



Local Development Framework

# Development Policies Issues and Options



# LOCAL DEVELOPMENT FRAMEWORK

## DEVELOPMENT POLICIES ISSUES AND OPTIONS

	PAGE NUMBER
1. FOREWORD	3
2. THE DEVELOPMENT POLICIES DPD	6
3. LIST OF ALL DEVELOPMENT POLICIES ISSUES AND OPTIONS	8
4. EXPLANATION OF PROPOSED POLICIES AND QUESTIONS FOR YOUR RESPONSE	
A. SUSTAINABLE DEVELOPMENT	13
B. EMPLOYMENT	19
C. HOUSING	21
D. URBAN RENAISSANCE	27
E. PUBLIC REALM	31
F. ACCESSIBILITY AND TRANSPORTATION	34
G. NATURAL ENVIRONMENT AND RURAL COMMUNITIES	41
H. RENEWABLE ENERGY AND SUSTAINABLE CONSTRUCTION	45
I. GENERAL	49
APPENDIX A – GLOSSARY	50
APPENDIX B – REFERENCES	54

# Survey Information

The survey form to accompany this paper can be found at the back of this document. Please fill out and send in these forms to the Freepost address provided on the back page, or alternatively, electronic versions can be found on our website [www.colchester.gov.uk](http://www.colchester.gov.uk)

## Foreword

**1.1** The Planning and Compulsory Purchase Act 2004 brought in a new system of development planning that covers a wide range of spatial issues that contribute towards sustainable communities. Colchester Borough Council accordingly now needs to replace the old Local Plan with a new-style Local Development Framework of plans and policies, with a Core Strategy at its heart. The following Issues and Options report is intended to promote debate on the detailed development policies needed to support the overarching strategic policies for the future development of Colchester to 2021, contained in the Core Strategy and the related Community Strategy. These documents, and all the council documents referred to below, are available on the Council website – [www.colchester.gov.uk](http://www.colchester.gov.uk)

**1.2 Core Strategy** The Council has progressed the Core Strategy to the stage of submitting a final version to Government. Until the Core Strategy is adopted at the end of 2008, the saved policies in the Local Plan will remain in effect. The process of developing the Core Strategy has involved thorough and ongoing public consultation with public views sought at all stages, including an initial Issues and Options stage, a Preferred Options stage and an additional Amendment stage. The Core Strategy is accordingly considered to provide an accurate distillation of shared goals for the future of the Borough alongside reflecting national and regional planning guidance. Development Plan policies will need to be aligned with the following Core Strategy objectives:

### **Sustainable Development**

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- Focus new development at sustainable locations to support existing communities, local businesses, sustainable transport and to protect greenfield land.
- Provide the necessary infrastructure and facilities to support new and existing communities.
- Minimise the Borough's greenhouse gas emissions and respond to the effects of climate change.

### **Centres and Employment**

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- Create a prestigious regional centre and a vibrant network of district and local centres that stimulate economic activity and provide residents' needs at highly accessible locations.
- Facilitate the provision of quality jobs to support the prosperity of our growing community.

### **Housing**

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- Provide decent and affordable housing at accessible locations to accommodate our growing community.
- Provide a range of housing options to meet the diverse needs of the whole community.

### **Community Facilities**

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- Provide excellent and accessible health, education, culture and leisure facilities to meet the needs of Colchester's growing community.
- Promote active and healthy lifestyles and strive for excellence in education and culture.

### **Urban Renaissance**

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- Revitalise rundown areas and create new inclusive high quality and sustainable communities.
- Promote high quality design and sustain Colchester's historic buildings and features.

### **Public Realm**

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- Improve streetscapes, open spaces and strategic green links to provide attractive and accessible spaces for residents to live, work, shop and relax.

### **Accessibility and Transportation**

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- Focus development at accessible locations which support public transport, walking and cycling and reduce the need to travel.
- Develop Colchester as a Regional Transport Node, improving transport connections and gateways within the Borough and to the wider region.
- Provide excellent public transportation, walking and cycling connections between centres, communities and their needs.

- Improve the strategic road network and manage traffic and parking demand.

## Natural Environment and Rural Communities

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- Protect Colchester's natural environment, countryside and coastline.
- Support appropriate local employment and housing development in villages and rural communities.

## Energy, Resources, Recycling and Waste

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- Encouraging renewable energy and the efficient use of scarce resources.
- Reduce, reuse and recycle waste.

The following consultation on issues and options for more detailed development policies is therefore largely framed by this context. There are, however, still many important issues to decide on the nature of development policies, including the nature of the criteria to be set, the precise form policies take, the mechanisms for ensuring delivery and monitoring, and the extent to which issues can be addressed by other national, regional and local policies.

**1.3 Site Allocations DPD** In parallel with consultation on this Development Policies Issues and Options report, the Council is also seeking views on issues and options for site-specific allocations to be included in the Site Allocations DPD. The Site Allocations DPD will designate specific locations for new development in line with the broad locations for growth identified in the Core Strategy.

**1.4 Sustainability Appraisal** At the same time as the main LDF documents are prepared, separate Sustainability Appraisals are being undertaken for both reports. The Sustainability Appraisals will evaluate the sustainability of the choices considered and the options preferred at each stage.

## 2. The Development Policies DPD

### The role and format of this DPD

**2.1** The Development Policies DPD will be a statutory document providing a set of policies that will guide development and provide the basis for determining development applications. The role and format of this document reflects Government guidelines as set out in Planning Policy Statement (PPS)12: Local Development Frameworks and related guidance. The new LDF framework is intended to provide a much more positive approach for enabling and controlling new development than the old Local Plan process. The guidance suggests that while detailed development policies can be provided in a variety of ways, they should share the following characteristics:

- They should be in conformity with the Core Strategy policies they support, and should be amended as necessary to reflect any changes in the Core Strategy. Policy wording should stress positive objectives flowing from the wide range of Core Strategy spatial policies.
- Policies should be limited in number - this Issues and Options report proposes 31 initial topics where policies could be developed, in comparison with the 164 policies contained in the Local Plan.
- Policies should set out the criteria against which planning applications should be considered. PPS12 states: "local planning authorities should avoid producing a compendium of use-related development control policies which can be repetitive and quickly become out-of-date. The focus, instead, should be on topic-related policies such as protecting residential amenity; protecting landscape and natural resources; nature conservation; addressing accessibility; highway and transport issues; protecting vitality and viability; and addressing visual impact etc."
- DPD policies should reflect but not duplicate policies contained in regional, national and European legislation.
- A partnership approach to the delivery of the objectives should be highlighted, with the local authority identifying the key agencies and groups needed to bring about key projects and goals.

Consultation on the Development Policies DPD follows the comprehensive and inclusive approach to engage public debate identified in the authority's 'Statement of Community Involvement', which describes the consultation process for all documents within the Local Development Framework.

### Issues and Options

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**2.2** The purpose of the Issues and Options stage is to explore how the general principles set out in the Core Strategy can be fleshed out to provide sufficient detail to guide specific development and projects. Questions are posed on the development issues that could be addressed and in what way they should be addressed. No detailed wording is presented at this stage, rather the idea is to gather views on the direction of policy and the level of detail needed to ensure that policies address local needs while avoiding the repetition of national/regional policy.

**2.3** A particular issue for the precise form of many development issues is whether they are controlled through Development Policies or a separate Supplementary Planning Document (SPD). A Supplementary Planning Document is best suited to issues that need a detailed level of guidance. Additionally, as stand alone documents alongside the overall Local Development Framework, they can be reviewed quickly to reflect changing technology and/or national policy. Although they do not have the status of being formally part of the development plan, they can still be regarded as a material consideration in determining planning applications. Colchester's recently prepared Sustainable Construction SPD is a good example of an area where both technology and policy are evolving quickly and where it is helpful to provide

greater explanation and supporting advice than can be included in a short policy.

- 2.4 Some issues, such as providing new infrastructure, are relevant to the Site Allocations DPD Issues and Options Report as well, so comments on both documents would be appropriate to ensure that all aspects of the issues are covered.
- 2.5 The format that follows is based on identifying the possible areas for development policies that would be needed to implement each of the Core Strategy policies. This is summarised in the following tables. Key issues and alternatives are identified for each possible policy, including the links to relevant national/regional policies and particular local concerns and delivery issues. Questions are then raised for each policy which can be used as a starting point for comment. The final question provides you with the opportunity to highlight any issues that you feel have been neglected or not addressed appropriately.

## **What Happens Next**

The Council will analyse all your responses to the issues and options. We will then refine our views and publish the Preferred Options for development policies. There will be further consultation on whether these proposed policies are appropriate before the Council formally submits the document to the Secretary of State. There will then be a final opportunity to make representations before a Government-appointed Planning Inspector carries out an independent examination into the soundness of the submitted document.

### 3. List of all Development Policies Issues and Options

SUSTAINABLE DEVELOPMENT		
CORE POLICY	PROPOSED DP	PROPOSED DP POLICY INTENT
SD1: Sustainable Development Locations	DP SD1: General criteria covering the impact of development on its surrounding area	To ensure the protection and enhancement of amenity
SD2: Delivering Facilities and Infrastructure	DP SD2: Criteria for planning gain charges	To ensure developers contribute to the wider social and environmental impacts of their development while having regard to financial viability issues
SD3: Community Facilities	DP SD3: Criteria for protecting existing community facilities	To protect and enhance existing community facilities, while balancing community needs against financial viability
	DP SD4: Criteria for the provision of new community facilities <ul style="list-style-type: none"> <li>• accessibility</li> <li>• scale and integration with other facilities</li> </ul>	To ensure that new community facilities provided as part of new development addresses community needs and are located to maximise accessibility and integration with other facilities
	DP SD5: Criteria for assessment of the impact of new development on existing facilities and requirements for contributing to their enhancement, including a requirement to carry out Health Impact Assessments for large developments	To ensure that the impact of new development on community well-being is adequately assessed and that existing community facilities can be expanded to meet both the needs of existing communities and new development



## CENTRES AND EMPLOYMENT POLICIES

CORE POLICY	PROPOSED DP	PROPOSED DP POLICY INTENT
CE1: Centres and Employment Hierarchy CE2: Mixed Use Centres CE2a: Town Centre CE2b: District Centres CE2c: Local Centres CE3: Employment Zones	DP CE1: Criteria for indicative mix of uses for each centre, including preferred locations for office, retail, tourism and general employment uses	To promote economic vitality by attracting new compatible businesses, creating networks of supporting uses, and retaining existing employment
	DP CE2: Guidance for appropriate visitor facilities	To promote increased visitor facilities to support Colchester's development as a prestigious regional centre

## HOUSING POLICIES

CORE POLICY	PROPOSED DP	PROPOSED DP POLICY INTENT
H1: Housing Delivery H2: Housing Density H3: Housing Diversity H4: Affordable Housing H5: Gypsy and Travellers	DP H 1: Criteria for mix of types and tenures by area including: <ul style="list-style-type: none"> <li>• Sheltered Housing/ Seniors/Nursing Homes</li> <li>• Hostels/homeless</li> <li>• First Time Buyers</li> <li>• Family housing/Flats</li> <li>• Second Homes</li> <li>• Tourism accommodation</li> <li>• Gypsy and Traveller accommodation</li> </ul>	To ensure that new development matches identified housing needs and that housing for particular groups is appropriately integrated into the surrounding community
	DP H2: Criteria for requiring and retaining affordable housing	To address the need for the planning system to help increase the supply of affordable housing
	DP H3: Criteria for densities appropriate to different areas	To ensure that development is appropriate to the surrounding area
	DP H4: Criteria for modification, replacement, conversion and retention of existing housing	To ensure that modifications to the housing stock have a positive impact on neighbourhood character and housing needs
	DP H5: Criteria for assessment of intensification and ancillary uses associated with residential uses	To ensure the appropriate development of ancillary uses such as home-working and leisure pursuits

## URBAN RENAISSANCE POLICIES

CORE POLICY	PROPOSED DP	PROPOSED DP POLICY INTENT
UR1: Regeneration Areas	DP UR1: Criteria for assessment of design quality including: <ul style="list-style-type: none"> <li>• Quality of materials</li> <li>• High quality design appropriate to context</li> <li>• Retention of historic features and buildings</li> <li>• Sustainable construction methods</li> <li>• Design out crime</li> <li>• Accessibility</li> <li>• Flexible spaces for both employment and residential uses</li> </ul>	To ensure that new development makes a positive contribution to the surrounding environment
UR2: Built Design and Character	DP UR2: Criteria for integrating new development with Colchester's historic built environment	To ensure Colchester's rich and varied historic environment is conserved and enhanced
	DP UR3: Requirements for the recording and safeguarding of archaeological assets	To ensure the valuable archaeological assets of Colchester are discovered and conserved

## PUBLIC REALM POLICIES

CORE POLICY	PROPOSED DP	PROPOSED DP POLICY INTENT
PR1: People-friendly streets	DP PR1: Criteria for the evaluation of development proposals on the use of streets as shared public spaces, including lighting, safety, active street frontages, street improvements, public art and accessibility	To promote and secure attractive, safe and people-friendly streets
PR2: Open Space	DP PR2: Criteria for the provision and maintenance of high quality multi-functional public open space and private amenity space within new developments that address the needs of a wide range of users while respecting the amenity of others	To ensure adequate public open space and private amenity space provision in both quantitative and qualitative terms
	DP PR3: Criteria for the assessment of the impact of new development on the demand for strategic open space and green links in the area and provision for their enhancement and expansion	To ensure that the provision for interconnected open and green spaces

## TRANSPORT AND ACCESSIBILITY POLICIES

CORE POLICY	PROPOSED DP	PROPOSED DP POLICY INTENT
TA1: Accessibility and Changing Travel Behaviour	DP TA1: Criteria for assessing how a proposed development is located to maximise accessibility and links to the primary transport nodes	To ensure that new development is sustainably located
TA2: Walking and Cycling	DP TA2: Criteria for providing a cohesive sustainable transport network	To support inter-connected links for all transportation modes within and through the Borough
TA3: Public Transport	DP TA3: Criteria to provide suitable design support for sustainable transport	To provide the infrastructure needed and in the correct place to support sustainable modes of travel
TA4: Roads and Traffic	DP TA4: Criteria for road design and traffic management provisions in new development	To provide safe, well designed, user-friendly roads that takes into account and provides for all its users
TA5: Parking	DP TA5: Criteria for parking provision	To produce a balanced realistic parking strategy integrated with other demand management and public transport improvement measures
	DP TA6: Criteria for the production of Transportation Strategy Guidance	To provide the framework for transportation guidance for Colchester to integrate national/regional policy with local objectives and specific spatial issues

## NATURAL ENVIRONMENT AND RURAL COMMUNITIES POLICIES

CORE POLICY	PROPOSED DP	PROPOSED DP POLICY INTENT
NE1: Natural Environment	DP NE1: Criteria for assessing development risk, including flood, air quality and pollutants	To identify and put into place mitigation measures to deal with pollution and flood risk
NE2: Rural Communities	DP NE2: Criteria for assessing nature conservation, coastal protection, landscape character and value and ensuring these are evaluated and addressed in proposals for new development	To protect sensitive parts of the borough and ensure that new development is compatible with its surrounding landscape
	DP NE3: Criteria for residential development in the countryside, including replacement dwellings, caravan parks, farm workers dwellings and houseboats	To ensure that the limited residential development permitted in the countryside addresses local and specific needs
	DP NE4: Criteria for farm diversification, rural employment and countryside stewardship schemes	To enable farmers and farming communities to evolve and diversify sustainably

## ENERGY, RESOURCES, WASTE AND RECYCLING

CORE POLICY		PROPOSED DP	PROPOSED DP POLICY INTENT
ER1:	Energy, Resources, Waste and Recycling	DP ER1: Criteria for the acceptability of energy production, energy conservation and telecommunications equipment including visual impact, noise pollution, traffic generation and scale	To ensure the sustainable location and minimise/mitigate negative environmental impacts of new energy and telecommunications equipment
		DP ER2: Criteria for the provision of recycling facilities within new developments and the expansion of strategic waste and recycling facilities including those dealing with construction waste	To provide adequate facilities to enable both the public and the industry to be more active and efficient in disposing of their waste sustainably
		DP ER3: Criteria for the design and maintenance of sustainable drainage systems	To ensure that new development incorporates flood alleviation and water management and conservation measures
		DP ER4: Methods for encouraging sustainable construction and sustainable technology methods	To produce highly efficient, well designed and sustainable development

## 4. Explanation of Proposed Policies and Corresponding Questions

### A. SUSTAINABLE DEVELOPMENT

PROPOSED POLICY	INTENT
DP SD1: General criteria covering the impact of development on its surrounding area	To ensure the protection and enhancement of amenity
DP SD2: Criteria for planning gain charges	To ensure developers contribute to the wider social and environmental impacts of their development while having regard to financial viability issues
DP SD3: Criteria for protecting existing community facilities	To protect and enhance existing community facilities, while balancing community needs against financial viability
DP SD4: Criteria for the provision of new community facilities <ul style="list-style-type: none"> <li>• accessibility</li> <li>• scale and integration with other facilities</li> </ul>	To ensure that new community facilities provided as part of new development addresses community needs and are located to maximise accessibility and integration with other facilities
DP SD5: Criteria for assessment of impact of new development on existing facilities and requirements for contributing to their enhancement, including a requirement to carry out Health Impact Assessments for large developments	To ensure that the impact of new development on community well-being is adequately assessed and that existing community facilities can be expanded to meet both the needs of existing communities and new development

### DP SD1

#### Safeguarding amenity

To ensure the protection and enhancement of amenity

#### Policy context

- National
  - PPS1: Delivering Sustainable Development
  - PPS23: Planning and Pollution Control
  - PPG24: Planning and Noise
- Regional
  - EEP Policy ENV7, Quality in the Built Environment
- Colchester
  - Saved Local Plan policies DC1: General DC Policy; P1–7: Pollution
  - Community Strategy overarching priority: Carbon reduction

The amenity impacts of proposed developments is a key consideration in the determination of planning applications and detailed criteria will be needed to evaluate a wide range of potential pollution and nuisance impacts including:

- Pollution
  - water
  - air
  - odour
  - noise
- Traffic
- Vibration
- Overlooking/privacy
- Overshadowing/daylight
- Hours of operation
- Contaminated land
- Telecommunications installations

One policy could be developed for all types of development including employment and housing, or alternatively employment, housing and environmental impacts could be raised separately to ensure that all aspects relevant to these different uses are addressed. For employment uses, the effect on amenity of the use of premises is very important, giving rise to the need to control such variables as hours of operation, noise insulation and ventilation, while for residential developments the focus on visual impact issues such as overlooking and effect on neighbourhood character may have a higher prominence. There is a further distinction in the effect on amenity generated by different employment uses, with, for example, particular issues relating to town centre uses and the night-time economy and pollution issues arising from industrial and waste facilities.

Previously, development control policies tended to rely on detailed standards, however this prescriptive approach is not compatible with the broader criteria-based approach for evaluating development that is now being promoted by Government. Some standards are already set through other mechanisms such as Building Control regulations and environmental health legislation. These considerations accordingly point to the development of general rather than formula based guidelines. A SPD could be developed for any areas considered to need specific standards not covered elsewhere such as the Town Centre.

- A1. Which pollution and nuisance impacts should be covered by detailed policies?
- A2. Should there be separate policies for residential and commercial areas?

### Planning gain/standard charges

Criteria for planning gain/standard charges

#### Policy context

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- National
  - Planning Policy Statement 1: Sustainable Development, Town and County Planning Act 1990 Section 106, Circular 05/05
- Regional
  - East of England Plan Policy H2 Housing; C2: Provision and Location of Strategic Leisure, Sport, Recreation, Arts or Tourism Facilities; HG3 & 4: Haven Gateway policies; IMP1: Implementation
- Evidence Base
  - Roger Tym and Partners, Haven Gateway Strategic Residential and Infrastructure Study, November 2005
- Colchester
  - Saved Local Plan Policies CF1: Community Facilities

Developers' contributions to the requirement for infrastructure created by new development will be critical to the delivery of Core Strategy targets, so it will be important to establish clear, equitable and effective procedures for the collection and distribution of planning gain contributions. The level of detail required may vary according to the mechanisms chosen to raise money from development, i.e. a standard charge per dwelling or formulae for specific facilities. Current guidance on planning obligations is based on Circular 05/05 (2005), but the Government has consulted on the way forward for planning gain and/or standard charges and is expected to revise guidance in this area. Local policy will accordingly be affected by changes at the national level, but whatever form national guidance takes, some form of local guidance is likely to be needed to address the detailed local implementation of this important funding mechanism. A Development Policy could determine the amounts of planning gain to be sought. It could also provide fair and rational ways of prioritising and distributing funding, an area which involves making difficult choices on priorities for funding a range of important elements of successful sustainable development, including transport, community facilities, affordable housing and open space.

- A3. Should standard charges be applied to all developments?
- A4. Should priorities for distributing planning gain contributions be set at a boroughwide level?

## DP SD3

### Retention of existing community facilities

Criteria for protecting existing community facilities.

#### Policy context

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- National
  - Planning Policy Statement 1: Sustainable Development
- Regional
  - East of England Plan Policy SS2: Overall Spatial Strategy
- Colchester
  - Saved Local Plan policies CF4: Community Facilities
  - Community Strategy priority: Life Opportunities

The nature and composition of community needs evolves over time, with some facilities affected by declining use and others straining to meet demand. Planning policy needs to respond sensitively to proposals to reuse community facilities, ensuring that long term community need is met while acknowledging the difficulties of retaining some uses that are no longer actively supported by the community. Additionally, the definition of community facilities in its broadest sense goes beyond public sector provided facilities to include facilities serving a social need but within the private sector such as village shops and pubs. Planning policy needs to recognise the importance of financial viability in these cases, but also can support these local services by encouraging multi-use facilities that provide for a range of community facilities.

- A5. What community facilities should be safeguarded?
- A6. Should planning policy be used to protect such facilities?



## DP SD4

### New Community Facilities

Criteria for the provision of new community facilities

- accessibility
- scale and integration with other facilities

### Policy Context

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- National
  - Planning Policy Statement 1: Sustainable Development
- Regional
  - East of England Plan Policy SS2: Overall Spatial Strategy
- Colchester
  - Community Facilities SPG – March 2004
  - Evidence Base – Roger Tym and Partners, *Strategic Residential and Infrastructure Study*, November 2005
  - Saved Local Plan Policies – Community Facilities CF1–11
  - Community Strategy Priority – Life Opportunities

Core Strategy policy CF1 provides general guidance for the assessment of new community facilities, which should be located at accessible sites near other facilities. More detailed policy guidance could be provided, however to facilitate co-ordination and prioritisation of the provision of community facilities and to maximise the opportunities to create multi-use facilities and ensure inclusiveness and accessibility.

Comment on this policy needs to be cross-referenced to the criteria for assessing site allocations to ensure the delivery of Core Strategy objectives.

- A7. Do you believe there is a need for a specific policy to require development to provide new community facilities in Colchester?

## DP SD5

### Impact of new development on existing facilities

Criteria for assessment of impact of new development on existing facilities and requirements for contributing to their enhancement, including a requirement to carry out Health Impact Assessments for large developments.

### Policy Context

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- National
  - Planning Policy Statement 1: Sustainable Development
- Regional
  - East of England Plan Policy SS2: Overall Spatial Strategy
- Colchester
  - Community Facilities SPG – March 2004
  - Evidence Base – Roger Tym and Partners, *Strategic Residential and Infrastructure Study*, November 2005
  - Saved Local Plan Policies – Community Facilities CF1–11
  - Community Strategy Priority – Life Opportunities

A Development Policy could provide detail on the types and scale of expanded community facilities required due to new development putting pressure on existing facilities. This could be provided in a variety of ways, through incorporation into standard charges/planning gain guidance, through a Development Policy, or through separate guidance on Community Facilities. A further point that a Development Policy could address is that some new non-residential uses can create demand for new community facilities, ie workplace nurseries, as well as providing opportunities to co-locate community facilities. Separate Development Policies will provide policy on the use of standard charges/planning gain to fund additional community infrastructure.

The Essex Local Area Agreement sets a target for Essex Local Development Frameworks to provide Health Impact Assessments (HIAs) on major new developments. This could be achieved through a Development Policy that set a threshold for the types and scale of projects to be covered by this requirement along with guidance on what the HIA should cover.

- A8. Is there a need for a policy to address the impact of new development on existing community facilities?
- A9. How should CBC best deal with the requirement for Health Impact Assessments?

## B. EMPLOYMENT

PROPOSED POLICY	INTENT
DP CE1: Criteria for indicative mix of uses for each centre, including preferred locations for office, retail, tourism, and general employment uses	To promote economic vitality by attracting new compatible businesses, creating networks of supporting uses, and retaining existing employment
DP CE2: Guidance for appropriate tourism facilities	To promote increased visitor facilities to support Colchester's development as a prestigious regional centre

### DP CE1

#### Mix of uses

Criteria for indicative mix of uses for each centre, including preferred locations for office, retail, tourism, and general employment uses.

#### Policy context

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- National
  - Planning Policy Statement 1: Delivering Sustainable Development; PPS6: Planning for Town Centres; PPS7: Sustainable Development in Rural Areas
- Regional
  - East of England Plan Policies SS6: City and Town Centres; E1–E7: Employment and HG2: Haven Gateway Employment Generating Development
- Colchester
  - Community Strategy vision for Colchester to excel as a prestigious regional centre, Economic Prosperity Strategy
  - Evidence base – Colchester Employment Land Study
  - Colchester Saved Local Plan policies – EMP1–7: Employment policies; TCS 1–13: Town centre policies
  - Community Strategy priorities – Business and Employment, Life Opportunities

The Core Strategy and national policies establishes broad principles for the location of different employment uses, but more detailed policies will need to be developed to guide the specific location of individual projects and the mix of uses within developments, both existing and new. In particular, there may be for more detailed policies particular priority employment sectors such as small/medium enterprises, tourism, and/or rural businesses identified in the Core Strategy. The high volume of applications in some areas such as change of use from/to retail may justify a separate policy to ensure clarity for applicants. Comment on this policy needs to be cross-referenced to the criteria for assessing site allocations to ensure the delivery of Core Strategy objectives.

The main policy choices to be made in this area are on the level of detail to be set within the general categories of Employment Zones and mixed-use centres. The Core Strategy objective, for example, of concentrating office development in the Town Centre would need to be supported by detailed policies to deal effectively with pressures to develop offices in out-of-centre Employment Zones.

The development of criteria will need to address financial viability, particularly in the case of the retention of existing uses. In cases of a lack of viability, criteria for alternative uses will need to be considered.

### B. Employment Policy Questions

- B1. Should policy be used to retain employment uses?
- B2. Is a policy required controlling the amount of retail uses in the Town Centre?
- B3. Should contributions be made towards employment and training schemes where existing employment land/premises are lost?

## DP CE2

### Guidance for visitor facilities

#### Policy context

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- National
  - Good Practice Guide on Planning for Tourism
- Regional
  - C2: Provision and Location of strategic leisure, sport, recreation, art or tourism facilities
- Colchester
  - Saved Local Plan Policies CO1: Rural Resources; L19: Tourist and Visitor Facilities
  - Evidence Base – Humberts Leisure, *Hotel Market Demand Appraisal and Sequential Site Assessment*, 2007.
  - Colchester Destination Development Plan 2006–09
  - Community Strategy priority – Heritage and Culture, Business and Employment, London 2012 Games

The planning system, by taking a proactive role in encouraging and promoting good quality development, is crucial to ensuring that the tourism industry and visitor economy can develop and thrive. The Core Strategy identifies a number of ways in which the tourist industry in Colchester can be supported, including identifying the need for visitor accommodation, supporting new visitor attractions and enhancing the Borough's visitor attractions. National policy in PPS7 supports the sensitive expansion of rural tourism in the context of preserving and enhancing the countryside. Therefore any additional tourism infrastructure needed must be sensitive to the environment in which it is proposed.

- B4. Do you believe there is a need for specific guidance on visitor facilities?
- B5. If so, should there be separate guidance for urban and rural areas?

## C. HOUSING

PROPOSED POLICY	INTENT
DP H1: Criteria for mix of types and tenures by area including: <ul style="list-style-type: none"> <li>• Sheltered Housing/Seniors/ Nursing Homes</li> <li>• Hostels/homeless</li> <li>• First Time Buyers</li> <li>• Family housing/Flats</li> <li>• Second Homes</li> <li>• Tourism accommodation</li> <li>• Gypsy and Traveller accommodation</li> </ul>	To ensure that new development matches identified housing needs and that housing for particular groups is appropriate integrated into the surrounding community
DP H2: Criteria for requiring and maintaining affordable housing	To address the need for the planning system to help increase the supply of affordable housing
DP H3: Criteria for densities appropriate to different areas	To ensure that development is appropriate to the surrounding area
DP H4: Policy for modification, replacement, conversion and retention of existing housing	To ensure that modifications to the housing stock have a positive impact on neighbourhood character and housing needs
DP H5: Criteria for assessment of intensification and ancillary uses associated with residential uses	To ensure the appropriate development of ancillary uses such as home-working and leisure pursuits

### DP H1

#### Housing tenure and mix

Criteria for mix of types and tenures by area including:

- Sheltered Housing/Senior Citizens/Nursing Homes
- Hostels/homeless
- First Time Buyers
- Student Accommodation
- Family housing/Flats
- Second Homes
- Tourism accommodation including hotels, caravans and Bed and Breakfast
- Gypsy and Traveller accommodation

#### Policy context

- National
  - Planning Policy Statement PPS3: Planning for Housing
- Regional
  - East of England Plan policies H1–4: Housing
- Colchester
  - Evidence Base – Colchester Strategic Housing Market Assessment
  - Saved Local Plan policies – DC1; H1–H13: Housing; CE4/5: Holiday sites/occupancy
  - Community Strategy priority – Lifetime Opportunities

The Core Strategy sets an objective of meeting a wide range of housing needs which needs to be based on a good understanding of the needs of Colchester residents. The Borough, along with neighbouring authorities, has undertaken a Strategic Housing Market Assessment in line with Government guidance to provide this information. This knowledge base will enable the Borough to work with developers to address area specific housing needs, market sectors such as tourism, and the needs of different groups including the elderly, disabled, families, students, and gypsies/travellers. Development policies will also need to address how this need is met, and comment is welcome on how housing for particular groups should be located within the wider community. The Council could set a target for developers to build to the Lifetime Homes standard, which provides a benchmark for ensuring that new homes are accessible and flexibly constructed to address the housing needs of a variety of ages and mobility levels.

The policies needed to support this process could range from general objectives to detailed targets for different areas and population sectors. Government advice is specific on the need for a Development Plan target for gypsies and travellers in line with regional targets, but more detailed guidance may also be required in this area if it is considered that there are any Colchester specific issues.

Whatever form policy support takes, monitoring of actual completions and changes in the housing market and housing need will be required to ensure policies continue to address adequately both market realities and housing need. The potential need for frequent review of housing mix policies may point to dealing with the topic through Supplementary Planning Guidance. Comment on this policy needs to be cross referenced to the criteria for assessing site allocations to ensure the delivery of Core Strategy objectives.

### **C. Housing Policy Questions**

- C1. Should there be a policy to control the size (number of bedrooms) and type of dwellings (flats or houses) built?
- C2. Should the Council set a target for meeting the Lifetime Homes standard?

## DP H2

### Affordable Housing

Criteria for requiring and maintaining affordable housing

#### Policy context

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- National
  - Planning Policy Statement 3: Housing
- Regional
  - East of England Plan Policy H3: Affordable Housing
- Colchester
  - Affordable Housing Supplementary Planning Document (SPD)
  - Evidence Base – Colchester Strategic Housing Market Assessment
  - Saved Local Plan Policies – H4: Affordable Housing
  - Community Strategy priority – Life Opportunities

Policy on affordable housing is contained in the Core Strategy, which sets a borough wide target of 35%, with further detail contained in the Affordable Housing SPD. The inclusion of a specific target in the Core Strategy reflects Government guidance on the high priority to be given to delivering affordable housing. Detailed policies would accordingly not need to set a target, but as affordable housing is a complex area, further guidance will be needed on issues such as:

- the mix of housing for different tenures and income levels
- eligibility criteria
- the extent to which affordable housing should be dispersed within developments
- the criteria for evaluating financial viability considerations
- policy for rural exception sites
- mechanisms for ensuring that affordable housing stays affordable.

Policy could take the form of development policies or a more detailed Supplementary Planning Document (SPD).

- C3. Do you believe in the need for further guidance on how we meet our affordable housing target?
- C4. Is there a need for shared ownership housing?

## DP H3

### Housing Density

Criteria for densities appropriate to different areas.

#### Policy Context

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- National
  - Planning Policy Statement 3: Housing
- Regional
  - East of England Plan Policies H1&2: Housing
- County
  - Urban Place Supplement
- Colchester
  - Saved Local Plan Policies – DC1: General Development Control; H13: Housing Density

The Core Strategy relies on higher densities in the town centre to meet the housing targets set by the East of England Plan to minimise the need to turn to less sustainable outlying sites.

Additionally, varying density is an important tool to deliver housing developments that are appropriate to the character of the surrounding area, with town centres able to accommodate higher densities and outlying suburban areas more suited to lower densities.

The Urban Place Supplement (UPS) developed by Essex County Council proposes indicative densities for different areas and these figures have informed the Core Strategy. These indicative densities are intended to be used alongside context appraisals for new developments to ensure that density reflects specific site constraints and neighbourhood character. Policy on density accordingly needs to be applied sensitively and should ensure that new housing development addresses both general and specific aspects of its location in the town, including the different needs of urban and rural areas.

- C5. Should there be a specific policy on housing density?
- C6. Is high density appropriate in certain areas?



## DP H4

### Residential Alterations, Extensions and Conversions

Policy for modification, replacement, conversion, and retention of existing housing

#### Policy context

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- National
  - Planning Policy Statement 3: Housing
- Regional
  - East of England Plan Policies H1&2: Housing
- Colchester
  - Saved Local Plan policies – DC1: General Development Control; H1–4, 7–9, 12: Housing UEA 13 Extensions

The delivery of overall housing targets will be affected by the impact of conversions on supply, and extensions and conversions will also affect the affordability and mix of the housing supply. The majority of planning applications received by the Council concern changes to the existing housing stock, so it will be important to ensure consistent and effective policy in this area. Conversions of large houses to flats increases the number of units, but may be considered to have a negative effect on the character of an area. Those who cannot afford or do not want to move to larger homes sometimes wish to extend their existing homes to meet changing needs, but this has an effect on the home's future affordability, its compatibility with adjacent dwellings and on reducing the supply of smaller housing units. An alternative view is that flexibility in alterations to the existing housing market should be allowed so that housing can easily be adapted to changing household and market circumstances. The high volume of applications for house modifications may justify a separate policy to ensure clarity for applicants. Equally, Government aspirations to reduce the level of planning requirements for minor householder changes may reduce the volume of applications.

- C7. Is there a need for guidance on building home extensions?
- C8. Is there a need for guidance on replacement dwellings?
- C9. Is there a need for guidance on backland and infill development?

### Intensification and uses ancillary to residential use

Criteria for assessment of intensification and ancillary uses associated with residential uses

#### Policy context

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- National
  - Planning Policy Statement 1: Sustainable Development
- Regional
  - East of England Plan Policies E2: Provision of Land for Employment; Housing Policies H1&2
- Colchester
  - Saved Local Plan Policies – DC1: General Development Control; H1, H6–12: Housing Policies and EMP4 Employment

The internet has made working from home an option for an increasing number of people, and 6% of Colchester's working population now work from home. (2001 Census) Although very small businesses can operate from home without the need for planning permission, the impact of a successful growing home-based business can, however, increase over time to the point where it triggers the need to apply for planning permission. In considering these planning applications, development policy needs to strike a balance between supporting small businesses and regulating the impact they may have in a residential area. A small number of live-work units have been approved through the planning system, but their popularity has been limited by their lack of flexibility and alternative approaches to live-work options will need to be developed.

Guidance could be appropriate to expand on how the Council may be able to provide support to small home-based businesses by, for example, encouraging small centralised administrative and support centres.

There are a further range of leisure activities such as keeping animals or use/repair of vehicles that could at a larger scale shift the focus of use of a property away from a primarily residential focus. The issues raised could also be potentially addressed through a general housing and/or employment amenity impact policy.

- C10. Is there a need for a policy covering home-based businesses?

## D. Urban Renaissance

PROPOSED POLICY	INTENT
<p>DPUR1: Criteria for assessment of design quality including:</p> <ul style="list-style-type: none"> <li>• Quality of materials</li> <li>• High quality design appropriate to context</li> <li>• Retention of historic features and buildings</li> <li>• Sustainable construction methods</li> <li>• Design out crime</li> <li>• Accessibility</li> <li>• Flexible spaces for both employment and residential uses</li> </ul>	To ensure that new development makes a positive contribution to the surrounding environment
<p>DPUR2: Criteria for integrating new development with Colchester's historic built and natural environment</p>	To ensure Colchester's rich and varied historic environment is preserved and enhanced
<p>DPUR3: Requirements for the recording and safeguarding of archaeological assets.</p>	To ensure the valuable archaeological assets of Colchester are discovered and conserved

### DP UR1

#### Urban Design

To ensure that new development makes a positive contribution to the surrounding environment including:

- Appropriate, durable and attractive materials
- High quality design appropriate to historic context
- Sustainable construction methods
- Design out crime
- Accessibility
- Flexible spaces suitable for a range of uses and users.

#### Policy Context

- National
  - Planning Policy Statement 1: Delivering Sustainable Development
  - PPS 3: Housing
- Regional
  - East of England Plan Policy ENV 7: Achieving Quality in the Built Environment
- County
  - Essex Design Guide
  - Urban Place Supplement
- Colchester
  - Saved Local Plan Policies – UEA 2: Buildings in Conservation Areas; UEA 7: Development affecting Scheduled Ancient Monuments; UEA11: Design
  - Evidence Base – Chris Blandford Assoc, Townscape Character Assessment, 2006
  - Community Strategy Priority – Heritage and Culture

Design Development Policies will be important to ensure the fine-grained level of policy guidance needed to ensure the development of high quality built environments. National policy via Planning Policy Statements<sup>1</sup> and 3 tell us that high quality design should help to create truly mixed and integrated developments that avoids segregation and bring people together. This includes ensuring a place will function well and add to the overall character and quality of the area to ensure high quality buildings and spaces that support the efficient use of resources.

The Essex Design Guide for new housing development and the Urban Place Supplement for high density development, produced by Essex County Council, provides a toolkit for producing good design which can inform Colchester's detailed guidance and master plans for specific sites. Further design guidance could take the form of either development policies or a separate Supplementary Planning Document and could cover the full range of new development including development in rural areas, commercial development and cross-references to related policies such as the Sustainable Construction Supplementary Planning Document.

- D1. Do you agree with the need for a specific policy on urban design?

### Historic Environment Assets

Criteria for integrating new development with Colchester's historic built and natural environment

#### Policy Context

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- National
  - Planning Policy Statement 1: Delivering Sustainable Development
  - PPS 3: Housing
  - Planning Policy Guidance 15: Planning and the Historic Environment
  - Planning (Listed Building and Conservation Areas) Act 1990
- Regional
  - ENV 7: Achieving Quality in the Built Environment
- Colchester
  - Local Plan Saved Policies – UEA2: Buildings in Conservation Areas; UEA7: Development affecting Scheduled Ancient Monuments, UEA11: Design
  - Evidence Base – Chris Blandford Assoc, *Townscape Character Assessment*, 2006
  - Community Strategy Priority – Heritage and Culture

Colchester's rich and varied history has produced an important legacy of built and natural forms which will need to be preserved and enhanced. National guidance already provides a range of specific guidance protecting listed buildings, conservation areas, scheduled ancient monuments, protected trees, etc, but local circumstances in Colchester could support further policy to ensure successful integration of new development with the existing historic context in line with Core Strategy objectives. This could include policy on area appraisals for the Borough's 21 Conservation Areas; criteria for protecting listed buildings and enhancing their setting; and policy on integrating development with historic natural features such as gardens, parks, individual trees and valued views.

- D2. Do you believe there is a need for a specific policy on historic conservation issues?

### Archaeological Assets

To ensure the valuable archaeological assets of Colchester are discovered and conserved.

### Policy Context

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- National
  - PPG16: Archaeology and Planning
- Regional
  - C1: Cultural Development; ENV6: Historic Environment
- Colchester
  - Saved Local Plan Policies – UEA7: Development affecting Scheduled Ancient Monuments; UEA8: The Dyke System
  - Evidence Base – Chris Blandford Assoc, *Townscape Character Assessment*, 2006
  - Community Strategy priority – Heritage and Culture

Excavations related to development in Colchester have produced a constant stream of archaeological discoveries from different periods, including highlights such as unearthing as part of the Garrison redevelopment the first Roman chariot track and circus to be found in Britain. Further development in Colchester will create further opportunities to discover new archaeological sites and detailed policy could help ensure the process for requiring, carrying out, recording and preserving archaeological finds is integrated effectively into the development process. Recognised archaeological sites such as the Dyke system (an Iron Age defensive system), and the Town Wall are protected through national legislation, but further policy could provide greater Colchester-specific detail to ensure their protection and enhancement.

- D3. Do you believe there is a need for a specific policy on archaeological assets?

## E. Public Realm

PROPOSED POLICY	INTENT
DP PR1: Criteria for the evaluation of development proposals on the use of streets as shared public spaces, including lighting, safety, active street frontages, street improvements, landscaping, public art and accessibility	To promote and secure attractive, safe and people-friendly streets
DP PR2: Criteria for the provision and maintenance of high quality multi-functional public and private open space within new developments that address the needs of a wide range of users while respecting the amenity of others	To ensure adequate open space provision in both quantitative and qualitative terms
DP PR3: Criteria for the assessment of the impact of new development on the demand for strategic open space and green links in the area and provision for their enhancement and expansion	To ensure provision for interconnected open and green spaces.

### DP PR1

#### Streets as Shared Public Spaces

To promote and secure attractive, safe, people friendly streets including lighting, safety, active building frontages, street improvements, public art and accessibility.

#### Policy Context

- National
  - Planning Policy Statement 1: Delivering Sustainable Development
  - Planning Policy Statement 6: Planning for Town Centres
  - Manual for Streets
- Colchester
  - Saved Local Plan Policy UEA 11: Design
  - Towards Better Street Design
  - Community Strategy priority – Transport

It is important that development provides high quality and safe street environments that safeguards town centres so that they remain attractive, competitive and add a bit of pizzazz to the local area. The Core Strategy provides that development in town centres should promote high quality and inclusive design, with street environments managed as 'shared spaces' that avoid domination by vehicular traffic. The finer grained detail to achieve this objective will require policy on the elements that make up successful streets including:

- attractive, durable and well maintained street furniture
- measures that 'design out crime'; including appropriate lighting, overlooking of public areas, and attractive building security design
- street frontages that are lively due to both design details and use
- street design provisions to ensure accessibility, high quality design and materials and ease of maintenance
- cross reference to traffic management measures such as traffic calming and Home Zones.

Colchester is developing guidance in this area for new residential and mixed use areas (Towards Better Street Design) that could be adopted as guidance.

Particular guidance on public art might be required to amplify under what circumstances it might be required, what is acceptable as a contribution, and how it might be managed in perpetuity.

- E1. Do you believe there is a need for a specific policy on streets as shared public spaces?

## DP PR2

### Public Open Space and Private Amenity Space

Criteria for the provision and maintenance of high quality multi-functional public and private open space within new developments that address the needs of a wide range of users, while respecting the amenity of others.

#### Policy Context

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- National
  - PPG 17: Planning for Open Space, Sport and Recreation
- Regional
  - ENV 1: Green Infrastructure
- Colchester
  - Saved Local Plan Policies – UEA 15: Incidental Areas of Open Space; L2: Private Open Space; L3: Protection of Existing Public Open Space; L4: Provision of New Public Open Space; L5: Open Space Provision Within New Residential Developments
  - Provision of Open Space, Sport and Recreational Facilities Supplementary Planning Document (SPD)
  - Evidence Base – The Landscape Partnership, *Haven Gateway Green Infrastructure Study*, 2007; PMP Consultants *Colchester Open Space, Sport and Recreation Study*, 2007

The town centre focus of the Core Strategy increases the importance of ensuring the continued protection and enhancement of green and open spaces including parks and open space within urban areas as well as good access to larger natural areas in the countryside. A Development Policy could provide detail on how areas of green open space could be created, protected and maintained to serve as havens of biodiversity, valued elements of the landscape, and focal points for community recreation. In urban areas, parks, gardens and small incidental areas of open land contribute to the character and biodiversity of existing neighbourhoods and should be safeguarded. These areas of open space also provide form, structure and relief from built development in the urban environment. In rural areas, public open space contributes to the character of settlements and provides a focal point for community activity.

Existing open spaces in Colchester and the green link networks provide residents and visitors ample opportunities for passive and active recreation and encourage healthy and active lifestyles. Strategic green links also provide valuable corridors for the movement of both people and wildlife and should be protected to the highest of levels.

- E2. Do you believe there is a need for a specific policy on public open space?
- E3. Do you believe there is a need for a policy setting out minimum garden sizes?
- E4. Should the policy be applied flexibly if public open space is provided?



### Impact Assessment of new Development on Green Links

Assessment of the impacts of development on the demand for strategic open space and green links to ensure the provision of interconnected open and green spaces is connected via green corridors.

### Policy Context

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- National
  - Planning Policy Statement 1: Delivering Sustainable Development
- Regional
  - East of England Plan Policy ENV1: Green Infrastructure
- Colchester
  - UEA14: Greenlinks; T1: Pedestrian Networks in New Development

To ensure that new development does not have a detrimental effect on the green links system, those in place and those proposed should be identified, created and protected to ensure that an improved and healthy environment is available for the benefit of present and future communities. To this end the greenlinks shown on the Colchester Proposals Map will be safeguarded from development and greenlinks will be required as part of development proposals, where the development lies across the line of or adjoins a proposed greenlink. In addition in areas of new development, pedestrian networks will need to be secured to provide safe, direct and attractive passage to people on foot, especially where this can be a real alternative to the same purpose journey by car.

- E5. Do you believe there is a need for a specific policy on green links?

## F. Accessibility and Transportation

PROPOSED POLICY	INTENT
DP TA1: Criteria for assessing how a proposed development is located to maximise accessibility and links to the primary transport nodes	To ensure that new development is sustainably located
DP TA2: Criteria for providing a cohesive walking and cycling network	To support inter-connected links for all transport modes within and through the Borough
DP TA3: Criteria to provide suitable design support for public transport	To provide the infrastructure needed and in the correct place to support public transport
DP TA4: Criteria for road design and traffic management provisions in new development	To provide safe, well designed, user-friendly roads that takes into account and provides for all its users
DP TA5: Criteria for parking provision	To produce a balanced realistic parking strategy integrated with other demand management and public transport improvement measures
DP TA6: Criteria for the production of a Transport Strategy SPD	To provide the framework for transport guidance for Colchester to integrate national/regional policy with local objectives and specific spatial issues

### DP TA1

#### Accessibility and links to the Key Transport Hubs and Routes

To ensure that new development and services are located where it reduces the need to travel and offers the greatest potential to minimise the use of the car.

#### Policy context:

- National
  - Planning Policy Statement 1: Delivering Sustainable Development
  - Planning Policy Guidance 13: Transport
  - Guidance on Developing Local Transport Plans
  - Manual for Streets
- Regional
  - East of England Plan Policies – H2: Approach to supply of housing land at local level; T1: Regional Transport Strategy Objectives and Outcomes; T2: Changing Travel Behaviour in the East of England; T4: Urban Transport; T13: Public Transport Accessibility
- County
  - Essex Local Transport Plan
- Colchester
  - Saved Local Plan Policies – DC1: Development Control Considerations; T4: Car-free Residential Developments; H13: Housing Density; TCS19: Residential Developments
  - Community Strategy priority – Transport

## Explanation

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Good accessibility means reducing the need to travel by locating development close to existing goods and services so that people can access their needs (e.g. shopping, schools, employment) easily and preferably without the need to use a car. Improving accessibility and reducing car dependence helps to improve equality, manage congestion, and respond to the challenges of climate change and environmental sustainability. These principles are at the heart of the Core Strategy and its policies concentrating new development in the town centre, but development policies could provide a further layer of detail to ensure that development is located at accessible locations and support is given to improving public transport, walking and cycling facilities and services. Providing good accessibility can change travel behaviour towards more sustainable modes when combined with travel planning, information, education and demand management. It is also important to promote good access to the key transport routes e.g. transit corridors which then connect to transport hubs such as train stations and the town centre.

- F1. Do you believe there is a need for a specific policy on assessing developments to ensure they have good public transport, pedestrian and cycling links?

### Providing Cohesive Walking and Cycling Networks

Criteria for providing a cohesive sustainable transport network

#### Policy Context

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- National
  - Planning Policy Statement 6: Planning for Town Centres
  - Planning Policy Guidance 13: Transport
  - Manual for Streets
- Regional
  - East of England Plan Policies – C2: Provision and Location of strategic leisure, sport, recreation, art or tourism facilities; T4: Urban Transport; T5: Inter-Urban Public Transport; T9: Walking and Cycling and other Non-Motorised Transport
  - Greater Anglia Rail Utilisation Strategy
- County
  - Essex Local Transport Plan
- Colchester
  - Saved Local Plan Policies – CO12: New Stables or Extensions to Existing Stables; UEA14: Greenlinks; L14: Public Rights of Way; L15: Footpaths, Cycleways and Bridleways; T1: Pedestrian Networks in New Developments; T2: Cycle Parking Requirements
  - Community Strategy priority – Transport

#### Explanation

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Walking and cycling are essential and highly sustainable means of transportation which also support a healthy lifestyle. The majority of Colchester residents live within 5 kilometres of the town centre and therefore walking and cycling has great potential in a town of this size. Parks, open spaces, bridleways provide a great opportunity to provide traffic free walking and cycling routes but need to be connected with the residential areas. However there are gaps in the network which need to be filled to provide a cohesive network. The road and footway network will continue to provide an important part of the network especially in developed areas.

Barriers to pedestrians and cyclists such as major roads and roundabouts need be addressed before increased sustainable travel can be expected. Walking is part of almost every trip but people are less likely to walk to a local shop or bus stop if the pedestrian environment is poor or appears threatening. The design of some roads and intersections has placed walking and cycling as subordinate to the free flow of traffic.

Development policies can provide further detail in support of Core Strategy policies on the precise ways in which new developments will be expected to contribute to quality walking and cycling routes and storage facilities and appropriate improvements in the surrounding community. Walking and cycling are particularly important in Centres, where there are many people shopping, working, living and playing in close proximity. Centres can accommodate very large numbers of walkers and cyclists, without the congestion, noise and pollution problems that can be created by a relatively small number of motor vehicles. Comment on this policy needs to be cross-referenced to the criteria for assessing site allocations to ensure the delivery of Core Strategy objectives on providing good transport links.

- F2. Do you believe there is a need for specific guidance on providing facilities and routes to support cycling and walking networks?

## DP TA3

### Ensuring Development Provides Sustainable Public Transport Services and Infrastructure

To provide the services and infrastructure needed in the correct place to support sustainable modes of travel including the level of public transport provision, routes, interchanges, crossings, storage, information and technology solutions.

#### Policy Context:

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- National
  - PPG13: Transport
  - Guidance on Developing LTP
  - Manual for Streets
- Regional
  - East of England Plan Policies – T2: Changing Travel Behaviour in the East of England; T4: Urban Transport; T9: Walking and Cycling and other Non-Motorised Transport; T13: Public Transport Accessibility, T14: Parking
- County
  - Essex Local Transport Plan
- Colchester
  - Saved Local Policies – L19: Tourist and Visitor Facilities; T1: Pedestrian Networks in New Development; T2: Cycle Parking Requirements
  - Community Strategy priority – Transport

#### Explanation

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Presently, about 13% of residents travel to work by public transport. Providing a quality public transport network that offers a genuinely attractive alternative to the car is vital for the sustainability of Colchester. Accordingly, the Council is seeking to deliver a range of key improvements to public transportation infrastructure and services in the Borough. To encourage the use of alternative forms of transport they need to be convenient, readily available and as user friendly as the car is perceived to be. For the alternatives this would mean such measures as improving pedestrian and cycle access routes to public transport; frequent turn up and ride bus services; readily available real time information; and bus priority measures in congested areas. These measures can be supported through new development and development policies will need to provide an appropriate level of detail to ensure their delivery, with appropriate cross-references to other development policies such as those on urban design and planning gain.

- F3. Do you believe there is a need for specific guidance on providing services and infrastructure to support public transport?

### Roads and Traffic Management

To provide safe, well designed, user friendly roads that takes into account and provides for all its users and the environment in which it operates whether this be in a residential, retail, employment areas or in the natural environment. The concept will be applied in existing areas where there are wider non transportation benefits.

### Policy Context

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- National
  - PPG13: Transport
  - Manual for Streets
- Regional
  - EEP Policies – T3: Managing Traffic Demand; T4: Urban Transport; T6: Strategic and Regional Road Networks; T8: Managing Local Roads
  - Highway Agency Development Control Policy
- County
  - Essex Local Transport Plan
- Colchester
  - Saved Local Plan Policies – CO7: Protected Lanes; T7: Traffic Management Schemes
  - Towards Better Streets

### Explanation

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Many road schemes have been based on increasing traffic flows and speeds which have resulted in traffic dominated corridors acting as barriers to movement. There are many examples of the road network which were delivered prior to existing guidance with active frontages, crossings, verges and planting which still adequately provide for traffic. In urban areas the junctions are the key to the efficient operation of the network and limited changes will be encouraged especially where there are benefits for public transport and to manage congestion to avoid conflict at another junction. Where new links are promoted consideration should be given to solutions which are more innovative and not rely on physical barriers which reinforce severance. Any new links would need to be identified through the Site Allocations DPD development process.

On high speed high volume traffic routes such as the A12 and A120 trunk a level of segregation will be expected to maintain the safe operation of these important strategic arteries especially for freight and to ensure that strategic car traffic has good access to these routes. Improvements to these routes are required to make best use of the existing assets and guidance will be needed on the extent to which individual new developments address strategic road issues through planning gain contributions.

In the urban areas especially in centres and residential areas the road network and users should not be allowed to dominate the environment. Street environments need to be managed as “shared spaces” so that unnecessary traffic movements do not dominate and in turn detract from important street activities such as shopping, walking, playing and relaxing. In new residential areas the design and layout of streets should reduce speeds to below 20 mph and be self enforcing. Colchester is developing advice in this area for new residential and mixed use areas (Towards Better Street Design) that could be adopted as guidance.

- F4. Would guidance be helpful to encourage new approaches to street design?
- F5. Are policies needed setting out the local highway authority requirements?

## DP TA5

### Parking

To produce a balanced realistic parking strategy based upon fact and recognising a certain level of need for parking to support economic vitality. Encourage parking solutions which allow for more efficient land use and help reduce carbon emissions.

### Policy Context

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- National
  - Planning Policy Guidance 13: Transport
- Regional
  - T14: Parking
  - Essex Local Transport Plan
- Colchester
  - T9: Car Parking
  - T10 : Car Parking at specific locations
  - TCS15: Eliminating Unnecessary Motor Vehicle Movements
  - TCS16: Private Non-Residential Parking for Commercial Development
  - TCS18: Parking Provision Requirements
  - EPOA Vehicle Parking Standards 2001
  - Community Strategy priority – Transport

### Explanation:

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In addition to planning policies, Colchester Borough Council also can influence parking provision through the management and pricing structure of public car parking and on street car parking, through working with the operator of private car parks, and through parking enforcement policies. Planning policies will thus need to be co-ordinated with the Council's overall objectives for parking, which emphasise that car parking should be minimised in accessible locations where high quality alternatives are available. Low car development will be supported in the Town Centre as part of a package including public transport improvements. Parking standards elsewhere will need to seek to balance the demand for parking against the objective of encouraging greater use of public transport. They will also need to include adequate and convenient provision for cycle parking. A key issue for the Issues and Options stage of policy development is whether parking standards should be set as a minimum to allow flexibility in catering for demand, or as a maximum to support the shift to public transport.

There are currently 3420 short stay and 790 long stay public car parking spaces in the Town Centre, plus a similar number of private non-residential parking spaces. Managing and limiting car traffic and parking in centres can have significant benefits for sustainable transport, the local community and the environment when combined with other measures to support sustainable transport. Managing the supply of car parking is an important tool for managing traffic congestion. Colchester will be introducing Park and Ride Schemes beginning with a North Colchester site to provide an alternative package to town centre parking. Reducing long stay car parking in the Town Centre would help reduce peak traffic congestion in Colchester and encourage commuters to utilise sustainable alternatives but there is only a relatively small number of spaces in public control. Redeveloping surface car parking to provide more shopping, employment, housing, and community facilities at these accessible locations will regenerate important parts of Colchester, while necessary parking can still be accommodated underground or under deck.

- F6. Is there a need for local car parking standards?
- F7. If so, should it set a maximum or minimum number of spaces?

### Transport Strategy Guidance Note

Criteria for the production of a Transport Guidance note to support growth and regeneration areas by reducing the need to travel, the management of congestion, reducing the carbon footprint by encompassing the application of travel plans, car clubs, user hierarchy and reduction of severance.

#### Policy Context:

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- National
  - Planning Policy Guidance 13: Transport
  - LTP Guidance on Developing Local Transport Plan
- Regional
  - East of England Plan Policies – T1–15: The Transport Chapter
- County
  - Essex Local Transport Plan, including the Development Control Policies
- Colchester
  - Saved Local Plan Policies – CO4: Landscape Features, L14: Public Rights of Way; L15: Footpaths, Cycleways and Bridleways; T1–9: The Transportation Chapter; TCS15–17: Parking, servicing etc.
  - Community Strategy priority – Transport

#### Explanation

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Neighbourhood, borough-wide and strategic transport links are covered by a variety of policies and delivered by a wide range of public and private agencies. It would accordingly be helpful to have a framework for transport guidance for Colchester to integrate national/regional policy with local objectives and specific spatial issues such as the best locations for Park and Ride sites and new or upgraded transport routes. The framework will allow for changes in Colchester's transport policy to keep pace with new national and regional initiatives and legislation. The framework would be published as a separate guidance note as it would need to contain a lot of detail, but a Development Policy could set its general coverage and help ensure it carried weight in evaluating development proposals. By doing so a policy "tool box" will be produced that is intended to act as a focusing and localising tool for the higher level National and Regional policies.

- F8. Should we develop further local guidance on transport:
- F9. If so, should it cover the whole borough or focus on development areas?



## G. Natural Environment and Rural Communities

PROPOSED POLICY	INTENT
DPNE1: Criteria for assessing development risk, including flood, air quality and pollutants	To identify and put into place mitigation measures to deal with pollution
DPNE2: Criteria for assessing nature conservation, coastal protection, landscape character and value and ensuring these factors are evaluated and addressed in proposals for new development	To protect sensitive areas of the borough and ensure that new development is compatible with its surrounding landscape
DPNE3: Criteria for assessing the suitability of recreational and tourism based uses in the countryside	To improve and enhance countryside recreation and tourism facilities while protecting the countryside environment
DPNE4: Criteria for residential development in the countryside, including replacement dwellings, caravan parks, farm workers dwellings and houseboats	To ensure the limited residential development permitted in the countryside addresses local and specific needs.
DPNE: Criteria for farm diversification, rural employment and countryside stewardship schemes	To enable farmers and farming communities to evolve and diversify sustainably.

### DPNE1

#### Environmental Constraints

Criteria for assessing and mitigating environmental constraints, including flood, air quality, noise, odour, and pollutants

- National
  - Planning Policy Statement 23: Planning and Pollution Control
  - PPS24: Planning and Noise
  - PPS 25: Development and Flood Risk
  - Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999
- Regional
  - East of England Plan Policy WAT 4: Flood Risk Management
- Colchester
  - Saved Local Plan Policies – CE1: The Open and Undeveloped Countryside; CE2: Risk of Flooding; UEA11: Design; UEA12: Backland Development; P1–7: Pollution Chapter
  - Evidence Base – Scott Wilson, *Strategic Flood Risk Assessment*, 2007 Chris Blandford Associates, *Landscape Character Assessment*, 2006

Climate change issues have rapidly raised the profile of environmental issues such as flood risk and have increased the weighting they need to be given when balancing the pros and cons of new development. National policy provides a range of guidance on evaluating, minimising and mitigating environmental constraints, but a further level of detail will be needed to ensure thorough and effective environmental evaluation of development and appropriate curbs and/or mitigation measures. Specific example of possible risks arising from development are noise, vibration, smell, fumes, smoke, ash, dust, grit, light, lack of adequate drainage facilities, likelihood of pollution of surface or underground waters, air pollution or any other forms of pollution.

Development policies can address locally specific concerns about any of these areas that is not covered by national policy. Environmental Impact Assessment requirements ensure that larger projects thoroughly assess the potential environmental impact of their development, but it may be appropriate to provide more detailed environmental evaluation of smaller projects. This would entail maintaining a comprehensive and up-to-date Borough-wide information base rather than placing a heavy information-gathering requirement on applicants for small projects.

- G1. Do you believe there is a need for a specific policy on assessing and mitigating the effects of development on the environment?

## DP NE2

Assessing Landscape Character and Value, Nature Conservation and Coastal Protection  
Criteria for assessing landscape value, nature conservation and coastal protection and ensuring they are evaluated and addressed in proposals for new development.

### Policy Context

- National
  - Planning Policy Statement 7: Sustainable Development in Rural Areas
  - PPS9: Biodiversity and Geological Conservation
- Regional
  - East of England Plan Policies – ENV2: Landscape Conservation: ENV3: Biodiversity and Earth Heritage, ENV5: Woodlands
- Colchester
  - Saved Local Plan Policies – CE1: The Open and Undeveloped Coastline; CO1: Rural Resources; CO2: Dedham Vale Area of Outstanding Natural Beauty; CO3: Countryside Conservation Areas; CO4: Landscape Features; CO5 Habitats; CO8: Agricultural Land; UEA1: Character of Conservation Areas; UEA10: Parks and Garden of Historic Interest; L7: Commonland, Heathland and Village Greens, L12: Woodland, Tree and Hedgerow Cover
  - Evidence Base – Chris Blandford Associates, *Landscape Character Assessment*, 2006

In terms of its natural environment, landscape character, archaeology and cultural heritage Colchester's countryside and coastline is extremely diverse and important and the Core Strategy accordingly places a high value on its preservation and enhancement. Policies can seek to achieve preservation and enhancement through designation of protected areas and classifications such as high, moderate and low Landscape Character Areas. An alternative approach would be to evaluate landscape sensitivity in all undeveloped areas. For example, a development in a flat arable landscape could be evaluated on the basis that it lies in a 'Low' Landscape Character Area, and its landscape impact would accordingly be given a low priority. Alternatively, its visual prominence might justify an approach that looked at the sensitivity of the landscape and its capacity to absorb new development. Development policies could also address the important issue of safeguarding and enhancing landscapes and views in urban areas, an issue that is particularly important in the context of the Core Strategy's focus on concentrating development in the Town Centre and the consequent pressure this will put on remaining green space and vistas.

- G2. Is there a need for further policy guidance on nature conservation and coastal protection?
- G3. Should guidance be based on designations or on criteria for assessing development impact?

### Residential Development in the Countryside

Criteria for residential development in the countryside, including replacement dwellings, caravan parks, farm workers dwellings and houseboats.

- National
  - Planning Policy Statement 3: Housing
  - PPS 7: Sustainable Development in Rural Areas
- Colchester
  - Saved Local Plan Policies – CE1: The Open and Undeveloped Countryside; CO3: Countryside Conservation Areas; H2: Meeting Different Needs; H5: Low-cost Rural Housing; H10: Agricultural and Forestry Worker Dwellings
  - Evidence Base – Chris Blandford Associates, *Landscape Character Assessment*, 2006

The Core Strategy's general focus is on concentrating growth in the town centre. It also recognises, however, the need for limited residential development in the countryside to sustain the vitality of rural communities and address specific needs. Particularly in small rural settlements this includes considering the relationship between settlements to ensure that growth is distributed in a way that supports informal social support networks, assists people to live near their work and benefit from key services, minimise environmental impact and, where possible, encourage environmental benefits. Further guidance will be needed to meet these objectives to ensure that the needs of specific groups and sectors are identified and met appropriately in the context of local community needs and environmental constraints. This could include policy on demonstration of need, size, scale, financial viability and environmental impact appropriate to the Colchester context. The Strategic Housing Market Assessment and other housing studies will flag up Borough-wide housing needs, and the increasing importance of Parish/Town Plans in guiding local development points to a role for these plans to define the local context for acceptable new residential development. Some types of dwellings will need to be considered in the context of other policies, such as tourism in the case of caravan parks, rural diversification in the context of farm workers dwellings, and coastal protection in the context of houseboats.

- G4. Do you believe there is a need for a specific policy on residential development in the countryside?
- G5. If so, what should it cover, ie extensions, replacements, new houses, farm dwellings?

### Rural Employment and Farm Diversification

Criteria for farm diversification, rural employment and countryside stewardship schemes.

#### Policy Context

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- National
  - Planning Policy Statement 7: Sustainable Development in Rural Areas
- Regional East of England Plan
  - East of England Plan Policies – E2: Provision of Land for Employment; C2: Provision and Location of strategic leisure, sport, recreation, art or tourism facilities
- Colchester
  - Saved Local Plan Policies – CO1: Rural Resources; CO8: Agricultural Land; CO9: Facilities for Breeding or Boarding Animals; CO10: Agricultural Diversification; EMP4: Employment uses in the Countryside; EMP5: Isolated Industrial Complexes; EMP6: Boxted Straight Road; EMP7: Development of Existing Employment Sites in the Countryside; TCS13: Shopping in Villages and the Countryside
  - Evidence Base – Chris Blandford Associates, *Landscape Character Assessment*, 2006

Planning authorities need to support a wide range of economic activity in rural areas for future economic development, particularly in those rural areas where there is a need for employment creation and economic regeneration. The Core Strategy seeks to address the delicate balance required between providing sites of sufficient range, quality and quantity to cater for all relevant employment in rural areas while protecting the rural environment. Current Local Plan policies address proposals directly related to the expansion of existing farms, but further guidance is needed to determine the increasing number of non-farm related business proposals coming in for rural sites. The need to support new economic ventures in the countryside will need to be set against their environmental impact and possible lack of need to be in a rural area.

- G6. Do you believe there is a need for specific guidance on employment in the countryside and rural diversification?

## H. Renewable Energy and Sustainable Construction

PROPOSED POLICY	INTENT
DP ER1: Criteria for the acceptability of energy production, energy conservation and telecommunications equipment including visual impact, noise pollution, traffic generation and scale	To ensure the sustainable location and minimise/mitigate negative environmental impacts of new energy and telecommunications equipment
DP ER2: Criteria for the provision of recycling facilities within new developments and the expansion of strategic waste and recycling facilities including those dealing with construction waste	To provide adequate facilities to enable both the public and the industry to be more active and efficient in disposing of their waste sustainably
DP ER3: Criteria for the design and maintenance of sustainable drainage systems	To ensure that new development incorporates flood risk alleviation and water management and conservation measures
DP ER4: Methods for encouraging sustainable construction and sustainable technology methods	To produce highly efficient, well designed and in turn sustainable development

### DP ER1

#### Energy Production, Energy Conservation and Telecommunications Equipment

Criteria for the acceptability of energy production, energy conservation and telecommunications equipment including visual impact, noise pollution, traffic generation and scale

#### Policy context

- National
  - Planning Policy Statement 1: Delivering Sustainable Development
  - PPS22: Renewable Energy
  - PPG8: Telecommunications
- Regional – East of England Plan (EEP)
  - East of England Plan Policy – ENG1: Carbon Dioxide Emissions and Energy Performance
- Colchester
  - Saved Local Plan policies – DC1: General Development Control; P1–7: Pollution and Land Resources; UT4&5: Telecommunications/Satellite dishes
  - Sustainable Construction Supplementary Planning Document (SPD)
  - Community Strategy overarching priority – Carbon reduction

Local planning authorities should ensure that plans contribute to global sustainability by addressing the causes and potential impacts of climate change. This can be done via policies that work to reduce energy use, reduce emissions, promote the development of renewable energy resources, and take climate change impacts into account in the location and design of development. Core Strategy policy reflects national guidance to promote and encourage, rather than restrict, the development of renewable energy resources. Development policies need to recognise the wide range of renewable energy sources, their differing characteristics and locational requirements.

Government policy is to facilitate the growth of new and existing telecommunications systems while keeping the environmental impact to a minimum. Guidance in this area will need to provide flexibility in incorporating rapidly changing technologies as well addressing specific community concerns about the visual and health impacts of telecommunications.

- H1. Do you believe there is a need for a specific policy on:
  - H1a. Energy production?
  - H1b. Energy conservation?
  - H1c. Telecommunications?

## DP ER2

### Provision of Local and Strategic Recycling Facilities

To ensure that new developments and the expansion of strategic waste and recycling facilities including those dealing with construction waste will provide adequate facilities to enable both the public and the industry to be more active and efficient in disposing of their waste sustainably.

#### Policy context

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- National
  - Planning Policy Statement 1: Delivering Sustainable Development
  - PPS10: Planning for Sustainable Waste Management
- Regional
  - East of England Plan Policies – WM1: Waste Management Objectives; WM5: Planning for Waste Management; WM6: Waste Management in Development
  - Community Strategy overarching priority – Carbon reduction

The Core Strategy reflects Government policy which states that Development Plan policies should take account of environmental issues such as: the management of waste in ways that protect the environment and human health, including producing less waste and using it as a resource wherever possible. Planning strategies need to help deliver sustainable development by giving a higher priority to effective waste management, addressing waste as a resource, and looking to disposal as the last option, but one which must be adequately accommodated.

The council is now looking to achieve ambitious domestic recycling rates through improved and expanded recycling services. While some general targets have been referred to in the Core Strategy it is expected that within a detailed policy a tighter more concise set of targets will be produced. To achieve this aim new developments are expected to provide adequate facilities to ensure that those wanting to recycle can do so easily and readily. This policy also seeks to address the construction waste issue, which is important because it contributes the most tonnage to the waste stream. It is estimated that 30% of all new unused materials that arrive on site are never used and are then disposed of instead of being used elsewhere.

This policy will sit with and work in conjunction with the new Joint Municipal Waste Management Strategy for Essex.

- H2. Do you believe in the need for a specific policy on the provision of recycling facilities?

### Sustainable Drainage Systems

Criteria for the design and maintenance of sustainable drainage systems.

- National
  - Planning Policy Statement 25: Development and Flood Risk
- Regional – East of England Plan
  - East of England Plan Policy – ENV7: Achieving Quality in the Built Environment
  - Community Strategy overarching priority – Carbon reduction

Local Planning Authorities should reduce the risk of flooding by new developments by: location, layout and design, and incorporating Sustainable Urban Drainage Systems (SUDS). While using opportunities offered by new development to reduce the causes and impacts of flooding such as surface water management plans; making the most of the benefits of green infrastructure for flood storage, conveyance and SUDS; re-creating functional floodplain. New developments should promote efficiency, and more sustainable construction, including SUDS, maximising the use of reused or recycled materials.

While Colchester's old Local Plan does not have a specific policy relating to SUDs the emerging Core Strategy seeks to ensure that development minimise and mitigate adverse impacts on the river, coastal and ground water quality while decreasing the risk of flooding across the borough.

- H3. Do you believe in the need for a specific policy on Sustainable Urban Drainage Systems?

### Sustainable Construction and Technology Methods

Methods for encouraging sustainable construction and sustainable technology methods

- National
  - Planning Policy Statement 1: Delivering Sustainable Development
  - PPS22: Renewable Energy
- Regional
  - East of England Plan Policies – ENV7: Achieving Quality in the Built Environment; WM6: Waste Management in Development
- Colchester
  - Sustainable Construction Supplementary Planning Document (SPD)
  - Community Strategy overarching priority – Carbon reduction

The design of new developments should be sustainable, durable and adaptable and make efficient use of resources. Policies need to promote and encourage, rather than restrict, the development of renewable energy resources. Addressing climate change via sustainable development is central to the Core Strategy. To this end a Supplementary Planning Document on Sustainable Construction has been produced by the council. This largely provides encouragement, rather than strict requirements for developments to incorporate sustainable construction methods, and also provides links to other relevant policies such as Building Control. A Development Policy could provide more challenging targets to require the use of sustainable construction methods, although would need to be supported by strong evidence that they are needed to meet circumstances in Colchester and could be delivered without compromising financial viability.

- H4. Should there be a strict policy requirement for sustainable construction?
- H5. Is more guidance on sustainable construction required in addition to the Supplementary Planning Document (SPD)?



## I. General

- 1. Are there any issues that you are aware of that will significantly affect the preparation of the Development Policies DPD, but which are missing from this document?

## Appendix A – 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.

**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.

**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. This can range from adult learning to parents and toddler groups to faith group meetings to youth discos and much more. They should be owned and run by the community for the community. They should be self-sustaining, generating enough income from activity to meet the costs of running the building and non-profit making. Any surplus income should be ploughed back into the building or community activity.

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

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

**Countryside Stewardship Schemes** – A UK Government grant scheme offering payments to farmers and other land managers in England to carry out management that enhances and conserves landscapes, habitats and wildlife, and (where appropriate) to improve access to them. It aims to make conservation part of farming and land management practice.

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

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

**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.

**Health Impact Assessment (HIA)** – In a similar manner to an Environmental Impact Assessment, an HIA examines the potential health impacts of policies or projects. Its recommendations are used to inform decision-making in order to protect and improve community health and wellbeing.

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

**Life Time Homes** – Dwellings which are designed to a standard that allows easy adaptation to meet the needs of occupiers throughout their whole lives. (see [www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk)).

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

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

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

**Neighbourhood Centre** – Centres are mixed use places where we shop, work, learn, relax and live. 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.

**Quality Bus Partnership** – A partnership between county councils, bus operators and others to improve bus services through such means as upgrading vehicles, routes and facilities, increasing frequency and reliability, and bus priority and traffic management measures.

**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.

**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 retail frontages within the Development Policies DPD.

**Rural Diversification (also known as Farm Diversification)** – The alternative use of land or buildings which were once used for farming purposes or rural activity such as grain store, stables or poultry shed. The Local Plan definition is “alternative use of land or buildings that remains within the farming unit in the ownership of the farmer and run from the existing house.

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

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

**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.

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

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

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

**Sustainable 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.

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

**Sustainable Urban Drainage Systems (SUDs)** – SUDs are designed to reduce the potential of flooding on new and existing urban developments. Unlike traditional urban stormwater drainage systems, they also help to protect and enhance ground water quality.

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

**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.

**Urban Renaissance** – Urban Renaissance is about renewing towns and cities in a sustainable way. It aims to make towns and cities vibrant and successful and, in doing so, protect the countryside from development pressure. It is about offering a high quality of life to people by:

- enabling them to shape the future of their community;
- providing attractive places to live that use space and buildings well;
- encouraging good design and planning to support a more environmentally sustainable way of life; and
- meeting people's needs with good quality services.

## Appendix B – References

### National Planning Guidance

Planning Policy Guidance and Statements:

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

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Humberts Leisure, Hotel Market Demand Appraisal and Sequential Site Assessment, April 2007

Lambert Smith Hampton, Employment Land Study, May 2007

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Roger Tym and Partners, Housing Land Availability Study, March 2007

Royal Haskoning, Colchester Appropriate Assessment, November 2007

Scott Wilson, Strategic Flood Risk Assessment, November 2007



# Development Policies, Issues and Options Questionnaire

Due to size restrictions the questions being asked are imbedded within the text. The corresponding page numbers are provided within each answer box. Please fill out and send in these forms to the Freepost address provided on the back page, or alternatively, electronic versions can be found on our website [www.colchester.gov.uk](http://www.colchester.gov.uk)

## CONTACT DETAILS

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.....

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## A. SUSTAINABLE DEVELOPMENT

### DP SD1: Safeguarding Amenity

Page 13

### DP SD2: Planning gain/standard charges

Page 15

### DP SD3: Retention of existing community facilities

Page 16

### DP SD4: New community facilities

Page 17

**DP SD5:** Impact of new development on existing facilities

Page 18

## **B. EMPLOYMENT**

**DP CE1:** Mix of uses

Page 19

**DP CE1:** Guidance for visitor facilities

Page 20

## **C. HOUSING**

**DP H1:** Housing tenure and mix

Page 21

**DP H2:** Affordable Housing

Page 23

**DP H3:** Housing Density

Page 24

**DP H4:** Residential Alterations, Extensions and Conversions

Page 25

DP H5: Intensification and uses ancillary to residential use

Page 26

#### D. URBAN RENAISSANCE

DP UR1: Intensification and uses ancillary to residential use

Page 27

DP UR2: Historic Environment Assets

Page 28

DP UR3: Archaeological Assets

Page 29

#### E. PUBLIC REALM

DP PR1: Streets as Shared Public Spaces

Page 31

DP PR2: Public Open Space and Private Amenity Space

Page 32

DP PR 3: Impact Assessment of new Development on Green Links

Page 33

## F. ACCESSIBILITY AND TRANSPORTATION

**DP TA1:** Accessibility, links to the Key Transport Hubs and Routes

Page 34

**DP TA2:** Providing a Cohesive Sustainable Transport Network

Page 36

**DP TA3:** Ensuring Development Provides Sustainable Transport Services and Infrastructure

Page 37

**DP TA4:** Roads and Traffic Management

Page 38

**DP TA5:** Parking

Page 39

**DP TA6:** Transport Strategy Guidance Note

Page 40

## G. NATURAL ENVIRONMENT AND RURAL COMMUNITIES

**DP NE1:** Environmental Constraints

Page 41

**DP NE2:** Assessing Landscape Character and Value, Nature Conservation and Coastal Protection

Page 42

**DP NE3:** Residential Development in the Countryside

Page 43

**DP NE4:** Rural Employment and Farm Diversification

Page 44

## **H. RENEWABLE ENERGY AND SUSTAINABLE CONSTRUCTION**

**DP ER1:** Energy Production, Energy Conservation and Telecommunications Equipment

Page 45

**DP ER2:** Provision of Local and Strategic Recycling Facilities

Page 46

**DP ER3:** Sustainable Drainage Systems

Page 47

**DP ER4:** Sustainable Construction and Technology Methods

Page 48

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