of town centres?	+	I	O	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	n/a	
	- Will it help sustain the rural economy?	+	I	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will the levels of sustainable travel increase?	n/a	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	I	O	Option 1 will give support to the provision of creative and accessible interpretation of heritage assets, which should help to improve access to the historic environment. The impact of detailed policies will depend upon the wording of the policies.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will actual crime be reduced?	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	++	++	+	Options 1 and 2 will ensure that the historic and cultural assets of the Borough are protected and enhanced, which will protect and enhance the character and attractiveness of the Borough's settlements. Although the protection of the historic environment is a statutory requirement the historic environment is unlikely to be enhanced under the no plan scenario and non statutorily protected buildings and areas will not be protected.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	++	+	
8. To conserve and enhance the natural	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a	This policy is not applicable to this objective.

environment, natural resources and the biodiversity of the Borough.	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	n/a	All options seek to protect and enhance the character of conservation areas and listed buildings, proposals for renewable energy technologies in such areas are unlikely to be viewed favourably. Although under option 2 the detailed policies may state the circumstances when renewable energy technologies are acceptable. Options 1 and 2 will preserve existing (listed) buildings, which will reduce the need for new build.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	-	I	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	+	O	

Retention of Open Space and Indoor Sports Facilities

	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	Option 1 will safeguard open space, which is greenfield land; under the no plan option this resource may be lost as the development of open spaces within existing communities may be favoured over development on the edge of settlements. The retention of open space will provide people with good access to their needs for open space and open space acts as an area of water storage during intense rainfall, which reduces the risk of flooding.
	- Will it reduce the need for development on greenfield land?	+	-	
	- Will it provide people with good access to their needs?	+	-	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	+	-	
3. To achieve a prosperous and sustainable economy and improve the vitality	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	The protection of existing open space will help to support the vitality of the town centre by ensuring that areas of open space, which may attract people to the town centre area, are protected. It will also ensure that communities are provided with good access to open space and recreational facilities. Without a policy protecting open spaces and recreational
	- Will it support the vitality and viability of town centres?	+	O	

of town centres	- Will it provide peoples needs at accessible locations?	+	-	facilities they are likely to be lost to higher value land uses and so users will need to travel further for the facility.
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	-	Retaining open space and recreational facilities will reduce the need for people to travel to for recreational facilities; both formal and informal. If the loss of open space and recreational facilities are accepted under option 1 alternative and improved provision must be provided. However, no reference is made to alternative facilities within walking distance of the existing facility. Without a policy protecting open spaces and recreational facilities they are likely to be lost to higher value land uses.
	- Will the levels of sustainable travel increase?	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	-	Retaining open space and recreational facilities will provide equitable access to recreational needs. Option 1 requires the provision of alternative and improved open space and recreational facilities if loss is accepted, however, it should be made clear that alternative provision must be located in an accessible location and within walking distance of the existing facility. Without a policy protecting open spaces and recreational facilities they are likely to be lost to higher value land uses.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	-	Option 1 will ensure that development is not permitted if it would result in the loss of open space. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. Without a policy protecting open spaces and recreational facilities they are likely to be lost to higher value land uses.
	- Will actual crime be reduced?	+	-	
	- Will the fear of crime and actual crime be reduced?	+	-	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	Option 1 protects areas that are important for amenity value and contribute to the character of the area. Under this option even small, unallocated sites that contribute to the character of the area will be protected.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	-	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	Existing open space may have a high biodiversity value and so its retention will protect biodiversity, although biodiversity is not referred to in option 1. Additionally, open space acts as a source of water storage during times of flooding, can act as a carbon store and will reduce the amount of built development (therefore improving soil quality).
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	+	-	
	- Will it improve environmental quality in terms of water air and soil quality?	++	-	
9. To make efficient use of energy and	- Will it reduce pollution and greenhouse gas emissions?	+	-	Retaining open space and recreational facilities will reduce the need for people to travel further for informal recreation, which should reduce the amount of car trips and

resources, and reduce waste and our contribution to climate change.	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	greenhouse gas emissions/ pollution from vehicles. Without a policy protecting open spaces and recreational facilities they are likely to be lost to higher value land uses.
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Private Amenity Space and Open Space provision for New Residential Development

Objectives	Assessment Criteria	Options				General Evaluation
		Opt 1	Opt 2: No plan	Opt 3: SPD	Opt 4	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	n/a	Options 1 and 4 will ensure appropriate levels of private amenity space and local/ strategic open space, which will provide people with good access to their needs for informal recreation. Under the no plan option lower levels of private amenity space and open space will be provided. The impact of option 3 is uncertain as it depends on the standards in the SPD and whether they can be enforced. Open space will be provided under the options 1 and 4, which can act as a source of water storage during times of heavy rainfall, thus reducing the risk of flooding. Option 4 will allow densities to make efficient use of land by accepting a lower provision of private amenity space in highly accessible sites, which could provide in the region of 75 dwellings per hectare.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	+	-	?	+	
	- Will the densities make efficient use of land?	O	O	O	++	
	- Will it reduce the risk of flooding?	+	O	?	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	n/a	n/a	Options 1 and 4 will ensure appropriate levels of private amenity space and local/ strategic open space, which will provide people with good access to their needs for informal recreation. Under the no plan option lower levels of private amenity space and open space will be provided. The impact of option 3 is uncertain.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	+	-	?	+	
	- Will it help sustain the rural economy?	n/a	n/a	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce	- Will it reduce the need to travel?	O	O	?	+	Option 1 will ensure that green links and schemes that promote walking and cycling will be encouraged, which will increase levels of sustainable transport infrastructure and reduce car dependence.
	- Will the levels of sustainable travel increase?	+	O	?	+	

the need to travel.	- Will it improve sustainable transport infrastructure and linkages?	+	O	?	O	Option 4 will maximise development in accessible locations; reducing the need to travel. Furthermore under options 1 and 4 the provision of open space as part of the site or within the locality will reduce the need for informal recreation. The no plan option will have no impact on this objective and the SPD option is uncertain.
	- Will it reduce dependence on car travel?	+	O	?	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	-	?	+	Options 1 and 4 will ensure appropriate levels of private amenity space and local/ strategic open space, which will provide people with good access to their needs for informal recreation. Under the no plan option lower levels of private amenity space and open space will be provided. The impact of option 3 is uncertain.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	-	+	++	Private amenity spaces and strategic open space will be created as part of all new development under options 1 and 4. Open space will also be created indirectly from small scale developments through the provision of a financial contribution towards strategic open space in the locality. Under the no plan option open space is unlikely to be provided for small scale developments. Under option 3 open space will be created, however if the standards are not set out in the statutory development plan the levels of open space provided are likely to be less. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced.
	- Will actual crime be reduced?	+	-	+	+	
	- Will the fear of crime and actual crime be reduced?	+	-	+	+	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	n/a	n/a	Open spaces enhance the character and attractiveness of the Borough's settlements and so options 1, 3 and 4, which will provide open space will have a positive impact on this objective.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	O	+	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a		The provision of open space provides a valuable area for wildlife, acts as a source of water storage during times of flooding, can act as a carbon store and will reduce the amount of built development (therefore improving soil quality).
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a		
	- Will it protect and improve biodiversity?	+	O	+	+	
	- Will it improve environmental quality in terms of water air and soil quality?	+	O	+	+	
9. To make efficient use of energy and resources, and reduce waste and our	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	n/a	n/a	This objective is not applicable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	n/a	n/a	

contribution to climate change.	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	n/a	n/a	
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Accessibility and Access

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	Option 1 will ensure that the access needs of the population are met by requiring development to make provision for sustainable modes of transport.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	+ +	+	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+ +	+	Option 1 will support the objective of achieving more sustainable travel behaviour and reducing the need to travel by ensuring that development makes provision for pedestrians, cyclists, public transport users and includes measures that reduce private vehicle dependency. Whilst sustainable travel will be promoted under the no plan option by the many other relevant policies in this DPD and the Core Strategy this policy requires Travel Plans and/or Transport Assessments, which will have to set out how sustainable modes of travel are being promoted. This will ensure that sustainable transport infrastructure and linkages are provided as part of new development.
	- Will the levels of sustainable travel increase?	+ +	+	
	- Will it improve sustainable transport infrastructure and linkages?	+ +	+	
	- Will it reduce dependence on car travel?	+ +	+	

5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	+	Option 1 will ensure that the access needs of the population are met by requiring development to make provision for sustainable modes of transport.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	This objective is not applicable.
	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	This objective is not applicable.
	- Will it enhance the character and attractiveness of the Borough's settlements?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	Air quality will improve through the reduction in the use of the car, which will come about as part of sustainable travel.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	+	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	+	Pollution and greenhouse gas emissions from transport will reduce through sustainable travel and will reduce car dependence.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Transport Infrastructure Proposals

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2: No plan	
1. To ensure that	- Will the delivery of affordable housing increase?	n/a	n/a	This objective is not applicable.

everyone has the opportunity to live in a decent and affordable home.	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	O	The provision of a park and ride in East Colchester will contribute to the regeneration of this area. Option 1 will require proposals for transport infrastructure to provide a business case justification; this will help to ensure the longevity of the proposal and thereby reduce short term proposals impacting on greenfield land.
	- Will it reduce the need for development on greenfield land?	+	O	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	Under both options park and ride schemes will come forward in north Colchester and elsewhere. Park and ride will help to ease congestion and improve access to the town centre, increasing its vitality and viability.
	- Will it support the vitality and viability of town centres?	+	+	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	++	+	Whilst sustainable travel will be promoted through other policies in this DPD and the Core Strategy option 1 will ensure that the LDF includes a policy to judge applications for transport infrastructure proposals.
	- Will the levels of sustainable travel increase?	++	+	
	- Will it improve sustainable transport infrastructure and linkages?	++	+	
	- Will it reduce dependence on car travel?	++	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	++	+	Both options will enhance connectivity.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	This objective is not applicable.
	- Will actual crime be reduced?	n/a	n/a	

	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	This objective is not applicable.
	- Will it enhance the character and attractiveness of the Borough's settlements?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	This objective is not applicable.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	This objective is not applicable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Parking Standards

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes	- Will it promote regeneration?	n/a	n/a	Option 1 will help to ensure that densities make efficient use of land by accepting that in town centres these standards may not be necessary.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	

efficient use of land	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	+	O	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	O	O	Experience has shown that reducing the amount of car parking spaces does not decrease the amount of cars and so a policy on vehicle parking standards is unlikely to have an impact on levels of sustainable travel. However, the policy should require space to be made available as part of all development for the storage of bicycles, which will help to promote sustainable travel.
	- Will the levels of sustainable travel increase?	O	O	
	- Will it improve sustainable transport infrastructure and linkages?	O	O	
	- Will it reduce dependence on car travel?	O	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	This objective is not applicable.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	This objective is not applicable.
	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	Option 1 specifies minimum levels of parking, which will reduce on-street parking and thus improve the quality of the public realm. On-street parking looks cluttered and its absence will improve the attractiveness of an area.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	O	
8. To conserve and enhance the natural	- Will it enhance the landscape character of the borough?	n/a	n/a	Experience has shown that reducing the amount of car parking spaces does not decrease the amount of cars and so a policy on vehicle parking standards is unlikely to have an

environment, natural resources and the biodiversity of the Borough.	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	impact on levels of sustainable travel and subsequently a reduction in air pollution from transport.
	- Will it protect and improve biodiversity?	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	O	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	O	O	Experience has shown that reducing the amount of car parking spaces does not decrease the amount of cars and so a policy on vehicle parking standards is unlikely to have an impact on levels of sustainable travel and subsequently a reduction in air pollution and greenhouse gas emissions from transport.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Flood Risk and Management of Surface Water Drainage

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1	Opt 2: No plan	Opt. 3	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	Under the no plan option the risk of flooding will be reduced as policy ENV1 of the Core Strategy refers to directing development away from flood risk areas. However, options 1 and 3 provide more detail on flood risk than policy ENV1 and will ensure that the sequential test is applied, the recommendations of the Strategic Flood Risk Assessment are met and flood defence and flood mitigation measures are implemented. Importantly option 1 requires a Local Drainage Plan to be submitted where flood risk is known to be a problem, which will protect those areas at risk of flooding which are not designated as medium or high flood risk and option 3 requires all development to incorporate SuDS.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	++	+	++	
3. To achieve a prosperous and sustainable economy and improve the vitality	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	

of town centres	- Will it provide peoples needs at accessible locations?	n/a	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	n/a	This objective is not applicable.
	- Will the levels of sustainable travel increase?	n/a	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	n/a	This objective is not applicable.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	This objective is not applicable.
	- Will actual crime be reduced?	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the District.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	n/a	This objective is not applicable.
	- Will it enhance the character and attractiveness of the Borough's settlements?	n/a	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the District.	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a	Option 3 will indirectly help to protect designated sites by directing development to locations where adequate water levels already exist without adversely affecting the environment. Options 1 and 3 will improve environmental quality by reducing the risk of flooding. Policy ENV1 of the Core Strategy, which will be considered under the no plan option will ensure that environmental quality is improved under the no plan option, although this will be to a lesser extent. The most positive impact will occur under option 3, which required SuDS as part of all development.
	- Will it enhance designated areas of the countryside and coastal environment?	O	O	+	
	- Will it protect and improve biodiversity?	n/a	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	++	+	++	
9. To make efficient use of energy and	- Will it reduce pollution and greenhouse gas emissions?	+	+	++	Option 3 will reduce groundwater pollution by requiring SuDS as part of all new development, not just development within flood zones 1 and 2. This option will

resources, and reduce waste and our contribution to climate change.	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	n/a	also reduce water consumption by requiring water conservation measures to be incorporated into development. Whilst water conservation measures will come forward under the no plan option through the implementation of the code for sustainable homes a more positive impact will occur under option 3, which may require development to exceed code standards.
	- Will it reduce, reuse and recycling resources and minimise waste?	O	+	++	

Nature Conservation and Protected Lanes

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	This objective is not applicable.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce	- Will it reduce the need to travel?	n/a	n/a	This objective is not applicable.
	- Will the levels of sustainable travel increase?	n/a	n/a	

the need to travel.	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	This objective is not applicable.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	+	Both options will result in the protection and enhancement of nature conservation sites, which will increase the amount and attractiveness of public spaces (under the no plan scenario policy ENV1 of the Core Strategy will be looked at in the first instance).
	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	Both options promote the enhancement of nature conservation interests, which will enhance the attractiveness of the Borough's settlements. There will be a more positive impact under option 1 as it is more detailed than policy ENV1 of the Core Strategy and refers to the enhancement of priority species and habitats identified in the Essex Biodiversity Action Plan.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	+	Both options will enhance landscape character by protecting and enhancing nature conservation sites and will ensure the protection of designated areas of the countryside and coastal environment. Biodiversity will be protected and to a greater extent under option 1 as the Essex Biodiversity Action Plan is referred to, which will ensure that the most important species and habitats are protected and enhanced. As part of the protection and enhancement of natural environments environmental quality will be improved. Although option 1 does not refer to international sites (Special Protection Areas, Special Areas of Conservation and Ramsar Sites) policy ENV1 of the Core Strategy draws special attention to these sites and refers to their statutory protection and the work the Council has completed as part of the appropriate assessment. It is therefore considered that international sites will be protected, without reference in a DC policy.
	- Will it enhance designated areas of the countryside and coastal environment?	++	++	
	- Will it protect and improve biodiversity?	++	+	
	- Will it improve environmental quality in terms of water air and soil quality?	+	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	This objective is not applicable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Dedham Vale Area of Outstanding Natural Beauty

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	This objective is not applicable.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	Option 1 will help to sustain the rural economy through its recognition of the economic objectives of the Dedham Vale AONB.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	+	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	This objective is not applicable.
	- Will the levels of sustainable travel increase?	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	This objective is not applicable.
6. To create safe and attractive public spaces	- Will attractive and safe public spaces be created?	n/a	n/a	This objective is not applicable.

and reduce crime.	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+ +	+	Dedham Vale AONB is statutorily protected and so under the no plan option it will be protected, although under option 1 greater protection will be afforded to the AONB; including areas outside of the AONB.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+ +	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+ +	+	Dedham Vale AONB is statutorily protected and so under the no plan option it will be protected, although under option 1 greater protection will be afforded to the AONB. Through the protection of the landscape biodiversity will also be protected. Option 1 requires existing development to mitigate adverse impacts as part of new development proposals, which will further enhance the landscape and environmental quality.
	- Will it enhance designated areas of the countryside and coastal environment?	+ +	+	
	- Will it protect and improve biodiversity?	+	+	
	- Will it improve environmental quality in terms of water air and soil quality?	+ +	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	This objective is not applicable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Coastal Areas

Objectives	Assessment Criteria	Options				General Evaluation
		Opt 1	Opt 2: No plan	Opt 3: More restricti ve policy	Opt. 4	
1. To ensure that everyone has the opportunity to live in a decent and affordable	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the	n/a	n/a	n/a	n/a	

home.	diverse needs of the Borough?					
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	n/a	This objective is not applicable.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	n/a	n/a	Options 1 and 4 will ensure that development is not permitted that will affect maritime users, which will help to sustain the rural economy. Under the no plan option there will be no impact on the rural economy and under a more restrictive policy there is likely to be a negative impact as no development will be allowed, which could include no appropriate development that would help to sustain the rural economy. Option 4 will have the most positive impact under this objective as the yachting, fishing and boating centre of Coast Road, West Mersea will be protected.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	n/a	n/a	
	- Will it help sustain the rural economy?	+	O	-	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	n/a	n/a	This objective is not applicable.
	- Will the levels of sustainable travel increase?	n/a	n/a	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	n/a	n/a	This objective is not applicable.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	n/a	This objective is not applicable.
	- Will actual crime be reduced?	n/a	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	n/a	

7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	++	O	?	++	Options 1 and 4 will protect the cultural heritage of coastal areas and the character and attractiveness of the Borough's settlements. Under the no plan option the character and attractiveness of the Borough's settlements will be protected, although the cultural heritage of the coast may not be protected (e.g. distinctive coastal buildings that are not listed). The impact under a more restrictive policy is uncertain; there could be a negative impact on the cultural heritage of the Borough as development could potentially improve the cultural heritage, i.e. enabling development, and a more restrictive policy would restrict all new development at the coast. Option 4 will result in the most positive impact on the historic environment as it requires the enhancement of the West Mersea Waterside Conservation Area.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	+	++	++	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	++	+	++	++	The landscape character of the Borough will be protected under all options, although under the no plan scenario there will be a less positive impact as the unique landscape character of the coast may not be fully protected. Under all options designated areas of the coast will be protected. Protecting the undeveloped coast from development will protect biodiversity and improve environmental quality.
	- Will it enhance designated areas of the countryside and coastal environment?	++	++	++	++	
	- Will it protect and improve biodiversity?	+	+	+	+	
	- Will it improve environmental quality in terms of water air and soil quality?	+	+	+	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	n/a	n/a	This objective is not applicable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	n/a	n/a	

Equestrian Activities

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	

2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	This objective is not applicable.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	Option 1 gives support to equestrian activities in certain circumstances, which will help to sustain the rural economy. Under the no plan option support may not be given for equestrian facilities that involve built development in the countryside.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	+	? / -	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	This objective is not applicable.
	- Will the levels of sustainable travel increase?	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	This objective is not applicable.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	This objective is not applicable.
	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	Option 1 will ensure that planning permission is not granted for equestrian activities if it would result in intensification of buildings in the countryside, particularly in an urban fringe

character, historic and cultural assets of the Borough.	- Will it enhance the character and attractiveness of the Borough's settlements?	+	O	location, which will protect the unique character and pattern of the Borough's settlements.
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	O	Option 1 will ensure that proposals for equestrian activities do not affect the landscape and character of the countryside by requiring development to be in scale and in keeping with the location and surroundings.
	- Will it enhance designated areas of the countryside and coastal environment?	+	O	
	- Will it protect and improve biodiversity?	O	O	
	- Will it improve environmental quality in terms of water air and soil quality?	O	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	This objective is not applicable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Renewable Energy

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1	Opt 2: No plan	Opt. 3	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This objective is not applicable.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	This objective is not applicable.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	

3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	n/a	This objective is not applicable.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	n/a	This objective is not applicable.
	- Will the levels of sustainable travel increase?	n/a	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	n/a	This objective is not applicable.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	This objective is not applicable.
	- Will actual crime be reduced?	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+	O	+	Whilst renewable energy schemes are unlikely to enhance the historic environment and character of the Borough's settlements options 1 and 3 will ensure that historic assets are protected and proposals for renewable energy schemes that would affect either of these will not be supported.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	O	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	O	+	Options 1 and 3 will ensure that the landscape character and nature conservation interests of the Borough are protected as renewable energy schemes will not be supported if they have an adverse impact on the landscape (option 1) or designated sites (option 3), which includes the undeveloped coast and areas of open countryside.
	- Will it enhance designated areas of the countryside and coastal environment?	+	O	+	
	- Will it protect and improve biodiversity?	+	O	+	

	- Will it improve environmental quality in terms of water air and soil quality?	O	O	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	++	+	++	Option 1 sets out criteria to be used to determine planning applications for renewable energy schemes, which will result in an increase in renewable energy production, which will reduce greenhouse gas emissions. However, these criteria are repeated in other policies (e.g. protection of nature conservation interests). Option 3 is more detailed than option 1 and clearly sets out the Council's approach to dealing with renewable energy schemes. Although renewable energy schemes are likely under the no plan option without a policy in place setting out the criteria to use to determine planning applications there may be some uncertainty, which could hinder development.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	+	++	
	- Will it reduce, reuse and recycling resources and minimise waste?	O	O	O	

