

COLCHESTER LOCAL PLAN

FOCUSED REVIEW OF CORE STRATEGY AND DEVELOPMENT POLICIES

SUSTAINABILITY APPRAISAL REPORT APPENDICES

Appendix A. Baseline data - page 2

Appendix B. Review of relevant policies, plans & programmes – page 10

Appendix C. Appraisals of options – page 39

Appendix A. Baseline Data

	Colchester	Essex	East of England	England	Source
Population					
Population of area	173,600	1,396,600	5,862,400	53,107,200	Regional & Country Profiles: Population and Migration, ONS 2013
Population projection in 2021	200,000	1,542,000	6,458,000	57,688,00	Regional & Country Profiles: Population and Migration, ONS 2013
% of males	49.3%	48.8%	49.2%	49.2%	2011 Census, ONS 2012
% of females	50.7%	51.2%	50.8%	50.8%	2011 Census, ONS 2012
Life expectancy males	79.6 years	79.7 years	79.6 years	78.6 years	Life expectancy at birth by health and local authority, ONS, 2011
Life expectancy females	83.5 years	83.3 years	83.2 years	85.6 years	Life expectancy at birth by health and local authority, ONS, 2011
Population density (people per sq km)	528	403	307	408	Regional & Country Profiles: Population and Migration, ONS 2013
% of population over the age of 65	15.9%	18.5%	17.6%	16.4%	Regional & Country Profiles: Population and Migration, ONS 2013
% of population over the age of 65 in 2021	18.3%	21.4%	20.3%	18.7%	Regional & Country Profiles: Population and Migration, ONS 2013
% of population in an ethnic minority group (excluding 'other white')	12.5%	9.2%	14.7%	20.2%	2011 Census, ONS 2012
Inflow migration	8,900				Internal migration by local authority, mid-2011, ONS 2012
Outflow migration	8,400				Internal migration by local authority, mid-2011, ONS 2012
	Colchester	Essex	East of England	England	Source

Housing

Number of households	71,600	581,600	2,423,000	22,063,000	Census 2011, ONS 2012
% privately owned houses*	66.3%	71.4%	67.6%	63.4%	* Does not include shared equity households. Census 2011, ONS 2012
% rented accommodation*	32.2%	26.9%	30.4%	34.5%	* Does not include shared equity households or households living rent-free. Census 2011, ONS 2012
Average household size	2.3	2.4	2.4	2.4	Census 2011, ONS 2012
Average number of rooms	5.5	5.6	5.6	5.4	Census 2011, ONS 2012
% of households with an occupancy rating of -1 or less	3.1%	3.1%	3.6%	4.8%	Census 2011, ONS 2012
Housing completions per annum (net)	1,012				Annual Monitoring Report 2012, Colchester Borough Council 2012
Annual completion of flats.	334				Housing Trajectory, Colchester Borough Council 2012/3
Annual completion of houses.	678				Housing Trajectory, Colchester Borough Council 2012/3
% of residential completions of previously developed land	88.0%				Annual Monitoring Report 2012, Colchester Borough Council 2012
Affordable housing completions	366				Annual Monitoring Report 2012, Colchester Borough Council 2012

Average house prices	£216,840*	£187,767**	£175,187**	£162,441**§	* Average house price by sales, Hometrack 2013 ** House Prices Index, Land Registry 2013 § Average for England & Wales
% of households with one or more car or van	79.4%	82.0%	81.5%	74.2%	Census 2011, ONS 2012
Average gross household income (£)	£27,592	£30,193	£27,980	£27,302	Annual Survey of Hours and Earnings (2012 provisional results), ONS 2012

	Colchester	Essex	East of England	England	Source
Employment (people aged 16-64 years old)					
% economically active	77.4%		79.9%	76.6%*	Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013
% in employment	70.5%		74.3%	70.5%*	Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013
% classed as employees	60.3%		63.3%	60.5%*	Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013
% classed as self-employed	9.8%		10.5%	9.6%*	Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013
% claiming Jobseekers Allowance	2.8%		3.1%	3.1%	Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013
% economically active but unemployed	7.1%		6.9%	7.9%	Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013
% economically inactive	22.6%		20.1%	23.3%	Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013
% of economically inactive people classified as	25.2%		26.0%	24.4%	Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013

'wanting a job'

% of economically inactive people classified as 'not wanting a job'

74.8%

74.0%

75.6%

Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013

Gross average weekly income

£524.9

£531.0

£508.0

Nomis Official Labour Market Statistics, Annual Survey of Hours and Earnings, ONS 2012

Job Density (jobs per person)

0.72

0.75

0.77

Nomis Official Labour Market Statistics, ONS 2010

Number of VAT registered businesses

5,895

Annual Monitoring Report 2012, Colchester Borough Council 2012

	Colchester	Essex	East of England	England	Source
--	------------	-------	-----------------	---------	--------

Health

Number of doctors' surgeries

32

nhs.uk (last updated 2010)

Number of clinics

3

nhs.uk (last updated 2010)

Number of dentists

27

nhs.uk (last updated 2010)

Number of opticians

16

nhs.uk (last updated 2010)

Number of pharmacies

28

nhs.uk (last updated 2010)

Number of hospitals

2

nhs.uk (last updated 2010)

Crime	Colchester	Essex	East of England	England	Source
Number of recorded offences	11,190*	101,889 **			*Recorded crime at local authority level, Sept 2009, Home Office 2009. **Crime in England and Wales, year ending Sept 2012, ONS 2013.
Number of crimes per 1,000 residents per annum	64.5*	73.1**			*Recorded crime at local authority level, Sept 2009, Home Office 2009. **Crime in England and Wales, year ending Sept 2012, ONS 2013.
Number of dwelling burglaries per 1,000 households per annum	2.6*	4.3**			*Recorded crime at local authority level, Sept 2009, Home Office 2009. **Crime in England and Wales, year ending Sept 2012, ONS 2013.
Criminal damage per 1,000 people per annum	14.7*	8.9**			*Recorded crime at local authority level, Sept 2009, Home Office 2009. **Crime in England and Wales, year ending Sept 2012, ONS 2013.
Floorspace	Colchester	Essex	East of England	England	Source
Retail (count)	1,380	10,840	48,560	527,860	Business floorspace statistics, Valuation Office Agency May 2012
Office (count)	1,120	7,260	33,060	340,890	Business floorspace statistics, Valuation Office Agency May 2012
Industrial (count)	1,160	12,280	48,600	424,910	Business floorspace statistics, Valuation Office Agency May 2012
Other bulk premises (count)	420	3,760	16,640	136,110	Business floorspace statistics, Valuation Office Agency May 2012
Retail sqm (000s)	435	2,571	11,661	111,198	Business floorspace statistics, Valuation Office Agency May 2012
Office sqm (000s)	208	1,452	7,805	89,250	Business floorspace statistics, Valuation Office Agency May 2012
Industrial sqm (000s)	644	6,682	33,299	304,853	Business floorspace statistics, Valuation Office Agency May 2012
Other bulk	110	904	4,147	39,114	Business floorspace statistics, Valuation Office Agency May 2012

premises sqm
(000s)

	Colchester	Essex	East of England	England	Source
Cultural Heritage & Material Assets					
Number of listed buildings	2,560				Annual Monitoring Report 2012, Colchester Borough Council 2012
Number of conservation areas	22				Annual Monitoring Report 2012, Colchester Borough Council 2012
Number of Scheduled Ancient Monuments	42				Annual Monitoring Report 2012, Colchester Borough Council 2012
Number of parks on the National Register of Special Historic Interest	4				Annual Monitoring Report 2012, Colchester Borough Council 2012

	Colchester	Essex	East of England	England	Source
Biodiversity					
Areas of ancient woodland	70 (568Ha)				Annual Monitoring Report 2012, Colchester Borough Council 2012
% of residential development on greenfield land	12.0%				Annual Monitoring Report 2012, Colchester Borough Council 2012
Amount of development in designated areas	122 applications, 102 approved.				Annual Monitoring Report 2012, Colchester Borough Council 2012
Number of new Tree Preservation Orders (TPOs) approved	41				Annual Monitoring Report 2012, Colchester Borough Council 2012
Number of Air Quality Management Areas	4				Annual Monitoring Report 2012, Colchester Borough Council 2012
% of domestic waste that has been recycled	40.16%				Annual Monitoring Report 2012, Colchester Borough Council 2012
Average residual waste per household	467.6kg				Annual Monitoring Report 2012, Colchester Borough Council 2012
Annual average domestic consumption of gas	14,932kWh		15,434kWh	15,311kWh	Sub-national energy consumption statistics, Department of Energy and Climate Change 2009
Annual average	4,512 kWh		4,663kWh	4,553kWh	Sub-national energy consumption statistics, Department of Energy and Climate

domestic
consumption of
electricity



Change 2009

Appendix B. Review of relevant policies, plans and programmes

International

<p>Document title: Johannesburg Declaration on Sustainable Development – from our origins to the future Date: 2002 Prepared by United Nations Status: Global strategy Available: UN Department of Economic and Social Affairs website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>The World Summit on Sustainable Development 2002 represented a reaffirmation of international commitment to sustainable development coming 30 years after the Stockholm commitment to tackle environmental degradation and ten years after the Rio Summit and Declaration of 1992. The summit brought together heads of state, civil society and business leaders from all nations and sought to provide momentum, agreement and structure to global efforts for sustainable development over the coming decade. The key outcomes of the summit were the Johannesburg Declaration on Sustainable Development – from our origins to the future, and a Key Outcomes statement mapping out commitments made by all parties (and in particular national governments). Many of these commitment and outcomes relate to international efforts to tackle global development issues, such as poverty and hunger, however others are commitments to modifying behaviour and actions in each nation.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> - Accelerate the shift towards sustainable consumption and production. - Reverse trend in loss of natural resources. - Support business innovation and take-up of best practice in technology and management. - Waste reduction and producer responsibility. - Sustainable consumer consumption and procurement. - Urgently and substantially increase share of renewable energy. - Push on energy efficiency. - Low-carbon programmes. - Significantly reduce biodiversity loss by 2010. 	<p>The Local Plan can play a role in minimising waste, the prudent use of natural resources, improving energy efficiency, increasing the amount of renewable energy and protecting/enhancing biodiversity.</p>	<p>The SA framework should include objectives/ sub-objectives on waste/use of natural resources, energy efficiency, renewable energy and biodiversity.</p>
<p>Document title: Ramsar convention on Wetlands of international importance especially as waterfowl habitat Date: 1971</p>			

<p>Prepared by participating nations at the Ramsar Convention Status: intergovernmental treaty Available: The Ramsar Convention on wetlands website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an intergovernmental treaty which provides the framework for national action and international co-operation for the conservation and wise use of wetlands and their resources. There are presently 138 Contracting Parties to the Convention, with 1368 wetland sites, designated for inclusion in the Ramsar List of Wetlands of International Importance.</p> <p>The official name of the treaty – The Convention on Wetlands of International Importance especially as Waterfowl Habitat – reflects its original emphasis on the conservation and wise use of wetlands primarily to provide habitat for water birds. Over the years, however, the Convention has broadened its scope to cover all aspects of wetland conservation and wise use, recognising wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the wellbeing of human communities.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> - Recognition of the interdependence of man and his environment. - Consideration of the fundamental ecological functions of wetlands as regulators of water regimes and as habitats supporting a characteristic flora and fauna, especially waterfowl. - Recognition that wetlands constitute a resource of great economic, cultural, scientific, and recreational value, the loss of which would be irreparable. - Stem the progressive encroachment on and loss of wetlands now and in the future. 	<p>The LP must ensure that Ramsar sites are not adversely affected.</p>	<p>The SA framework should include the protection of internationally designated sites. Ramsar Sites must also be considered in the Habitat Regulations Assessment.</p>
<p>Document title: Water Framework Directive Date: 2000 Prepared by European Commission Status: statutory directive Available: European Commission website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This directive seeks to establish a structured framework for action in the field</p>	<p>Objectives:</p> <ul style="list-style-type: none"> - Prevent further deterioration and protect 	<p>The LP must recognise that surface water and groundwater are in principle</p>	<p>Include water use and quality in the SA framework. The Habitat Regulations</p>

<p>of water policy, which includes the protection of inland surface waters, transitional waters, coastal waters and groundwater.</p>	<p>and enhance the status of aquatic ecosystems, terrestrial ecosystems and wetlands.</p> <ul style="list-style-type: none"> - Promote sustainable water use based on a long-term protection of available water resources. - Ensure the progressive reduction of pollution of groundwater and prevent its further pollution. - Contribute to mitigating the effects of floods and droughts. <p>Targets: Member States must ensure that a river basin management plan is produced for each river basin district lying entirely within their territory.</p>	<p>renewable natural resources and the task of ensuring good status of groundwater requires early action and stable long-term planning of protective measures. The LP must ensure the protection and management of water resources, reflect the integration and synergies between different sectors with respect to water and consider long-term implications for water.</p>	<p>Assessment will also need to consider water resources and quality.</p>
<p>Document title: European Spatial Development Perspective Date: 1999 Prepared by The European Consultative Forum on Environment and Sustainable Development Status: non-statutory European document Available: European Commission website</p>			
<p>Description of document</p>	<p>Relevant objectives, targets & indicators</p>	<p>Implications for the Colchester Local Plan</p>	<p>Implications for the Sustainability Appraisal</p>
<p>The ESDP is a document approved by the Informal Council of Ministers of Spatial Planning of European Commission in Potsdam in 1999. It is a legally non-binding document forming a policy framework with 60 policy options for all tiers of administration with a planning responsibility. The strategic aim is to achieve a balanced and sustainable spatial development strategy.</p>	<p>The main objective is to provide an integrated, multi-sectoral and indicative strategy for spatial development, the key ideas of ESDP are:</p> <ul style="list-style-type: none"> - An integrated approach - Not just to look at specific sectors of development activity (e.g. environment, economic development, or transport), but to recognise that they all affect each other. - Spatial development - Strategic aspects - interlinked actions to achieve balanced and sustainable territorial development. - Indicative views - the responsibility lies with the developed regions and territories 	<p>The LP must be a spatial and integrated plan.</p>	<p>The SA objectives must equally relate to economic, environmental and social issues.</p>

	to implement the development principals.		
<p>Document title: Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond Date: 2007 Prepared by European Commission Status: communication from the European Commission to the European Parliament and Council Available: European Commission website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This document accepts that climate change is happening and urgent action is needed to limit it to a manageable level and ensure that global average temperatures do not exceed pre-industrial levels by 2 degrees Celsius. It acknowledges that there will be many adverse environmental, social and economic impacts if climate change is not addressed.</p>	<ul style="list-style-type: none"> - 30% reduction in greenhouse gas emissions by developed countries by 2020 compared to 1990 levels. - 50% reduction in greenhouse gas emissions by developed countries by 2050 compared to 1990 levels. - Improve share of renewable energy to 20% by 2020. - Adopt an environmentally safe carbon capture and geological storage policy. 	<ul style="list-style-type: none"> - Ensure that the Local Plan tackles climate change. 	<p>Incorporate climate change and renewable energy into the SA framework.</p>

National

<p>Document title: National Planning Policy Framework (NPPF) Date: 2012 Prepared by: National government Status: National planning policy Available: DCLG website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>The NPPF was published on 27 March 2012 and replaces almost all of the previous national planning policy included in Planning Policy Statements and circulars. A description of the NPPF is included in the SA Report.</p>	<p>There are 12 core planning principles which are summarised below:</p> <ul style="list-style-type: none"> - be genuinely plan led - not simply be about scrutiny - proactively support sustainable economic development - secure high quality design - take account of the roles & character of different areas - support the transition to a low carbon future 	<p>Colchester's Local Plan must be in conformity with the NPPF and the aim of the Focussed Review is to ensure that the Borough's planning policies comply with the NPPF.</p>	<p>The NPPF states that: A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors. (para 165)</p>

	<ul style="list-style-type: none"> - contribute to conserving & enhancing the natural environment - encourage the effective use of land - promote mixed use developments - conserve heritage assets - actively manage patterns of growth to make the fullest possible use of sustainable modes of transport - support strategies to improve health 		
<p>Document title: Flood and Water Management Act Date: 2009 Prepared by: Department for Environment, Food and Rural Affairs Status: Act Available: DEFRA website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>The Act seeks to ensure a healthier environment, better service and greater protection of water resources.</p> <p>The Act puts in place the recommendations from the Pitt Review into the floods of summer 2007. There is a move towards risk management. The impacts of climate change in terms of increased flood risk will be addressed through the Act and water companies will have the power to conserve water earlier during a drought period.</p> <p>The Act will end the automatic right to connect to sewers for surface water drainage and new sustainable drainage systems will be maintained by local authorities.</p> <p>The Environment Agency must publish a national flood and coastal erosion risk management strategy.</p>	<p>The aims of the Act are to:</p> <ul style="list-style-type: none"> • reduce the likelihood and impacts of flooding; • improve authorities ability to manage the risk of flooding; • improve water quality; • give water companies better powers to conserve water during drought; • reduce red tape and other burdens on water and sewerage companies; • improve the overall efficiency and management of the industry; and • reduce pollution. 	<p>Of most relevance to Colchester is the requirement for County Councils ('lead local flood authority') to produce a Surface Water Management Plan and a local flood risk assessment/ management strategy. The County Council will also be required to map local flood risk management assets. This work will be important as part of the evidence base for the LDF.</p>	<p>The SA framework should include water quality and flood risk as sub-objectives.</p>

<p>Document title: PPS25: Development and Flood Risk Practice Guide Date: 2008 Prepared by: Department of Communities and Local Government Status: retained guidance Available: Department of Communities and Local Government website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Town Centre SPD	Implications for the Sustainability Appraisal
<p>It helps to explain the approach to flood risk of appraise, manage and reduce as set out in PPS25. The flood risk management hierarchy has five key steps, which are: assess, avoid, substitute, control and mitigate.</p>	<p>To assess, avoid, substitute, control and mitigate flood risk. Application of sequential test at all stages of planning is essential.</p>	<p>Consider flood risk issues.</p>	<p>Ensure that the risk of flooding (from all sources), climate change and SuDS are included in the SA framework.</p>
<p>Document title: Code for Sustainable Homes: Technical Guide Date: 2008 Prepared by Department for Communities and Local Government Status: national guide of mandatory requirement Available: Department for Communities and Local Government website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>In April 2007 the Code for Sustainable Homes replaced the EcoHomes Assessment as a national standard for use in the design and construction of homes, it became mandatory for all new homes to be assessed against the code in May 2008. The Code contains nine categories covering energy, water, materials, surface run off, waste, pollution, health and wellbeing, management and ecology, with points assigned to each category. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. A home assessed as 6 stars will have achieved the highest sustainability rating and be zero carbon. Homes built to the Code are more energy and water efficient, produce fewer carbon emissions and are better for the</p>	<p>Target: By 2010 all new homes will need to be level 3 of the Code. By 2013 all new homes will need to be level 4 of the Code. By 2016 all new homes will need to be zero carbon, which is level 6 of the Code.</p>	<p>The construction of more energy efficient and sustainable homes should be encouraged and supported.</p>	<p>Include energy efficiency in the SA framework.</p>

<p>environment. They also encourage their owners to live a more sustainable lifestyle and are built in a more efficient way, using materials from sustainable sources. This creates less waste and also means Code homes have lower running costs.</p>			
<p>Document title: Future Water: The Government's future water strategy for England Date: 2008 Prepared by: Department for Environment, Food and Rural Affairs Status: national strategy Available: DEFRA website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>Future Water sets out how the government wants the water sector to look by 2030, and some of the steps needed to get there. It seeks to improve water sources for the benefit of people and wildlife, continue to provide excellent quality drinking water, ensure that flood risk is addressed with markedly greater understanding and use of good surface water management and cut greenhouse gas emissions.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> - Improve the quality of the water environment and the ecology which it supports, and continue to provide high levels of drinking water quality. - Sustainably manage risks from flooding and coastal erosion, with greater understanding and more effective management of surface water. - Ensure the sustainable use of water resources, and implemented fair, affordable and cost reflective water charges. - Cut greenhouse gas emissions. - Embed continuous adaptation to climate change and other pressures across the water industry and water users. 	<p>The LP should reflect this strategy by directing development away from areas at medium-high flood risk.</p>	<p>Include flooding, biodiversity, greenhouse gas emissions and the use of natural resources in the SA framework.</p>
<p>Document title: By Design – Urban design in the planning system: towards better practice Date: 2000 Prepared by Commission for Architecture and the Built Environment (CABE) & Department of the Environment, Transport and the Regions Status: guidance document Available: CABE website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This guide seeks to promote higher standards in urban design and provide</p>	<p>Objectives (to achieve):</p> <ul style="list-style-type: none"> -Character - A place with its own identity 	<p>All new development must be of high quality design.</p>	<p>Design should be included in the SA framework (sustainable design and</p>

<p>sound, practical advice to help implement the government's commitment to good design. It encourages those who influence and shape development decisions to think more deeply and sensitively about the living environments being created.</p>	<ul style="list-style-type: none"> -Continuity and enclosure - A place where public and private spaces are clearly distinguished -Quality of the public realm - A place with attractive and successful outdoor areas -Ease of movement - A place that is easy to get to and move through -Legibility - A place that has a clear image and is easy to understand -Adaptability - A place that can change easily -Diversity - A place with variety and choice. 		<p>design that enhances local distinctiveness).</p>
<p>Document title: Adapting to climate change; a framework for action Date: 2008 Prepared by DEFRA Status: statutory programme framework Available: DEFRA website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>The Climate Change Bill, currently passing through Parliament, commits the Government to preparing a statutory National Adaptation Programme. This statutory Programme, likely to be in place in 2012, will build on and incorporate the work of the cross-Government Adapting to Climate Change Programme 2008–2011, which is summarised in this document (phase 1). This document recognises that to tackle climate change we must work internationally and nationally to reduce greenhouse gas emissions and adapt to a warmer climate and a higher frequency of extreme weather conditions. This document sets out what the government has done and what it will be doing to help adapt to the changes ahead.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> - The government will prepare a prioritised action plan in autumn 2008 based on Sir Michael Pitt's report on the flooding events of 2007. <p>The objectives of Phase 1 of the programme are to:</p> <ul style="list-style-type: none"> - Develop a more robust and comprehensive evidence base about the impacts and consequences of climate change. - Raise awareness of the need to take action now and help others take action. - Measure success and take steps to ensure delivery. - Work across government and at national, regional and local level. 	<ul style="list-style-type: none"> - Adaption will be crucial in reducing vulnerability to climate change and is the only way to cope with impacts that are inevitable. - Adaption and mitigation are needed to meet the long term challenges of climate change. - There is a need to look holistically at systems (ecological and human) affected by climate change. - Adaptive action should follow the principles of sustainable development. 	<ul style="list-style-type: none"> - Ensure the evidence base includes data about climate change and that this can be monitored. - Include climate change in the SA framework.

	Targets: - Reduce emissions by at least 60% by 2050.		
<p>Document title: Living working countryside: The Taylor Review of Rural Economy and Affordable Housing Date: 2008 Prepared by The Taylor Review Status: review report Available: Department for Communities and Local Government</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This report sets out the results of the Taylor Review into the rural economy and affordable housing. It recognises that although the countryside is generally a good place to live, for too many people country life is challenging; house prices are significantly higher than the national average while rural wages are significantly lower; affordable homes are few; and business growth is often restricted. The Review has explored in depth how the planning system is responding to these challenges and concludes that the countryside is at a crossroads. It argues that within villages a balance needs to be struck between providing affordable homes and creating job opportunities for the population to stop villages becoming commuter settlements. The report includes a number of recommendations, which should ensure the sustainable development of the countryside.</p>	<p>Relevant Recommendations: Planning Policy Statements (PPSs) should be reviewed to create a more coherent set, reducing apparent conflicts between interpretations of sustainability. PPSs should take account of all three strands of sustainability in a balanced way. The Government should initiate a review assessing the unintended impacts on amenity, wellbeing and biodiversity of the policy directing development to Brownfield land and how this policy should be developed in the period to 2020. A PPS should be prepared to address the practical planning issues concerning the sustainable growth of communities, including new neighbourhoods and community extensions as well as new towns. This should be accompanied by a new Design Guide. The government should review the regulatory burdens and incentives placed upon local planning authorities. The government should publish guidance on best practice on Local Development Frameworks (LDF) and partnership working. New guidance should support best practice in community engagement.</p>	<ul style="list-style-type: none"> - A can-do system is needed that asks the question of each development proposal “how will this development add to or diminish the sustainability of this community” and includes social, economic and environmental factors in the answer. - Support for home-based work should be incorporated. - Thresholds for the minimum number of dwellings needed to provide affordable housing should be lower in rural areas. - Evidence is essential to show how policies in a plan are justified and effective. - Parish Plans & Village Design Statements should be considered as part of the evidence base. 	<p>In considering sustainability a balance needs to be struck between economic, environmental and social considerations.</p>

	<p>The government should review the role the proposed Community Infrastructure Levy (CIL) can have in supporting the development of community extensions. Affordable housing should be exempt from the CIL.</p> <p>The government should review the appropriateness of the national target for rural affordable housing.</p> <p>The government should provide advice to LPAs and affordable housing providers to aid the delivery of affordable rural housing. LPAs should work with local communities to consider how the needs of every settlement can be met.</p> <p>The government should review S106 agreements and in particular should explore options for housing schemes that are available only to people with local connections.</p> <p>The Government should anticipate increased interest in Community Land Trusts (CLTs) as a model for affordable housing delivery.</p> <p>The Government should examine the options for trialing planning rules limiting change of use of full time homes to part time occupation.</p> <p>A clear message should be voiced, through PPS4 and a Government statement of intent, that rural economies have an important contribution to make to regional and national economies.</p> <p>PPS4 should make a clear statement that decisions involving the loss of existing employment sites in rural areas and the identification of new sites should be based on evidence addressing supply and sustainability.</p> <p>PPS4 should recognise the importance of</p>		
--	---	--	--

	<p>home working in rural areas.</p> <p>The Government should clarify the legal position regarding the weight to be given to emerging Development Plan Documents.</p> <p>The Government should encourage regional planning bodies and local planning authorities to work together to underpin their decisions on housing and economic development in both their development plans and planning applications with a clear and robust evidence base.</p> <p>The government should clarify the approach in PPS3 regarding thresholds for affordable housing.</p>		
<p>Document title: Lessons learned from the 2007 floods (The Pitt Review) Date: June 2008 Prepared by: Sir Michael Pitt on behalf of the Cabinet office Status: government commissioned review Available: Cabinet Office website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the LDF	Implications for the Sustainability Appraisal
<p>Sir Michael Pitt was commissioned to carry out a review of the summer 2007 floods in England. In 2007 the floods in England were the most expensive in the world. This review was based on the following four principles:</p> <ol style="list-style-type: none"> 1. Needs of the communities affected. 2. Change will only happen with strong leadership. 3. Structures must be clearer. 4. Organisations must be willing to work together and share knowledge. 	<p>There were 92 recommendations. The most relevant to the LDF are:</p> <ul style="list-style-type: none"> - adaption and mitigation are key; - EA must work with partners to address surface water flooding; - PPS25 should be strengthened; - there must be a presumption against building on the floodplain; - householders should not be able to lay impermeable surfaces; and - local authorities must take the lead on the management of flood risk. 	<p>The LP must ensure that development is not located in areas of flood risk and should address surface water flooding issues.</p>	<p>Reducing flood risk must be included in the SA framework.</p>
<p>Document title: Environmental Quality in Spatial Planning: Incorporating the natural, built and historic environment and rural issues in plans and strategies</p>			

<p>Date: 2005 Prepared by Countryside Agency, English Heritage, English Nature and the Environment Agency Status: planning guidance document Available: English Heritage website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This document makes recommendations that are at the cutting edge of planning policy and practice, and are intended to be inspirational and inspirational. In particular the document encourages moving away from a 'topic-based' to an 'objectives-led' approach for plans and strategies. It promotes the environment and rural issues in a new and better-integrated policy framework, addressing wider sustainability issues whilst meeting local needs within a national, regional and district wide context.</p>	<p>Relevant Recommended Actions:</p> <ul style="list-style-type: none"> - Work with agencies at an early stage. - LPAs should consider ambitious initiatives for conservation and enhancement of environmental and rural areas. - Integrated social, economic and environmental objectives so that more benefits and fewer losses flow from development. - Consider the resilience of different areas. - Ensure that the evidence is up to date, particularly concerning designated sites. - Sustainable design and construction should be promoted. 	<p>The plan should reflect the duty to contribute to sustainable development and the statutory agencies should be engaged in the plan making process from the beginning.</p>	<p>The SA process should include all of the recommended actions.</p>
<p>Document title: Where are we now: a review of progress on sustainable development Date: 2009 Prepared by: Sustainable Development Commission Status: national sustainability data Available: Sustainable Development Commission</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This document records what has happened since Securing the Future was published in 2005. It sets out statistics on a range of sustainability related indicators at a national level. Headline conclusions are that after 15 years of continuous growth the UK economy is suffering economic downturn, the UK population is expected to reach 67 million by 2020, the population is ageing and although the UK is on track to meet its Kyoto targets to reduce greenhouse gas emission this will increase once emissions in trade and travel</p>	<ul style="list-style-type: none"> - The 2009 Budget sets an interim GHG emission reduction target of 34% by 2020. - CO₂ emissions per capita were 11 tonnes in 2006 and must be reduced to 2 tonnes by 2050. 	<p>The LP must contribute to the achievement of sustainable development, which the Sustainability Appraisal will help to achieve.</p>	<p>This document has contributed to the SA collection of baseline data.</p>

are considered.			
<p>Document title: Brownfield market signals Date: June 2009 Prepared by: Campaign to Protect Rural England Status: national guidance document Available: CPRE</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This document sets out the results of a research study, carried out by CPRE, into the effects of greenfield supply on brownfield land viability. Nine case studies were looked at over the period 2002-8. The main conclusion was that higher levels of greenfield supply, particularly in areas of weaker housing demand, reduces the viability of brownfield development. Modeling showed a combination of clear and unexpected results of the strength of the relationship between development viability and levels of competing supply. Suffolk Coastal was one of the case studies and the model showed that an increased greenfield supply appeared to make brownfield development more viable, which the researchers concluded may be due to the strong housing market in Ipswich.</p>	<ul style="list-style-type: none"> - 60% of development should take place on brownfield land. - Brownfield development should be seen as a business opportunity. 	<p>The timing and location of housing land should be informed by an understanding of how local land and housing markets interact.</p>	<p>The SA framework should include an objective on greenfield development.</p>
<p>Document title: UK Renewable Energy Strategy Date: 2009 Prepared by: Department of Energy and Climate Change Status: national strategy Available: DECC website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>The UK Renewable Energy Strategy was launched on 15 July 2009 and shows how the target of 15% of energy from renewables by 2020 will be met (only 2.25% of energy came from renewables in 2008). It is an integral part of the UK Local Carbon Transition Plan (which</p>	<ul style="list-style-type: none"> - By 2020 15% of energy in the UK will come from renewable sources. - 30% of electricity will come from renewables. - 12% of heat will come from renewables. - 10% of transport will come from 	<p>Renewable energy should be encouraged, especially on the larger sites.</p>	<p>The SA framework should include an objective on renewable energy.</p>

<p>includes nuclear, carbon capture and storage, heat and energy and transport).</p> <p>It is recognised that the Strategy will help tackle climate change, promote security of supply and provide economic opportunities. By 2020 half a million UK jobs could be in the renewable energy sector.</p> <p>The Strategy introduces feed in tariffs, £45 million grants for microgeneration, loans for the renewables industry, quicker and smarter grid connection and the use of more sustainable bioenergy.</p>	<p>renewables.</p>		
<p>Document title: A Living Landscape Date: 200? Prepared by: Wildlife Trusts Status: strategy Available: Essex Wildlife Trust</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>The Wildlife Trusts recognise that to help species adapt to climate change the whole landscape needs to be addressed. Landscape needs to alleviate floods, control pollution and help cope with temperature extremes. This scheme identifies areas to protect for wildlife and seeks to enlarge/improve them and link them up. The project will form part of the green infrastructure network. Nationally over 100 landscapes have been identified as part of the project.</p>	<ul style="list-style-type: none"> - Secure water supplies. - Make land use truly sustainable. - Let the environment adapt to climate change. - Rebuild a wildlife rich countryside. - Connect people to nature. 	<p>Three sites in Colchester Borough have been identified:</p> <ul style="list-style-type: none"> - Roman River Valley, which is one of the best preserved river valley systems and supports a rich variety of wildlife. - Abberton Reservoir. - Tiptree Heath Complex. 	<p>The SA should include objectives on the protection of biodiversity, the protection of landscape, the need to address climate change and the SA should consider the allocation of sites that may affect these living landscapes.</p>
<p>Document title: Safeguarding our soils Date: 2009 Prepared by: Defra Status: national guidance document Available: Defra website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal

<p>This document sets out Defra's strategy to safeguard and improve the country's soils. The document states that development inevitably leads to soil sealing, but states that poor construction practices can lead to further soil degradation, e.g. compaction and pollution. During construction soils can be compacted through machinery use and are at risk of erosion from rain and wind when exposed. Compacted soils in urban areas can increase run off and surface water flooding.</p>	<ul style="list-style-type: none"> - Ensure soil ecosystem services are fully valued in the planning system. - Ensure appropriate consideration is given to the protection of good quality agricultural soils from development. - Encourage better management of soils through all stages of construction. 	<p>Recognise the value of soils.</p>	<p>Defra will be preparing a guidance note/ toolkit to help include soil considerations in the SA/SEA. Whilst the SA/SEA has considered soils this note will be helpful in ensuring that soils are adequately considered.</p>
<p>Document title: PPS25: Development and Flood Risk Practice Guide Date: 2008 Prepared by: Department of Communities and Local Government Status: guidance (to support national policy) Available: Department of Communities and Local Government website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>It helps to explain the approach to flood risk of appraise, manage and reduce as set out in PPS25. The flood risk management hierarchy has five key steps, which are: assess, avoid, substitute, control and mitigate.</p>	<p>To assess, avoid, substitute, control and mitigate flood risk. Application of sequential test at all stages of planning is essential.</p>	<p>The Town Centre grew around the River Colne and it will be important to ensure that proposals avoid flood risk areas.</p>	<p>Ensure that the risk of flooding (from all sources), climate change and SuDS are included in the SA framework.</p>
<p>Document title: PPS10: Planning for Sustainable Waste Management Date: 2005 Prepared by: ODPM Status: National planning policy statement Available: communities and local government website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This document concerns waste planning. It explains that the governments aims are to protect human health and the environment by producing less waste and using it as a resource wherever possible. The waste hierarchy is set out - reduce - reuse - recycle - compost - use waste as energy.</p>	<ul style="list-style-type: none"> - help deliver sustainable development through driving waste management up the waste hierarchy - provide a framework in which communities take more responsibility for their own waste - help implement the national waste strategy - help secure the recovery or disposal of waste without endangering human health and 	<p>The Local Plan should have regard to the waste hierarchy and planning objectives of this PPS. In particular the Local Plan should promote the re-use of previously developed land and can ensure that sustainable waste management is an important design consideration.</p>	<p>Include the prudent use of natural resources in the SA framework.</p>

	without harming the environment – reflect the concerns and interests of communities and those involved in waste management - recognise locational needs – ensure the design and layout of new development supports sustainable waste management.		
--	---	--	--

Regional

Document title: Integrated Sustainability Framework for the East of England Date: 2009 Prepared by: EERA Status: regional document Available: EERA website			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
The Integrated Sustainability Framework (ISF) replaces the Integrated Regional Strategy and sets out the direction for sustainable development in the region. The number of objectives has been reduced from the draft document. The ISF is a high-level document and the expectation is that policy-makers should consider the objectives and issues highlighted in this document, to ensure that any policy proposals are consistent with the sustainable development priorities for the East of England.	<ol style="list-style-type: none"> 1. Promote sustainable growth within environmental limits 2. Reduce poverty and inequality and promote social inclusion 3. Reduce greenhouse gas emissions 4. Adapt to the impacts of climate change 5. Promote employment, learning, skills and innovation 6. Increase resource efficiency and reduce resource use and waste 7. Conserve, restore and enhance the region's natural and built environment 8. Move goods and people sustainably 9. Meet the needs of the changing regional demographic 10. Provide decent, affordable and safe homes for all 	The LP must promote sustainable development and should have regard to this strategy.	This document was not published during the SA scoping stage and so the scope of the SA took account of the objectives set out in the Integrated Regional Strategy. However, notwithstanding this all of these sustainable development objectives are incorporated into the SA framework.
Document title: A Better Life: The role of culture in the sustainable development of the East of England Date: 2006 Prepared by East of England Regional Assembly Status:			

Available: Living East website			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This document sets out the role of culture in the sustainable development of the East of England. It explains the vision for culture and aims to encourage decision-makers and funders to make culture a foundation of their infrastructure and planning. It recognises that culture has a major role to play in overcoming challenges of regeneration, growth areas and isolated rural areas.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> - Growth and regeneration to make the East of England a national economic leader by integrating culture with planning and increasing investment in cultural infrastructure. - Embracing creativity by developing skills and offering the best opportunities for creative people by supporting the growth of creative industries. - Tourism: developing the product by prioritising investment in natural and cultural assets. - Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing our part and getting people involved and participating in sport. - The built environment, our open spaces, our countryside and our heritage are important parts of our culture. We need to maintain the East of England as an attractive place to live, work and visit with its own distinctive identity. 	<ul style="list-style-type: none"> - Need to consider links between planning, regeneration and culture and the contribution culture can make to the economy. - Need to conserve open spaces, environment and built heritage. - Need to consider sporting facilities and economic opportunities arising from the Olympics. 	<p>Consider including culture in the SA framework.</p>
<p>Document title: Revised regional housing strategy for the East of England: Strategy Document 2005-2010 Date: 2005 Prepared by East of England Regional Assembly Status: Available: GO East website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>The RHS provides clarity about the implications of the government's Sustainable Communities Plan for the East of England. A primary function of the RHS is to act as an instrument for delivery of the East of England Plan. The RHS</p>	<p>Objectives:</p> <ul style="list-style-type: none"> - Those operating within the planning system will need to ensure that their plans/strategies deliver the development sites necessary throughout the region to deliver the spatial strategy of the East of 	<p>This document is key to developing the strategy for new housing within the district.</p>	<p>The SA framework should include the delivery of housing and affordable housing.</p>

<p>makes proposals for the delivery of housing in the region and was prepared and consulted upon alongside the RSS.</p>	<p>England Plan.</p> <ul style="list-style-type: none"> - More, sustainable homes should be provided. - Inclusive communities should be created. <p>Targets:</p> <ul style="list-style-type: none"> - At least 30% of new homes should be affordable, in areas of housing stress the figure should be 40%. - Within the East of England 760 new dwellings should be built for key workers. 		
<p>Document title: East of England Regional Social Strategy Date: 2007 Prepared by: East of England Regional Assembly Status: Available: EERA website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>The vision is to achieve social inclusion throughout the region.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> - Out of town developments should ensure that there are appropriate transport links. - Considerations should be given to noise and air pollution and flooding, particularly in deprived areas. - The effects of climate change should be considered. - Maintenance or development of biodiversity and wildlife to improve quality of life. 	<p>The impact of the LP in terms of social sustainability should be considered and negative impacts avoided, mitigated and minimised wherever possible. In particular consideration should be given to noise, pollution emissions, the risk of flooding to local residents, increases in road traffic and loss of green space.</p>	<p>The SA framework must fully consider social issues and include objectives on flooding, sustainable transport, climate change and biodiversity.</p>
<p>Document title: Anglian River Basin Management Plan Date: 2009 Prepared by: Environment Agency Status: river basin management plan, prepared under Water Framework Directive Available: Environment Agency's website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>The Anglian River Basin Management Plan is about the pressures facing the</p>	<ul style="list-style-type: none"> - By 2015, 16 per cent of surface waters (rivers, lakes, estuaries and coastal 	<p>The following are the main challenges that face the Anglian river basin & should be</p>	<p>The SA should consider water quality.</p>

<p>water environment in this river basin district, and the actions that will address them. It has been prepared in consultation with a wide range of organisations and individuals and is the first of a series of six-year planning cycles.</p>	<p>waters) in this river basin district are going to improve for at least one biological, chemical or physical element.</p> <ul style="list-style-type: none"> - By 2015 19 per cent of surface waters will be at good ecological status/potential and 45 per cent of groundwater bodies will be at good status. - At least 30 per cent of assessed surface waters will be at good or better biological status by 2015. 	<p>considered as part of the Local Plan:</p> <ul style="list-style-type: none"> • point source pollution from sewage treatment works; • the physical modification of water bodies; • diffuse pollution from agricultural activities; • water abstraction; • diffuse pollution from urban sources. <p>The Local Plan should consider the actions in Annex C.</p>	
<p>Document title: Combined Essex Catchment Abstraction Management Strategy Date: 2013 Prepared by Environment Agency Status: catchment abstraction management strategy Available: Environment Agency's website</p>			
<p>Description of document</p>	<p>Relevant objectives, targets & indicators</p>	<p>Implications for the Colchester Local Plan</p>	<p>Implications for the Sustainability Appraisal</p>
<p>Catchment Abstraction Management Strategies (CAMS) set out how the EA will manage the water resources of a catchment and contribute to implementing the Water Framework Directive (WFD). The objectives of the Directive include preventing deterioration of the status of water bodies and protecting, enhancing or restoring all water bodies with the aim of achieving good status.</p>	<p>The Water Framework Directive's main objectives are to protect and enhance the water environment and ensure the sustainable use of water resources for economic and social development. Catchment Abstraction Management Strategies (CAMS) set out how the EA will manage the water resources of a catchment and contribute to implementing the WFD.</p>	<p>As this is only a Focussed Review there are not any implications. However, this document will have implications for the Full Review.</p>	<p>Include water quality as an SA objective.</p>

Sub-regional

<p>Document title: Haven Gateway Programme of Development: A Framework for Growth Date: 2007 Prepared by: Haven Gateway Partnership Status: non-statutory sub-regional strategy</p>
--

Available: Haven Gateway website			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This joined up framework is a project management tool to guide the local delivery of an increased supply of housing and economic development, is a means of articulating key infrastructure needs to support this growth and forms a basis for bidding for growth funding from government.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> - To promote the development of the Haven Gateway as a New Growth Point. - To demonstrate how port expansion and other employment growth can be integrated with housing growth within the unique estuarine setting of the Gateway. - To facilitate the delivery of housing and employment growth and infrastructure investment proposed in the EEP and the Regional Economic Strategy. - To establish a basis for support from central government and other agencies and a mechanism for prioritising bids for investment within the Haven Gateway New Growth Point. 	<p>Key components of the framework relevant to the LP include provision of green infrastructure, regenerating areas of high deprivation and providing affordable housing and maintaining the high environmental values.</p>	<p>The SA framework should include green infrastructure, affordable housing and regeneration.</p>
<p>Document title: Haven Gateway Green Infrastructure Strategy Study Date: 2008 Prepared by: The Landscape Partnership on behalf of the HaGGIS steering group Status: sub-regional study Available: Suffolk County Council</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>Green Infrastructure is a connected system of protected sites, nature reserves, greenspaces and greenway linkages. This strategy seeks to improve the existing green infrastructure within the Haven Gateway and improve/ increase the provision. It suggests the provision of Accessible Natural Greenspace, which is separated into neighbourhood, district, sub-regional and regional levels.</p>	<p>The overall objective of this strategy is to establish a framework for the delivery of high quality green infrastructure over the next 20 years, complementing and supporting planned housing and development growth.</p>	<p>The LP should provide the mechanisms to deliver green infrastructure through new development.</p>	<p>The SA should consider whether potential new development will safeguard and enhance existing green infrastructure and should consider whether new development is able to create further opportunities.</p>
<p>Document title: Haven Gateway Partnership Employment Land Study Date: 2005 Prepared by: DTZ Pieda on behalf of HGP</p>			

Status: sub-regional evidence base document Available: HGP website			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
This study reviews the supply and demand of employment land and premises across the sub-region. It concludes that there is an over supply of employment land in the sub-region.	<ul style="list-style-type: none"> - The RSS sets a target of 49,700 new jobs across the sub-region, however it is predicted that jobs will only grow by 37,400 in the period. - Colchester has a job target of 8,100. - Colchester and mid-Suffolk have the highest percentages of poor quality employment land. - Bathside Bay is recognised as a strategic employment site. 	The LP should ensure that the most sustainable employment sites are allocated for development and should be careful not to over-allocate land.	The SA framework should include improving the economy as an objective and refer to the importance of the ports.
Document title: Haven Gateway Partnership Strategic Residential and Infrastructure Study Date: 2005 Prepared by: Roger Tym and Partners on behalf of HGP Status: evidence base study Available: Colchester Borough Council website			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
This study provides guidance on the direction, scale and phasing of residential development and associated infrastructure in the sub-region up to 2021. Most of the strategic sites are identified in Colchester and Ipswich. The main overall issue is funding and S106 agreements will need to be co-ordinated. The level of public subsidy will not be enough to provide sufficient levels of affordable housing.	<ul style="list-style-type: none"> - £2.5 billion will be needed for infrastructure across the sub-region. 	The LP will need to ensure that housing is phased to ensure infrastructure provision. It will also need to include a policy requiring a percentage of housing to be affordable.	Refer to affordable housing.
Document title: Haven Gateway Partnership Regeneration Study Date: 2005 Prepared by: Royal Haskoning on behalf of HGP Status: evidence base document Available: Colchester Borough Council website			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
This study provides the HGP with a clear	The following were identified as potential	Regard should be had to the regeneration	Include regeneration in the SA framework.

assessment of the strategic fit of the various regeneration proposals being put forward within the sub-region, the potential impact of these proposals on the emerging East of England Plan and their impact on the aspirations of the Regional Economic Strategy.	physical regeneration projects in Colchester: St Botolph's North Colchester East Colchester (Colchester) Garrison Paxman's Factory (priority/ catalyst project) Rowhedge Port	potential of these sites.	
--	---	---------------------------	--

County

<p>Document title: Essex Biodiversity Action Plan Date: 1999 Prepared by Essex Biodiversity Action Group Status: non-statutory plan Available: Essex County Council</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
Tiered document within the scope of the National Biodiversity Action Plan, which acts as a mechanism to translate national targets into practice by reflecting and promoting the conservation of wildlife characteristic to a particular locality. Sets out habitats/species chosen to focus action. Is split up into mammals, birds, other vertebrates, invertebrates, trees & plants and habitats. Recognises that the biodiversity of Essex includes bluebell woods, open meadows with butterflies, birds, river valleys winding through farmland and the coastline.	<p>Objectives:</p> <ul style="list-style-type: none"> - To conserve and enhance the wildlife and habitats of Essex which give the county its distinctive biodiversity. - To identify priority habitats and species which are important on an international and national scale, important in Essex or where there is a special responsibility. - To set a realistic but ambitious target and a timescale for habitats and species plans and to monitor, report and review the progress of action plans against those targets. - To ensure that biodiversity action continues as a partnership. - To raise public awareness and encourage involvement in action to conserve biodiversity. 	Ensure that the LP promotes the preservation and enhancement of biodiversity.	Include biodiversity in the SA framework.

	Target: - Halt decline and restore biodiversity to a more sustainable condition.		
Document title: Essex Design Guide Date: 2005 Prepared by Essex Planning Officers Association Status: guidance document Available: Essex Design Initiative website			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
This is an update to the Essex Design Guide for Residential and Mixed Use Areas, originally published in 1973 and updated in 1997. The 1973 guide was produced as a response to concern over the design quality of new developments and their failure to integrate into existing built form. The document is intended to help those involved in the built environment understand that development should have a sense of place, by legible, pedestrian friendly and sustainable, which will help to create successful living environments.	Objectives: - A site appraisal is required for all sites. - Any residential development larger than 500 dwellings must provide an element of mixed use development. - Sustainability issues must be addressed. - The layout and structure of development must be legible and permeable. - In densities over 20 dph there is a need for continuity of built frontages. - Schemes must be designed with crime prevention in mind. - Access for the disabled must be provided in certain situations. - Car free development should be promoted.	The LP should take account of the objectives for good design and the guidance within the Essex Design Guide. Any policies that involve design should be in conformity with this document.	Design should be included in the SA framework.
Document title: Essex Climate Change Strategy Date: 2005 Prepared by: Status: county strategy Available: Essex County Council			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
This strategy seeks to reduce the effects of climate change.	Objectives: - Policies and Plans must ensure both mitigation and adaptation to climate change in an integrated way; - Design for sustainability – encourage businesses and other organisations,	The issue of climate change should underpin the whole LP. The LP can tackle climate change by locating development in locations that avoid the need to travel and by promoting sustainable design and construction. It can also ensure adaption	Include an objective on climate change.

	<p>the construction industry and utility providers to design infrastructure, buildings etc. that will be resilient to climate change impacts (including flooding, heat stress, high winds and subsidence), whilst at the same time considering efficiencies in water consumption, energy consumption, reduction of greenhouse gas emissions and responsible usage of natural resources;</p> <ul style="list-style-type: none"> - Lead by example and share expertise; - Monitor and review prior to undertaking further actions. 	<p>to the impacts of climate change by providing green space to allow species to move if climate change destroys their habitat.</p>	
<p>Document title: North Essex Catchment Flood Management Plan Date: 2009 Prepared by Environment Agency Status: catchment flood management strategy Available: Environment Agency's website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This CFMP gives an overview of the flood risk in the North Essex CFMP area and sets out the EAs preferred plan for sustainable flood risk management over the next 50 to 100 years. It identifies flood risk management policies to assist all key decision makers in the catchment. The report includes a section on Colchester.</p>	<p>The Water Framework Directive's main objectives are to protect and enhance the water environment and ensure the sustainable use of water resources for economic and social development.</p>	<p>There are different sources of flood risk in the North Essex CFMP area. The main flood risk is from river flooding after heavy, short storms or widespread rainfall.</p> <p>The River Colne has defences through Colchester. Colchester is also protected against tidal surge and flooding by the Colne Barrier which was constructed in 1994. Currently there are 171 properties at risk from the 1% annual probability river flood. There is no agricultural land at risk of flooding, but some parts of the A133 are at risk of flooding in the 1% annual probability river flood.</p> <p>Flood risk management planning needs to</p>	<p>Include flood risk as an SA objective.</p>

		be linked closely with regeneration and redevelopment, so that policies can be put in place to create green corridors, and to incorporate flood resilience measures into the location, layout and design of development.	
<p>Document title: Essex and South Suffolk Shoreline Management Plan (second phase) Date: 2011 Prepared by Environment Agency (lead authority) Status: shoreline management plan Available: CBC</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
A Shoreline Management Plan is a high-level policy document that aims to identify the most appropriate ways to manage flood and erosion risk to people and the developed, historic and natural environment over the next 100 years up to 2105.	<p>Key aims:</p> <ul style="list-style-type: none"> - set out the risks from flooding and erosion to people and the developed, historic and natural environment - identify a management policy for the shoreline that achieves the best possible and achievable balance of all the different interests around the shoreline, over the next 100 years, and - meet international and national nature conservation obligations. 	The SMP forms part of the evidence base for the Borough's planning policies. 4 potential management realignment sites are proposed in Colchester Borough. Colchester's planning policies reflect the policy to maintain flood defence to the majority of the defended land, including all dwellings and key infrastructure at risk of flooding, whilst also allowing coastal and estuarine processes to act in a less constrained manner by realigning the defences that are under pressure, and / or where the value of the protected features is unlikely to justify continued maintenance.	None as SA is using the same framework as the documents it is reviewing. However, future SA work should include an objective about the coast.

Local

<p>Document title: Colchester's Core Strategy DPD Date: 2008 Prepared by Colchester Borough Council Status: adopted development plan Available: Colchester Borough Council website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal

<p>The Core Strategy LP is the central document of the Local Development Framework, and provides the broad policy directions to guide the other documents in the LDF. The CS LP establishes a long-term strategy to manage development, provide services, deliver infrastructure and create sustainable communities. It comprises the spatial vision and objectives, a spatial strategy, core policies and a section setting out how the strategy will be implemented and monitored. Its effectiveness will be monitored on an annual basis through the Annual Monitoring Report and it will be reviewed when necessary.</p>	<p>Objectives:</p> <ul style="list-style-type: none"> - Focus new development at sustainable locations to support existing communities, local businesses, sustainable transport and promote urban regeneration to protect greenfield land. - Provide the necessary community facilities and infrastructure to support new and existing communities. - 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. - Reduce the Borough's carbon footprint and respond to the effects of climate change. - Create a prestigious regional centre and a vibrant network of district and local centres that stimulate economic activity and provide residents' needs at accessible locations. - Provide for a balance of new homes and jobs to support economic prosperity of our growing community and reduce the need to travel outside the Borough for employment. - 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. - Revitalise rundown areas and create inclusive and sustainable new communities. - Promote high quality design and sustain Colchester's historic character, found in its 	<p>This is a Focussed Review of the Core Strategy.</p>	<p>Use the SA framework for the CS.</p>
--	--	--	---

	<p>buildings, townscape and archaeology.</p> <ul style="list-style-type: none"> - Improve streetscapes, open spaces and green links to provide attractive and accessible spaces for residents to live, work and play. - 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. - Protect and enhance Colchester's natural environment, countryside and coastline. - Support appropriate local employment and housing development in villages and rural communities. - Encourage renewable energy and the efficient use of scarce resources. - Reduce, reuse and recycle waste. 		
<p>Document title: Haven Gateway Water Cycle Study: Stage 1 Report Date: 2008 Prepared by: Royal Haskoning on behalf of the Haven Gateway Partnership Status: evidence base document Available: Haven Gateway Partnership</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>The study was commissioned in order to ensure that water supply, water quality, sewerage and flood risk management issues can be properly addressed to enable the substantial growth proposed in the East of England Plan (EEP) to 2021 to</p>	<p>Objectives:</p> <ul style="list-style-type: none"> - Ensure that adequate water supply and waste water infrastructure is in place to support housing and employment growth planned for HGSR to 2021 in the emerging East of England Plan and the HG 	<p>Regard must be had to the findings of this study. In particular the LP must direct development to areas at low/ no risk of flooding and locations where there will not be a problem with the supply and quality of water.</p>	<p>Include flooding in the SA framework and ensure that water supply and water quality are fully considered in the Habitats Regulations Assessment.</p>

<p>be accommodated in a sustainable way. It covers wastewater collection and treatment; water resources and supply; water quality and environmental issues; flood risk management; and demand management.</p>	<p>Programme of Development Framework for Growth.</p> <ul style="list-style-type: none"> - Any additional infrastructure is provided in accordance with a strategic rather than a piecemeal approach. - There is a strategic approach to the management and use of water. - The environment has sufficient capacity to receive increased waste water discharges. - The potential for grey water reuse and implementation of Sustainable Drainage Systems (SuDS) is fully realised. 		
<p>Document title: Strategic Flood Risk Assessment (SFRA) Date: 2007 Prepared by: Scott Wilson on behalf of CBC Status: evidence base Available: CBC website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>The SFRA enables the Council to identify sites away from vulnerable flood risk areas. Sites surrounding the urban area have been appraised for their risk of different types of flooding. The SFRA considers the situation in 100 years time, with the effects of climate change, and models what would happen in the event of breaches in key areas.</p>	<p>The key objective of an SFRA is to avoid developing in areas at risk of flooding.</p>	<p>Have regard to this assessment.</p>	<p>This SFRA will inform the SA, an objective on reducing flood risk must be included in the SA Framework. The SFRA will also be used to inform the flood risk sequential test, which is prepared as part of the SA process.</p>
<p>Document title: Site Allocations DPD Date: 2010 Prepared by Colchester Borough Council Status: development plan document Available: Colchester Borough Council's website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This document was produced in conjunction with the other documents in Colchester's Local Development</p>	<p>The objectives of the Site Allocations DPD are to:</p> <ul style="list-style-type: none"> • Set out the criteria for the boundaries 	<p>None, the Focussed Review does not review any site allocations.</p>	<p>The SA Framework will remain the same.</p>

<p>Framework (LDF). The Site Allocations DPD sets out the criteria for the boundaries and provides area specific allocations. Each site has been evaluated and the document then outlines the policy that has informed the Site Allocations and new policies that are proposed for each area.</p>	<p>shown on the Proposals Map</p> <ul style="list-style-type: none"> • Provide area specific allocations in line with the overall strategy set by the Core Strategy. 		
<p>Document title: Development Policies DPD Date: 2010 Prepared by Colchester Borough Council Status: development plan document Available: Colchester Borough Council's website</p>			
Description of document	Relevant objectives, targets & indicators	Implications for the Colchester Local Plan	Implications for the Sustainability Appraisal
<p>This document was produced in conjunction with the other documents in Colchester's Local Development Framework (LDF). The Development Policies DPD includes policies which add further detail to the Core Strategy policies.</p>		<p>The Focussed Review reviews those policies that require updating to conform to the NPPF.</p>	<p>The SA Framework will remain the same.</p>

Appendix C. Appraisals of options

Policy theme SD1 – Sustainable Development Locations

Summarise policy options

Option 1 – Original Core Strategy policy, no change

Option 2 – Addition to policy SD1, in line with the PINs model sustainable development policy wording

Option 3 – Alternative wording proposed by consultee

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1:	Opt 2:	Opt 3:	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	+/-	+	All three policy options promote sustainable growth, with the delivery of a minimum 19,000 homes between the period 2001 and 2023. In combination with other policies, this policy will also lead to the development of decent and affordable housing meaning the policy options are likely to have a significant positive impact on this objective. The additional text in option 2 provides some risk to its sustainability, as it means there may be some risk to the proportion of affordable housing and the quality of design achieved. In relation rural housing exception, option 1 steers development in accordance with the settlement hierarchy, meaning the policy itself will not result in rural exception. The added wording in option 2 may lead to more flexibility which could potentially result in an increase in rural exception sites. Option 3 adds wording which refers to rural sites, which may result in an increase in rural housing exception sites.
	- Will it deliver the number of houses needed to support the growing population?	++	++	++	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	+	+	
	- Will it provide good quality and sustainable housing?	+	+	+	
	- Will it increase rural housing exception	0	+?	+	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	++	++	+	All three policy options aim to direct development in accordance with the development hierarchy and so are likely to have a significant positive impact on the objective of locating development sustainably and making efficient use of land. The policy will lead to a large amount of new development; hence it is likely to have a negative impact by increasing Greenfield development. However, the policy options direct developments to appropriate sites, many of which are brownfield sites, meaning the policy also has a positive impact by minimising the level of Greenfield development and promoting regeneration. It is possible that option 3 will have a less positive impact on promoting regeneration because it allows for growth in rural areas, which may deter developers from bringing forward brownfield sites. The policy options are also likely to help reduce the risk of flooding, with a requirement to minimise and/or mitigate pressure on areas at risk of flooding.
	- Will it reduce the need for development on greenfield land?	+/-	+/-	+/-	
	- Will it provide people with good access to their needs?	++	++	+	
	- Will the densities make efficient use of land?	+	+	+	
	- Will it reduce the risk of flooding?	+	+	+	
3. To achieve a prosperous and	- Will it improve the delivery of employment to support the growing population?	++	++	++	All three policy options promote development to support at least 14,200 jobs and require developments to sustain the vitality of small towns and villages. The policy

sustainable economy and improve the vitality of town centres	- Will it support the vitality and viability of town centres?	++	+	+?	options also direct growth in accordance with the settlement hierarchy. As a result, all three options are likely to have a positive effect against this objective. However, there is a risk that option 3, may have less of a positive effect than the options because of the additional support for rural growth, which could potentially result in development which make it more difficult for people to access their needs and/or which may undermine the vitality and viability of town centres. Option 3 may, however, result in a greater level of support for the rural economy compared with options 1 and 2.
	-Will it provide peoples needs at accessible locations?	+	+	+?	
	-Will it help sustain the rural economy?	+	+	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	++	+	+	All three policy options promote growth in the most accessible and sustainable locations and require developments to seek a high standard of sustainability, which will result in a positive impact against this objective. There is a risk that the support for rural development in option 3 will result in a lesser positive effect than options 1 and 2. Option 2 may have a lesser positive impact against the objective than option 1, because the emphasis on working with applicants to approve applications where possible may result in a risk of less sustainable developments coming forward.
	- Will the levels of sustainable travel increase?	+?	+?	+?	
	- Will it improve sustainable transport infrastructure and linkages?	+	+	+	
	-Will it reduce dependence on car travel?	+	+	+?	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	+	+	All of the policy options will deliver new facilities to support development, which will have a positive impact against this objective and may benefit existing residents as well as those in the new developments.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	+	+	All three policy options promote sustainable development and require development to achieve a high standard of design, which will have a positive impact against the objective of creating safe and attractive public spaces and reducing crime.
	- Will actual crime be reduced?	+	+	+	
	- Will the fear of crime and actual crime be reduced?	+	+	+	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+/-	+/-	+/-	All three options promote development, so there is a risk of a negative impact against the objective of conserving and enhancing the townscape character, and the historic and cultural assets of the Borough. However, new development also provides an opportunity to impact positively against the objective, and all three policy options require new development to be of high quality design that focuses on enhancing the character and quality of key areas; sustaining the character of small towns and villages; and compatible with local character.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+/-	+/-	+/-	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it enhance the landscape character of the borough?	-	-	-	All three options promote development, so there is a risk of a negative impact against the objective of conserving and enhancing the natural environment, natural resources and the biodiversity of the Borough. However, the policy options direct development to the most sustainable locations, which will minimise the negative impacts of development on this objective. Option 3 has the highest risk of negative impact against this objective because it allows for rural growth. Option 1 is likely to
	-Will it enhance designated areas of the countryside and coastal environment?	+/-	+/-	+/-	
	-Will it protect and improve biodiversity?	+/-	+/-	+/-	

	- Will it improve environmental quality in terms of water air and soil quality?	+/-	+/-	+/-	have the least negative impact because the emphasis on approving applications, where possible, contained in option 2, which increases the risk of development in areas where it may have a negative impact on the natural environment. New development also provides an opportunity to impact positively against the objective, and all three policy options require new development to minimise and/or mitigate pressure on the natural environment and to seek to sustain the character of the countryside.
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+/-	+/-	+/-	All three policy options promote growth, and so are likely to result in an increase in the use of fossil fuels and greenhouse gas emissions and the creation of waste. However, the policy options require developments to seek high standards of sustainability which should help to keep these increases to a minimum. There is a risk that the additional wording in option 3, allowing rural developments, could lead to higher increases in the use of fossil fuels and green house gas emissions than the other options.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+/-	+/-	+/-	
	- Will it reduce, reuse and recycling resources and minimise waste?	+/-	+/-	+/-	

SD2 – Delivering Facilities and Infrastructure

Option 1 – The existing policy

Option 2 –Amendments to the policy to reflect CIL and planning obs changes

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1:	Opt 2:	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	Neither of the options for this policy will have a direct impact on the objective to ensure that everyone has the opportunity to live in a decent and affordable home.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
	- Will it increase rural housing exception	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	+	Both policy options score equally for this objective. Neither is likely to have any impact on promoting regeneration, reducing the need for development on greenfield land or densities to ensure the efficient use of land. Both options will have a strong and direct positive impact on providing people with good access to their needs and may help to reduce the risk of flooding by providing or contributing
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	++	++	

	- Will the densities make efficient use of land?	n/a	n/a	appropriate infrastructure.
	- Will it reduce the risk of flooding?	+?	+?	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	+	Both policy options have some positive impacts against this objective's criteria. The most significant benefit is the positive effect on providing peoples' needs in accessible locations.
	- Will it support the vitality and viability of town centres?	+/-	+/-	
	- Will it provide peoples needs at accessible locations?	++	++	
	- Will it help sustain the rural economy?	+/-	+/-	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	++	++	Through the provision of appropriately located facilities and services, both policy options should have a positive impact on the objective of achieving more sustainable travel and reducing the need to travel.
	- Will the levels of sustainable travel increase?	+	+	
	- Will it improve sustainable transport infrastructure and linkages?	++	++	
	- Will it reduce dependence on car travel?	+	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	++	++	Both policy options are likely to have a significant positive impact on this objective, as the purpose of the policy is to deliver services and infrastructure, including education and health.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	++	Both policy options will result in the provision of public spaces. They are also likely to have a positive impact on crime and the fear of crime, through the provision of facilities and infrastructure that are likely to help increase footfall and surveillance.
	- Will actual crime be reduced?	+	+	
	- Will the fear of crime and actual crime be reduced?	+	+	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	It is unlikely that the policy options will have a direct impact on the historic and cultural assets of the Borough. The policy options may, however, contribute to the character and attractiveness of settlements through the provision of open spaces, infrastructure and community buildings.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	+	
8. To conserve and enhance the natural environment, natural resources and the	- Will it enhance the landscape character of the borough?	n/a	n/a	Both policy options are likely to result in a mixed impact on this objective, with the possibility of some harm as a result of development, but also possible opportunities for enhancement. With a large proportion of Brownfield development, it is likely that the policy options will have a positive impact on environmental quality in terms of
	- Will it enhance designated areas of the countryside and coastal environment?	+/-	+/-	

biodiversity of the Borough.	- Will it protect and improve biodiversity?	+/-	+/-	water, air and soil. The added wording in policy option two adds additional clarification to deal with water issues, but is unlikely to result in a significantly more positive outcome than policy option 1.
	- Will it improve environmental quality in terms of water air and soil quality?	+	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	0	0	It is unlikely that either of the policy options will have a significant impact on reducing pollution and greenhouse gas emissions, or increasing the use of renewable energy. Both options could have a positive impact on reducing, reusing, recycling and minimising waste through the provision of appropriate infrastructure.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	0	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	+	

CE1 - Centres and Employment Classification and Hierarchy

Option 1 is to retain the existing policy CE1.

Option 2 is to revise the policy inline with the NPPF to provide greater flexibility for employment proposals.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	The options do not have a significant effect on housing issues, although both options support mixed use development in the Town Centre etc and this will help provide a mix of housing types that can support sustainable lifestyles.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	+	
	- Will it provide good quality and sustainable housing?	+	+	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	++	++	Option 1 will encourage regeneration and intensification of existing centres and limit development of unallocated land. The Town Centre and its fringe are the most accessible locations in the Borough and accommodating more development at these locations will improve accessibility. Option 2 provides greater flexibility for employment proposals, which may led to development of greenfield land. Particularly as option 2 recognises that small schemes may be appropriate in rural and countryside locations. The impact on providing people with good access to their needs is mixed for option 2. The inclusion of wording about providing people with good access to their needs would provide greater certainty. Option 2 would remove reference to safeguarding local shops and services, which could have a negative impact on access to services.
	Will it reduce the need for development on greenfield land?	+	-	
	- Will it provide people with good access to their needs?	++	+/-/?	
	- Will it help make efficient use of land?	+	+	
	- Will it reduce the risk of flooding?	0	0	

3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	++	Both policy options will accommodate employment developments and economic growth to provide over 14,000 jobs for the growing population (67,000 sqm of net retail floorspace, 106,000sqm of gross office floorspace, 45,000sqm of other business floorspace up to 2021). Option 1 will focus this growth on the Town Centre and encourage regeneration. New economic opportunities in the Town Centre are more accessible to a wider range of potential employees, customers and visitors and promote sustainable travel. There is sufficient land with redevelopment potential in existing centres to accommodate the majority of economic development during the plan period. There is also sufficient undeveloped employment land to accommodate development which cannot be located on previously developed land. Option 2 is more flexible and so is likely to lead to a more positive impact in terms of the delivery of employment. However, option 2 may not have such a positive impact on the town centre as the sequential test only applies to proposals not in an existing centre and so some town centre uses may be located elsewhere. Option 2 supports small schemes in the countryside, which will help to sustain the rural economy.
	- Will it support the vitality and viability of town centres?	++	+	
	- Will it provide a good range of shops, services and facilities?	++	++	
	- Will it help sustain the rural economy?	O	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	++	+	Locating employment and economic development at accessible locations is crucial to reducing the need to travel and achieving more sustainable travel behaviour. Both options focus retail, office and mixed use development around the town centres and other business developments at strategic employment zones. The town centre and the urban gateways are highly accessible by a range of transport modes, whilst the strategic employment zones have good access to the strategic road network and will be supported with bus connections to the town centre. Option 2 provides greater flexibility and so employment proposals may come forward in locations that are not as highly accessible as the existing centres and so the impact is not as positive as option 1.
	- Will the levels of sustainable travel increase?	+	+	
	- Will it improve sustainable transport infrastructure and linkages?	+	+	
	- Will it reduce dependence on car travel?	++	+	
5. To improve the education, skills and health of the Borough's population	- To provide more quality and accessible education, health, recreation and community facilities?	+	+	Both options promote the incorporation of community facilities in mixed use centres, which are accessible locations.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	+	The policy options do not have significant implications for this objective although promoting regeneration will improve the quality of public spaces in existing areas.
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the District.	- Will it enhance the historic and cultural assets of the Borough?	+	O	Option 1 will encourage new development in established urban areas and will help to regenerate the townscape character of some areas, although new development will inevitably alter the established character. Option 2 will allow more development at edge-of-town locations and on greenfield land, which will affect the landscape context of settlements.
	- Will it enhance the character and attractiveness of the Borough's settlements?	O	O	
8. To conserve and enhance the natural	- Will it enhance the landscape character of the borough?	O	-	Option 2 adopts a more flexible approach and supports small schemes in the countryside. This will allow more development on greenfield sites which will inevitably

environment, natural resources and the biodiversity of the District.	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	impact upon the landscape and biodiversity. Option 1 will focus development on established areas, which will have an impact on the biodiversity on brownfield sites, but will preclude greenfield development. Both options will direct development away from the most sensitive environmental areas.
	- Will it protect and improve biodiversity?	O	-	
	- Will it improve environmental quality in terms of water air and soil quality?	O	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	I	The policy options are unlikely to have different effects on renewable energy and recycling and the regeneration focus should promote the efficient use of resources. Whilst option 2 adopts a more flexible approach wording about providing people with good access to their needs should reduce the likelihood of increased travel and therefore pollution and greenhouse gas emissions.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	O	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	+	

Policy CE2: Mixed Use Centres

Option 1 is to retain existing policy CE2 and the associated tables (CE1 & CE2).

Option 2 is to amend policy CE2 to provide greater flexibility by adding 'other accessible locations' to the centres classification and hierarchy and accepting leisure and tourism uses as a primary rather than a secondary use in employment zones.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	The policy options do not have a significant effect on housing issues, although both options support mixed use development in the Town Centre etc and this will help provide a mix of housing types that can support diverse households and sustainable travel.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	+	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	++	++	Option 1 will encourage regeneration and intensification of existing areas and limit development at out-of-centre locations. The Town Centre and its fringe are the most accessible locations in the Borough and accommodating more development at these locations will improve accessibility. Option 2 will allow development out of centres but only in accessible locations. This will provide people with good access to their needs, however it could lead to development of greenfield land.
	- Will it reduce the need for development on greenfield land?	+	-	
	- Will it provide people with good access to their needs?	++	++	
	- Will it help make efficient use of land?	+	-	

	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	++	Both options will provide a good range of shops and services, although new economic opportunities in the Town Centre are more accessible to a wider range of potential employees, customers and visitors and promote sustainable travel. Option 2 will result in a more positive impact on employment development by promoting the development of land outside of centres; this approach could, however, undermine the vitality of the Town Centre as large retail development is more likely to develop on greenfield sites where land is cheaper and easier to develop than previously developed town centre sites. However, the Town Centre does continue to be the preferred location for town centre uses and so the impact under this option is mixed.
	- Will it support the vitality and viability of town centres?	++	+/-	
	- Will it provide a good range of shops, services and facilities?	++	++	
	- Will it help sustain the rural economy?	O	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	++	++	Both options focus retail, office and mixed use development around the town centres and other centres. The town centre and the urban gateways are highly accessible by a range of transport modes. Option 2 also focuses development at highly accessible locations.
	- Will the levels of sustainable travel increase?	+	+	
	- Will it improve sustainable transport infrastructure and linkages?	+	+	
	- Will it reduce dependence on car travel?	++	++	
5. To improve the education, skills and health of the Borough's population	- To provide more quality and accessible education, health, recreation and community facilities?	+	++	Both options promote the incorporation of community facilities in mixed use centres, which are accessible locations. Option 2 is more positive as leisure and tourism uses are recognised as a primary use.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	+	The policy options do not have significant implications for this objective although promoting regeneration will improve the quality of public spaces in existing areas.
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the District.	- Will it enhance the historic and cultural assets of the Borough?	+	+	Both options will encourage new development and regeneration in the town centre and other central areas. This will help to regenerate the townscape character of some areas, although new development will inevitably alter the established character. Option 2 will allow economic development at accessible sites outside of existing centres which will affect the landscape context of settlements.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	-	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the District.	- Will it enhance the landscape character of the borough?	O	-	Option 2 will allow economic development at accessible sites, potentially greenfield, outside of existing centres which will affect the landscape context of settlements and biodiversity.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	O	-	
	- Will it improve environmental quality in terms of water air and soil quality?	O	O	

9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	Both options are unlikely to have a significant impact on this objective.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Policy CE2b: District Centres

Option 1 is to retain existing policy CE2b.

Option 2 is to amend policy CE2b to make the policy more positive and allow retail development within rural and urban district centres providing that evidence is submitted to demonstrate that the proposal will meet local needs and does not compete with the Town Centre.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This objective is not applicable to these options.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	O	O	Both options will help to provide people with good access to retail and associated uses in urban and rural district centres. Option 2 is more positive as option 1 is worded negatively.
	- Will it reduce the need for development on greenfield land?	O	O	
	- Will it provide people with good access to their needs?	+	++	
	- Will it help make efficient use of land?	O	O	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality	- Will it improve the delivery of employment to support the growing population?	+	++	Both options will result in positive economic impacts. Option 2 is worded more positively than option 1 and so is likely to have a greater impact. Both options will support the vitality and viability of the Town Centre. Option 1 does not allow development that would undermine the Town Centre and option 2 requires
	- Will it support the vitality and viability of town	++	+	

of town centres	centres?			development above a certain size to support evidence that it meets local needs and does not compete with the Town Centre.
	- Will it provide a good range of shops, services and facilities?	+	++	
	- Will it help sustain the rural economy?	+	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	++	Both options will help to provide people with good access to retail and associated uses in urban and rural district centres. Option 2 is more positive as option 1 is worded negatively.
	- Will the levels of sustainable travel increase?	+	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	
	- Will it reduce dependence on car travel?	+	+	
5. To improve the education, skills and health of the Borough's population	- To provide more quality and accessible education, health, recreation and community facilities?	+	++	Both options will help to provide people with good access to retail and associated uses in urban and rural district centres. Option 2 is more positive as option 1 is worded negatively.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	+	Both options recognise that urban district centres should provide an improved public realm.
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the District.	- Will it enhance the historic and cultural assets of the Borough?	0	0	These options are unlikely to have a significant impact on this objective.
	- Will it enhance the character and attractiveness of the Borough's settlements?	0	0	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the District.	- Will it enhance the landscape character of the borough?	0	0	These options are unlikely to have a significant impact on this objective.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	0	0	
	- Will it improve environmental quality in terms of water air and soil quality?	0	0	
9. To make efficient use of energy and resources, and reduce waste and our	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	Both options are unlikely to have a significant impact on this objective.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	

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

Policy CE2c: Local Centres

Option 1 is to retain existing policy CE2c.

Option 2 is to amend policy CE2c by removing reference to the safeguarding of local shops and services.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	Both options are unlikely to have a significant impact on this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	0	0	Both options will help to provide people with good access to retail and associated uses in neighbourhood centres. Option 1 is more positive as it safeguards local shops and services.
	- Will it reduce the need for development on greenfield land?	0	0	
	- Will it provide people with good access to their needs?	++	+	
	- Will it help make efficient use of land?	0	0	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	+	Both options will improve the delivery of employment uses and help to provide people with good access to retail and associated uses in neighbourhood centres. Option 1 is more positive as it safeguards local shops and services.
	- Will it support the vitality and viability of town centres?	0	0	
	- Will it provide a good range of shops, services and facilities?	++	+	
	- Will it help sustain the rural economy?	++	+	
4. To achieve more sustainable travel	- Will it reduce the need to travel?	++	+	Both options will improve the delivery of employment uses and help to provide people with good access to retail and associated uses in neighbourhood centres. Option 1 is

behaviour and reduce the need to travel.	- Will the levels of sustainable travel increase?	+	+	more positive as it safeguards local shops and services.
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	
	- Will it reduce dependence on car travel?	+	+	
5. To improve the education, skills and health of the Borough's population	- To provide more quality and accessible education, health, recreation and community facilities?	++	+	Both options will improve the delivery of employment uses and help to provide people with good access to retail and associated uses in neighbourhood centres. Option 1 is more positive as it safeguards local shops and services.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	Both options are unlikely to have a significant impact on this objective.
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the District.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	Both options are unlikely to have a significant impact on this objective.
	- Will it enhance the character and attractiveness of the Borough's settlements?	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the District.	- Will it enhance the landscape character of the borough?	n/a	n/a	Both options are unlikely to have a significant impact on this objective.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	Both options are unlikely to have a significant impact on this objective.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Policy CE3: Employment Zones

Option 1 is retaining adopted policy CE3.

Option 2 is to amend policy CE3 by removing reference to development not suited to mixed use centres, removing retail, community and leisure uses not normally supported and inserting a paragraph stating that if there is no prospect of a site being used for employment uses applications for alternative commercial uses will be treated on their merits.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1	Opt 2	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	The policy options do not have a significant effect on housing issues.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	+	Both options will encourage regeneration and intensification of existing areas and limit development of unallocated land. The Town Centre and its fringe are the most accessible locations in the Borough and accommodating more development at these locations will improve accessibility.
	Will it reduce the need for development on greenfield land?	0	0	
	- Will it provide people with good access to their needs?	+	+	
	- Will it help make efficient use of land?	0	0	
	- Will it reduce the risk of flooding?	0	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	++	++	Both options will improve the delivery of employment by supporting employment development in accessible locations around the Borough. Option 2 will result in a greater range of retail, services and facilities as it supports, in principle, retail, community and leisure developments within employment zones. Option 1 only supports small scale retail, community and leisure developments. Further, option 1 precludes development not suited to mixed use centres. Option 2 would permit alternative commercial uses where there is no prospect of a site being used for employment uses.
	- Will it support the vitality and viability of town centres?	+	+	
	- Will it provide a good range of shops, services and facilities?	+	++	
	- Will it help sustain the rural economy?	0	0	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	++	Locating employment and economic development at accessible locations is crucial to reducing the need to travel and achieving more sustainable travel behaviour. Both options focus business development at strategic locations that will be supported with transport links. Option 2 will have a more positive impact on reducing the need to travel as it will allow a more diverse range of uses to be delivered on employment sites.
	- Will the levels of sustainable travel increase?	0	0	
	- Will it improve sustainable transport infrastructure and linkages?	0	0	
	- Will it reduce dependence on car travel?	+	+	

5. To improve the education, skills and health of the Borough's population	-To provide more quality and accessible education, health, recreation and community facilities?	O	+	Option 2 will result in a greater range of retail, services and facilities as it supports, in principle, retail, community and leisure developments within employment zones. Option 1 only supports small scale retail, community and leisure developments.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	The policy options are not applicable to this objective.
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the District.	- Will it enhance the historic and cultural assets of the Borough?	O	O	The policy options will not have a significant effect on this objective.
	- Will it enhance the character and attractiveness of the Borough's settlements?	O	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the District.	- Will it enhance the landscape character of the borough?	O	O	The policy options will not have a significant effect on this objective.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	O	O	
	- Will it improve environmental quality in terms of water air and soil quality?	O	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	O	O	The policy options will not have a significant effect on this objective.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

DP5 – Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

Option 1 is to retain the existing policy.

Option 2 is to delete the policy completely.

Option 3 is to amend the policy to make it more flexible inline with the NPPF.

Objectives	Assessment Criteria	Options	General Evaluation
------------	---------------------	---------	--------------------

		Opt 1	Opt 2	Opt 3	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	○	○	○	All options recognise that an appropriate use in an employment area is one that will provide services for workers, which therefore helps to ensure that workers have good access to their needs and helps to deliver mixed use areas.
	- Will it reduce the need for development on greenfield land?	○	○	○	
	- Will it provide people with good access to their needs?	+	+	+	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	++	+	++	Option 1 will ensure that employment land is retained unless there are exceptional circumstances to justify the loss, ensuring that employment land remains in accessible locations. Under options 2 and 3 if it can be demonstrated that there is little prospect of employment use coming forward on a site alternative uses will be considered acceptable subject to compliance with other planning policies. Options 1 and 3 will have a more positive impact as under option 2 it is more likely that employment land could be lost to alternative uses, without the safeguards from local policy requiring loss of employment land to be supported by evidence of lack of demand. All options recognise that an appropriate use in an employment area is one that will provide services for workers, which therefore helps to ensure that workers have good access to their needs and helps to deliver mixed use areas. All options will have a positive impact on the rural economy. Options 2 and 3 will have a more positive impact than option 1 as option 1 makes it clear that some uses will not be acceptable in rural areas. Under options 2 and 3 a greater mix of employment uses is likely to come forward in rural areas.
	- Will it support the vitality and viability of town centres?	○	○	○	
	- Will it provide peoples needs at accessible locations?	+	+	+	
	- Will it help sustain the rural economy?	+	++	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	○	○	○	Whilst the loss of employment land within existing communities will increase the need to travel for employment it is considered that these options will not have a significant impact on this objective.
	- Will the levels of sustainable travel increase?	○	○	○	
	- Will it improve sustainable transport infrastructure and linkages?	○	○	○	
	- Will it reduce dependence on car travel?	○	○	○	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	○	++	Under options 1 and 3 if an employment site is lost planning contributions may be required towards training schemes, which will improve access to education. Option 3 includes leisure use and outdoor sports facilities as employment generating uses.

6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will actual crime be reduced?	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	n/a	Options 1 and 4 will ensure that proposals for the loss of employment land/sites consider maritime character and protect uses that contribute to this. The character of the rural areas will be protected through option 1 as this option recognises that not all employment uses will be appropriate in rural areas.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	O	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	O	+	Options 1 and 3 recognise that one of the instances where employment land could be lost is if the loss would improve residential amenity by removing a polluting industry, so these options could result in a reduction in pollution.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	n/a	

DP9 – Employment Uses in the Countryside

Option 1 is to retain the current policy DP9 and option 2 is the modified DP9 policy

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1:	Opt 2:	
1. To ensure that everyone has the opportunity to live in a	- Will the delivery of affordable housing increase?	n/a	n/a	This objective is not applicable
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	

decent and affordable home.	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
	- Will it increase rural housing exception	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	++	Options 1 and 2 will both allow the re-use of rural buildings, which will help promote regeneration in rural areas. Option 1 however is more restrictive as it only supports small scale employment proposals to help protect the countryside. Option 2 is less restrictive as it does not set a size limit for employment proposals but it does still state that proposals need to be of a scale that is appropriate for a rural location to help protect the countryside and amenity of local communities. Option 1 would therefore support rural regeneration less well. Because both options prioritise the conversion and re-use of existing buildings they make efficient use of land and reduce the need for greenfield development but Because Option 1 limits the size of economic development proposals in the countryside it would reduce the need for greenfield development slightly more than option 2. Both options could provide some new rural jobs opportunities close to rural settlements.
	- Will it reduce the need for development on greenfield land?	+	—	
	- Will it provide people with good access to their needs?	+	+	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	++	Both options 1 & 2 will improve the delivery of employment in rural areas and help sustain the rural economy, however because option 1 is more restrictive regarding the scale of enterprises that are permissible in the countryside, option 2 would support this objective better. Accessibility is also likely to be an issue under both options as workers may need to travel to the site and the provision of public transport in rural areas is poor. Both options will improve access to employment opportunities for rural residents and because option 2 is less restrictive this may generate more rural jobs/businesses.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	+	+	
	- Will it help sustain the rural economy?	+	++	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+/-	+/-	Under both options accessibility is likely to be an issue as a proportion of workers will have to travel to rural areas where public transport provision is poorer. Both options will improve access to employment opportunities for rural residents but because option 2 is less restrictive this may generate more rural jobs/businesses opportunities and reduce the need to travel for some rural residents. The impact on this objective will depend upon the number of local jobs that are created and where these are relative to rural centres of population. The more restrictive policy option 1 is likely to result in a refusal of applications that are not accessible by a good choice of means of transport. The more permissive option 2 could result in more dispersed business developments being approved across rural parts of the Borough increasing dependency on car travel due to the poor public transport networks in rural Colchester.
	- Will the levels of sustainable travel increase?	+/-	+/-	
	- Will it improve sustainable transport infrastructure and linkages?	0	0	
	- Will it reduce dependence on car travel?	+/-	+/-	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	—	+	Option 1 could restrict rural employment opportunities to small scale employment developments in rural areas which in turn which could reduce the number of opportunities for training and jobs for rural residents. This would have a less positive impact in relation to this objective. Options 2 could increase access for rural residents to employment opportunities as it less restrictive. The more permissive option 2 is likely to result in more widespread rural employment developments across rural Colchester which would support this objective better in terms of peoples ability to access jobs and skills

6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	This policy is not applicable to this objective.
	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+/-	+/-	Farm buildings and their curtilage buildings are often listed buildings. The re-use of vacant buildings will therefore enhance the historic assets of the Borough. However, careful design is needed to ensure that development is sensitive to listed buildings and their settings. The more restrictive option 1 could help protect historic assets and their settings as it would only support small scale rural employment enterprises although it might also prevent the protection of historic assets by restricting development in rural areas that could enhance old buildings. The more permissive policy option 2 is likely to result in negative impacts as design may be compromised in preference for economic benefits. The same considerations are likely to apply to the enhancement of the character and attractiveness of the Borough's settlements. Both options would help protect local character as they both permit the replacement of unsightly rural buildings however option 1 might help protect character better due the restrictions it imposes on the scale of proposed rural enterprises.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	-	Both options 1 and 2 permits the replacement of rural building only where it will result in a substantial improvement in the landscape and surroundings. This will help protect and enhance landscape character. The more restrictive policy option 1 will protect landscape character better though by restricting the scale of permissible development. Option 2 will have a more negative landscape impact as larger scale developments are likely. Options 1 and 2 are likely to fail to protect biodiversity as vacant rural buildings are often occupied by bats and barn owls, which are protected species. Biodiversity impacts can be mitigated Development in inaccessible locations will increase air pollution through an increase in the use of cars.
	- Will it enhance designated areas of the countryside and coastal environment?	0	0	
	- Will it protect and improve biodiversity?	- /+	- /+	
	- Will it improve environmental quality in terms of water air and soil quality?	-	-	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	-	Both options will involve the re-use/redevelopment of buildings Development in inaccessible locations will increase air pollution and greenhouse gas emissions through an increase in the use of cars.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	0	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	0	0	

H2 Housing Density

Option 1 is the existing H2 policy, Option 2 is the revised H2 Housing Density policy and Option 3 is an amended H2 policy using descriptive text rather than indicative housing densities

Objectives	Assessment Criteria	Options			
		Opt 1:	Opt:2	Opt 3:	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	Density has minimal effect on affordable housing provision and the quality of housing delivered. None of the options will affect the overall number of houses delivered. Option 1 proposes a range of housing densities relative to accessibility of the location. Even though the figures in Table 2a are only indicative Option 1 is quite prescriptive and therefore as an option is not as flexible as Option 2. Option 2 encourages the highest densities at the most accessible locations but it also offers greater flexibility for determining appropriate densities for rural locations. All 3 Options require housing densities to be responsive to location and local circumstances Option 2 is the most flexible as it would allow a range of densities to be brought forward even at the most accessible locations in urban areas and adjust the density of housing schemes in rural areas relative to their character. Option 1 & 3 are less flexible than Option 2 generally as they both try to allocate specific densities to specific locations depending on their accessibility. None of the options are likely to increase the number of rural housing exceptions sites coming forward but Option 2 could influence the density of housing proposals on exceptions sites.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
	- Will it increase rural housing exception	0	+	0	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	++	+/?	All 3 options would promote regeneration by directing the highest density development to the most accessible locations which are the key areas targeted for regeneration in Colchester. All 3 options also improve the viability of redeveloping previously developed land thereby protecting greenfield sites. Option 2 offers the greatest flexibility in terms of achieving the most appropriate densities at different locations depending on their accessibility. Promoting higher densities at the most accessible locations means that less land is needed for housing developments therefore all 3 options would support this objective. Directing higher densities at the most accessible locations allows for more people to live in areas with good access to shops, services and alternative transport networks. All three Options would provide good access to services and facilities, make efficient use of land, and reduce the amount of green field land needed for development. Option 2 however provides the most flexibility in terms of determining the most appropriate densities for housing schemes relative to their location. Option 2 may result in lower densities developments coming forward in some rural locations and while this may be less efficient in terms of land use efficiency and slightly increase the amount of greenfield land being developed the lower densities may better reflect local character. Option 3 like Option 1 is prescriptive in its approach and neither of these options provide the same degree of flexibility as option 2 in terms of matching density to location. Option 3 is also more subjective than options 1 and 2 and therefore might not deliver the most appropriate density schemes at the most appropriate location as they could be interpreted differently by different developers
	- Will it reduce the need for development on greenfield land?	++	+	+/?	
	- Will it provide people with good access to their needs?	++	++	+/?	
	- Will the densities make efficient use of land?	++	++	+/?	
	- Will it reduce the risk of flooding?	-	-	-	

					High density development in the Hythe and Rowhedge Port may increase flood risk if mitigation and design solutions are not employed.
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	n/a	None of the options will have a significant impact on improving the overall delivery of employment. Increasing densities at accessible locations is likely to support the vitality and viability of town centres including the larger rural towns and villages. This could improve their overall sustainability as this would result in more people living within walking distance to town centre shops and facilities. Option 2 would meet this objective better than the other options 1 or 3. While options 1 & 3 would both partially meet this objective they are less flexible than Option 2 as they include indicative densities for different locations or link development types to specific locations. This reduces the ability to take local circumstances into consideration. Option 3 is also more subjective than options 1 and 2 and therefore might not deliver the most appropriate density schemes at the most appropriate location as they could be interpreted differently by different developers
	- Will it support the vitality and viability of town centres?	++	++	+/?	
	- Will it provide peoples needs at accessible locations?	++	++	+/?	
	- Will it help sustain the rural economy?	n/a	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	++	++	++	All 3 options could reduce the need to travel. Higher densities results in people being closer to services and facilities thus the need to travel is reduced. However in order for higher density developments to be successful they need to be accompanied by investment in sustainable transport modes. Option 1, 2 and 3 will all support higher density developments in highly accessible locations, and limit densities in areas with poorer access to services and facilities. Option 2 however is the most flexible option when considering appropriate housing densities for both urban and rural areas which could help improve sustainable transport linkages as part of new housing developments at these locations.
	- Will the levels of sustainable travel increase?	+	+	+	
	- Will it improve sustainable transport infrastructure and linkages?	++	++	++	
	- Will it reduce dependence on car travel?	+	+	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	n/a	The policy options are unlikely to have significant or different implications for this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	++	+	Lower density developments generally provide more open spaces and private gardens. All developments however are required to provide quality public spaces and private gardens/private amenity spaces. All 3 options will result in safe and attractive public spaces being provided Increasing densities around the town will inevitably alter the character of established areas. Well planned and designed regeneration can have positive implications for rundown areas which in turn can have a beneficial impact on actual crime levels and peoples' perception or fear of crime. In some cases this development can have an adverse impact on local character and amenity. It is therefore essential that high density developments achieve a high standard of design.
	- Will actual crime be reduced?	+	+	+	
	- Will the fear of crime and actual crime be reduced?	+	+	+	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+	+	+	All 3 policy options require new development to consider local circumstances, context and to enhance local character. In some cases this development can have an adverse impact on local character and amenity. It is therefore essential that high density developments achieve a high standard of design Increasing densities around the town will inevitably alter the character of established areas. Well planned and designed regeneration can have positive implications for rundown areas, but in some cases this development can have an adverse impact on local character,
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	++	+	

					historic/cultural assets and amenity. It is therefore essential that high density developments achieve a high standard of design. Option 2 introduces greater flexibility for determining appropriate housing densities particularly for rural areas which could positively enhance or protect the character/ attractiveness of the Borough's settlements
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	++	+	Focusing highest density developments at accessible locations will minimise impacts on the Borough's countryside. The prescribed density standard of 30—40 dwellings/hectare in Option 1 is considered to represent over development in most rural locations in some instances. Option 2 will better help protect the landscape character in rural areas by providing more flexibility than Options 1 & 3 when considering appropriate housing densities for developments in these areas. All density options will have impacts on biodiversity and environmental quality; however the difference between the options is not significant in this regard. Also biodiversity losses can be mitigated. None of the options are likely to have a significant effect on designated conservation areas.
	- Will it enhance designated areas of the countryside and coastal environment?	0	0	0	
	- Will it protect and improve biodiversity?	- /+	- /+	- /+	
	- Will it improve environmental quality in terms of water air and soil quality?	0	0	0	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	+	+	The policy options are unlikely to have substantial implications for renewable energy and recycling. All three options will minimise the need to travel and thus reduce car based carbon emissions and could help reduce car dependency slightly.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	+	+	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	n/a	

H3- Housing Diversity

Options 1 is the current Housing Diversity policy H3 while Option 2 is the revised policy H3

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1:	Opt 2:	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	++	Neither option will increase the amount of affordable housing delivered across the Borough nor the number of houses delivered but they will ensure that affordable houses will be delivered as part of the overall housing mix. Option 1 is quite prescriptive about the preferred type of housing that should be delivered relative to accessibility i.e. Town Centre, Suburbs or rural areas. Option 2 adopts a much more flexible approach and will deliver a better mix of housing across all locations based on local need and context. Options 2 will be more responsive to the complexities of the housing market and community needs for housing.
	- Will it deliver the number of houses needed to support the growing population?	+	+	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	++	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
	- Will it increase rural housing exception	n/a	n/a	
2. To ensure that	- Will it promote regeneration?	+	+	Both options will positively promote regeneration in the Borough but neither will reduce the

development is located sustainably and makes efficient use of land	- Will it reduce the need for development on greenfield land?	n/a	n/a	need for greenfield development. Option 1 specifies the most appropriate type of housing to be delivered at different locations depending on their accessibility. While option 1 could partially meet peoples needs for housing because it is quite prescriptive it is not flexible enough to allow for a balanced of mix of housing to be provided at different locations regardless of their accessibility. Option 2 adds this flexibility and would therefore enable more balanced housing schemes to be delivered at locations regardless of their accessibility but which meet community needs better. Diversity accessibility and density are all interrelated therefore both options will make efficient use of land. All developments are required to reduce flood risk including through the use of SUDS.
	- Will it provide people with good access to their needs?	+	++	
	- Will the densities make efficient use of land?	+	+	
	- Will it reduce the risk of flooding?	0	0	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	Neither option will have a significant effect on the delivery of employment in the Borough, the vitality of the Town Centres nor the rural economy of Colchester. Option 2 by delivering more balanced housing schemes at different locations will help meet peoples housing needs better than option 1 which is more prescriptive and less flexible.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	+	++	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	+	The policy options are unlikely to have a substantially different affect on travel need and behaviour. Both option 1 & 2 seek to optimise the opportunities presented at accessible locations which could help reduce travel need and support the use of sustainable transport
	- Will the levels of sustainable travel increase?	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	Both options will try to locate most people at the most accessible locations helping to improve peoples access to facilities, training. Option 2 will deliver more diverse housing as it promotes a mix of housing types even at the same location will in turn creates more diverse communities. Directing people to the most sustainable locations means that people live more closely to services and facilities and meet community needs better.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	++	All developments have to deliver a range of open space both public and private. Option 2 will deliver more diverse and balanced housing schemes including a mix of open space areas which will help create a more attractive public realm. Creating more mixed communities will make a positive contribution towards crime reduction
	- Will actual crime be reduced?	+	+	
	- Will the fear of crime and actual crime be reduced?	+	+	
7. To conserve and enhance the townscape	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	The policy options are unlikely to have significant implications for this objective, although a flexible approach to housing mix allows developments to respond to the character of a

character, historic and cultural assets of the Borough.	- Will it enhance the character and attractiveness of the Borough's settlements?	+	+	locality.
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	-Will it enhance the landscape character of the borough?	n/a	n/a	The policy options are unlikely to have significant implications for this objective.
	-Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	-Will it protect and improve biodiversity?	n/a	n/a	
	-Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	More diverse housing developments will have a minimal impact on the Borough's energy efficiency All new developments however will encouraged to employ sustainable construction techniques where appropriate and have to comply with Part L of the Buildings Regulations.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

H4 –Affordable Housing

Option 1 is to retain the current Affordable Housing policy. Option 2 is a revised policy H4 with a lower 20% affordable housing target. Option 3 proposes the deletion of policy H4

Objectives	Assessment Criteria	Options			
		Opt 1:	Opt 2:	Opt 3	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	+	++	- -	Option 1 sets the affordable housing requirements at 35% along with urban and rural thresholds. Option 1 could undermine the viability of future housing deliver because of the higher 35% affordable housing target. The lower 20% affordable housing target is less likely to place excessive strain on the overall viability of future housing schemes generally therefore this option would help the Council meet its housing targets for the Borough better Option 1 does not permit any market housing on rural exceptions sites which could reduce the number of such schemes coming forward on these sites. Option 2 retains the same thresholds but reduces the overall affordable housing target to 20%. Option 2 will support the delivery of affordable housing
	- Will it deliver the number of houses needed to support the growing population?	+	++	+/-	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	+	-	
	- Will it provide good quality and sustainable housing?	+	+	0	
	- Will it increase rural housing exception	-	++	0	

					<p>across the Borough better than Option 1 without placing an excessive strain on the overall viability of future developments. It also permits some market housing on rural exceptions sites to cross subsidise the delivery of affordable housing schemes and therefore it is likely to result in an increase in the number of rural exception schemes coming forward.</p> <p>The no policy option (Option 3) would not help secure new affordable housing in the Borough. However the lack of requirement for affordable housing could help sites come forward without the inclusion of affordable housing, by improving the viability of those sites. It would fail to deliver a good mix of housing and is contrary to paragraph 50 of the NPPF. Under option 3 applications for affordable housing would have to be assessed against the NPPF which is general and does not set any targets. Option 3 therefore would not create certainty around the deliverability of affordable housing.</p>
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	+	+	<p>None of the 3 policy options are likely to have a significant effect on this objective, except in regard to regeneration and greenfield site usage. The 35% affordable housing requirement and thresholds proposed in Option 1, would adversely affect the viability of small regeneration projects. Option 2 is more likely to ensure that housing proposals coming forward remain viable. There needs to be some flexibility in affordable housing requirements on small and difficult PDL sites to support the continued regeneration of rundown areas. Option 2 would help deliver this. Rural exceptions sites are located outside but contiguous to rural settlements therefore both options 1 & 2 would result in the development of greenfield land. Option 2 is likely to increase the number of rural exceptions schemes coming forward and would therefore increase the amount of greenfield land needed to accommodate them.</p> <p>Not having to provide affordable housing could have a positive effect on the viability of regeneration proposals, however by failing to provide affordable and market housing together, Option 3 would not fully meet peoples housing needs in Colchester Borough nor would it create sustainable mixed communities. Option 3 would not have an impact on the density of new development proposals or how efficiently land is used. Option 3 could help reduce the demand for greenfield development particularly in rural areas on rural exception sites as fewer affordable housing schemes would come forward.</p> <p>The majority of development will be directed to the lowest flood risk zones and include measures to mitigate flood risk.</p>
	- Will it reduce the need for development on greenfield land?	-	--	0	
	- Will it provide people with good access to their needs?	+	++	0	
	- Will the densities make efficient use of land?	0	0	0	
	- Will it reduce the risk of flooding?	0	0	0	
3. To achieve a prosperous and sustainable economy and improve the vitality	- Will it improve the delivery of employment to support the growing population?	0	0	0	<p>None of the policy options are likely to have a different or significant impact on this objective. Option 2 could help increase the delivery of affordable housing units which in turn could help create more mixed and diverse communities, with a varied skills base which the local economy and employment market</p>
	- Will it support the vitality and viability of town centres?	+	+	0	

of town centres	- Will it provide peoples needs at accessible locations?	+	+	0	could utilise. Providing more affordable housing in rural areas could also positively support the rural economy. Both options 1 & 2 propose integrating affordable housing in with market housing which will help ensure people can live at accessible locations close to services and facilities. Option 3 would fail to deliver any affordable housing and while this would not help create mixed communities, overall the effect on the vitality and viability of the town centre, peoples needs being met at accessible locations, and their ability to access jobs at accessible locations would be minimal.
	- Will it help sustain the rural economy?	+	+	0	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	+	- /?	Overall, the policy options 1 & 2 are unlikely to have different implications in regard to sustainable travel. Retaining the affordable housing requirement at 35% would reduce the amount of development contributions available for enhancing sustainable transport infrastructure which in turn would limit travel choices open to people in Colchester. Conversely a lower affordable housing requirement may, depending on circumstances, increase the level of contributions available for sustainable transport infrastructure improvements which could increase their usage levels. Options 1 & 2 could both have a positive impact on reducing peoples need to travel as a range of housing would be provided close to jobs and services. Under option 3 the failure to provide affordable housing in the Borough could increase the need to travel if people have to live further away from where they work due to a lack of affordable housing. Under Option 3 however where there is no requirement on developers to provide affordable housing as part of new development, this could increase the level of contributions available for new sustainable transport initiatives which could lower dependence on car travel.
	- Will the levels of sustainable travel increase?	+?	+?	- /?	
	- Will it improve sustainable transport infrastructure and linkages?	-	+	+	
	- Will it reduce dependence on car travel?	+?	+?	- /?	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	-	+	+	Retaining the higher 35% affordable housing target would reduce the amount of contributions available for the provision of community facilities health therefore option 1 would not meet this objective well. Conversely under options 2 & 3 a lower affordable housing requirement or no affordable housing target may, depending on circumstances, increase the amount of contributions available for health, education etc and may provide people with better access to these health, education and community facilities. Under option 3 however not providing any affordable housing could also reduce peoples access to services.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	+	0	The different policy options are unlikely to have significant or different implications for this objective. Developments that include an element of affordable housing have to be designed to the same standard as market housing and are required to create attractive public spaces. Option 3 the no policy option, will not have an effect on this objective
	- Will actual crime be reduced?	0	0	0	
	- Will the fear of crime and actual crime be reduced?	-	-	+	The fear of crime may initially increase due to social prejudices under options 1 & 2 which propose the integration of market and affordable housing. Under option 3 the fear of crime may actually be reduced as a result of not delivering affordable housing due to the stigma sometimes attached to affordable

					housing.
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	0	0	0	Increasing or not providing affordable housing is unlikely to have significant implications for this objective. All new developments are required to enhance and compliment the historic and cultural assets of the Borough. Policy options 1 & 2 recognise the importance of good design therefore they would both help maintain townscape character and the attractiveness of settlements. Option 3 would not affect this objective.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	+	0	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	0	0	0	The policy options are unlikely to have significant or different implications for this objective. Both policy options 1 & 2 recognise the importance of good design therefore they would both help protect landscape character. Landscape character can be enhanced through planting helping minimise landscape impacts. Most developments will have an impact on biodiversity however biodiversity losses can be mitigated through planning conditions. Option 3 will not affect this objective.
	- Will it enhance designated areas of the countryside and coastal environment?	0	0	0	
	- Will it protect and improve biodiversity?	- /+	- /+	0	
	- Will it improve environmental quality in terms of water air and soil quality?	0	0	0	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	+	0	All new developments will be encouraged to employ sustainable construction techniques where appropriate and attain level 4 of the Code for Sustainable Homes. This will help reduce greenhouse gas emissions. Option 3 will not affect this objective.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	0	0	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	0	0	0	

Gypsy and Travellers

Option 1 No change to existing policy

Option 2 Amendments to policy to reflect introduction of the NPPF

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1:	Opt 2:	
1. To ensure that everyone has the opportunity to live in a	- Will the delivery of affordable housing increase?	n/a	n/a	Both policy options will have a positive impact against the objective of ensuring that everyone has the opportunity to live in a decent and affordable home through the provision of site for gypsies and travellers and through providing clarity on how applications for
	- Will it deliver the number of houses needed to support the growing population?	+	+	

decent and affordable home.	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	+	gypsies and travellers will be dealt with. Neither policy option is likely to have an impact on the criterions of delivering an increase affordable housing or in increasing rural housing exception.
	- Will it provide good quality and sustainable housing?	+	+	
	- Will it increase rural housing exception	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	Gypsy and traveller sites are typically located on Greenfield sites and are of very low density, so it is likely that both policy options will have a negative impact in these respects. However, the policy does aim to locate development in the most sustainable locations, which may help to prevent the establishment of unauthorised encampments on sites which are more environmentally sensitive. Both policy options will help to direct gypsy and traveller sites to the most sustainable locations and so should help gypsies and travellers with good access to their needs. While not a direct impact of the policy options, the identification of sites may help to reduce flooding by directing development to areas of low flood risk.
	- Will it reduce the need for development on greenfield land?	-/+	-/+	
	- Will it provide people with good access to their needs?	+	+	
	- Will the densities make efficient use of land?	-	-	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	By directing development to sites close to existing settlements and facilities, both policy options have a positive impact on the overall objective of helping to achieve a prosperous and sustainable economy and improving the vitality of town centres. In particular, both policy options will have a positive impact on helping the gypsy and traveller community to meet their needs, by directing sites to locations close to existing settlements and facilities.
	- Will it support the vitality and viability of town centres?	+	+	
	- Will it provide peoples needs at accessible locations?	+	+	
	- Will it help sustain the rural economy?	0	0	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	+	The policy options are not likely to have a significant impact on achieving more sustainable travel behaviour, but through directing sites to areas close to existing settlements and facilities, both policy options are likely to help to reduce the need to travel.
	- Will the levels of sustainable travel increase?	0	0	
	- Will it improve sustainable transport infrastructure and linkages?	0	0	
	- Will it reduce dependence on car travel?	0	0	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	+	By directing gypsy and traveller sites to locations close to existing settlements and facilities, both policy options are likely to have a positive impact on the objective of improving education, skills and the health, by improving access to the relevant facilities and services.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	Through providing suitable sites for gypsies and travellers, the policy options may help to reduce the fear of crime, by reducing the likelihood of the establishment of unauthorised encampments on unplanned sites in unsuitable locations. Through the provision of planned sites, the policy options are likely to help reduce the establishment of unauthorised encampments, which are more likely to be in unsuitable locations, away from existing settlements. The identification of appropriate sites, close to settlements, which will be
	- Will actual crime be reduced?	+	+	

	- Will the fear of crime and actual crime be reduced?	+	+	required to be appropriately designed, the policy options may help to improve surveillance and reduce crime.
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	0	0	Given that gypsy and traveller sites are generally Greenfield sites, it is unlikely that that the policy options will have an effect on the historic and cultural assets of the Borough. Through directing sites towards existing settlements, however, it is possible that the policy may have a negative impact on the attractiveness of the Borough's settlements. However, it is possible that with appropriate design, the impact on the attractiveness of settlements could be mitigated or improved.
	- Will it enhance the character and attractiveness of the Borough's settlements?	-	-	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	-	-	Given that gypsy and traveller sites are often Greenfield sites, it is likely that both policy options will have a negative impact on the landscape character of the Borough. This is also the case with impact on biodiversity. However, it is possible with this criterion that development could also offer opportunities to protect and enhance biodiversity. It is not likely that either of the policy options will have a significant impact on countryside designations or environmental quality in terms of water, air and soil quality.
	- Will it enhance designated areas of the countryside and coastal environment?	0	0	
	- Will it protect and improve biodiversity?	-/+	-/+	
	- Will it improve environmental quality in terms of water air and soil quality?	0	0	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	0	0	It is unlikely that the policy options will have a significant impact on the objective of making efficient use of energy and resources and reducing waste and the Borough's contribution to climate change.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	0	0	

H6 Rural Workers Dwellings

Option 1 is the new Rural Workers Dwellings policy while Option 2 is to have no policy for this issue.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1:	Opt 2:	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	Neither option will have a significant impact on this objective. Option 1 will ensure that the need for rural workers accommodation (both permanent or temporary) can be met as part of the overall housing mix in the Borough. Under option 2 applications for rural workers dwellings could be assessed against the NPPF however this is quite general and does not take local issues or need into account.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	0	

	- Will it provide good quality and sustainable housing?	n/a	n/a	
	- Will it increase rural housing exception	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	Neither option will have a significant impact on this objective. Option 1 will enable rural workers accommodation to be provided as part of existing rural businesses. Not having a policy for this topic will make it difficult for applications for rural workers dwellings to be properly assessed and may prevent applications for essential rural workers dwellings being approved. There would be a strong reliance on the NPPF which is generic and does not take local issues or need into account
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	+	0	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	Neither option will have a significant impact on this objective. Option 1 will enable rural workers accommodation to be provided as part of existing rural businesses. This will help support rural enterprises and support the rural economy of Colchester.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	+	0	Not having a policy (Option 2) could have a negative affect on the provision of essential rural workers dwellings which could adversely affect some rural businesses. Under option 2 applications would be assessed against the NPPF which is generic and does not enable take local issues or need into account
	- Will it help sustain the rural economy?	+	0	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	0	Permitting dwellings for essential rural workers in or close where they live will reduce the need for some workers to travel. This will deliver a slight reduction in pollution and reliance on the private car at least for work related journeys. Under option 2 applications would be assessed against the NPPF which is generic and does not take ocal issues or need into account. Proposals would be assessed against the NPPF and policies TA1-TA3
	- Will the levels of sustainable travel increase?	0	0	
	- Will it improve sustainable transport infrastructure and linkages?	0	0	
	- Will it reduce dependence on car travel?	+	0	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	The policy options are unlikely to have significant implications for this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	The policy options are unlikely to have significant implications for this objective.
	- Will actual crime be reduced?	n/a	n/a	

	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	The policy options are unlikely to have significant implications for this objective. Under Option 1 the design and scale of new rural workers dwellings will have to reflect their rural location and their function as housing for rural workers which will help protect the character and attractiveness of the Borough's settlements. Under option 2 proposal for rural workers dwellings would be assessed against the NPPF which is generic and does not take local issues to need into account. Environmental issues would be assessed against ENV1 & ENV2, DP14
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	0	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	The policy options are unlikely to have significant implications for this objective. However under Option 1 the design and scale of new rural workers dwellings will have to reflect their rural location and their function as housing for rural workers which will help protect landscape character.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	Under option 2 proposals for rural workers dwellings would be assessed against the NPPF and any Environmental related issues would be assessed against ENV1, ENV2, DP1 and DP21
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	0	Option 1 will reduce the need for rural workers to travel by enabling them to live close to where they work. This will help reduce green house gas emissions and pollution and lower reliance on the private car for work related h journeys at least.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Policy ENV2 - Rural Communities

Option 1 is retaining Core Strategy policy ENV2 and option 2 is amending the policy to ensure it is more inline with the NPPF regarding the treatment of Rural Exception Sites and Neighbourhood Planning.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1:	Opt 2:	
1. To ensure that everyone has the opportunity to live in a	- Will the delivery of affordable housing increase?	+	++	Both options 1 & 2 will help deliver a range of housing including affordable housing across the Borough. The council has identified a settlement hierarchy in SD1 including both town centre and existing key settlements where new development could be delivered. Option 1
	- Will it deliver the number of houses needed to support the growing population?	+	++	

decent and affordable home.	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	++	limits rural housing developments to within existing settlements boundaries and permits only affordable housing on Rural Exceptions Sites. While both Options 1 & 2 could increase the provision of housing and accompanying infrastructure within key rural settlements where a local need has been identified option 2 is more flexible as it allows a small degree of market housing on Rural Exception Sites and overall therefore it is likely to result in more affordable housing being delivered in rural villages and a small increase in rural housing generally. Option 1 will only permit a small amount of development in villages and is less flexible re the housing mix on rural exceptions sites. Option 2 could also result in more rural housing being delivered including rural needs housing through Neighbourhood Plans where these are being taken forward.
	- Will it provide good quality and sustainable housing?	+	+	
	- Will it increase rural housing exception	+	++	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	+	Option 1 supports this objective by allowing some new development in established rural settlements, whilst directing the majority of development towards regeneration areas in Colchester Town. Option 1 places emphasis on the re-development of brownfield land within existing settlement boundaries with opportunities to provide affordable housing units on rural exception sites adjacent to village boundaries. Option 1 could lead to the slight loss of greenfield land where new rural exceptions sites are developed Overall option 1 will help revitalise small towns and villages and may deliver some facilities needed to support community needs in these areas. Option 2 is less efficient in terms of land use as it could lead to more greenfield sites being developed if the number of Rural Exception Sites coming forward increases in response to allowing market housing on these sites too. Increasing the amount and mix of housing in rural villages could however improve the overall sustainability of such settlements. Under Option 2 local communities can plan positively for services and community facilities needed in their local villages in Neighbourhood Plans which will also help make them more sustainable. Whilst they can do this through Village Design Statements in option 1 these documents have no statutory weight in the planning system therefore options 2 will improve the delivery of community facilities where these are being produced. All developments are expected to reduce flood risk and include sustainable water management measures such as SUDS to help achieve this objective.
	- Will it reduce the need for development on greenfield land?	+	-	
	- Will it provide people with good access to their needs?	+	++	
	- Will the densities make efficient use of land?	+	+	
	- Will it reduce the risk of flooding?	+	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	++	Option 1 while permitting some employment growth restricts the scale of rural economic development proposals outside settlement boundaries and designated Local Employment Sites in rural areas. Option 2 is more flexible by removing size limitations on rural businesses proposals however it balances this by the requirement to consider wider environmental impacts of rural employment proposals. Job creation opportunities are likely to come through agricultural support businesses and rural diversification proposals and the council will be sympathetic to these schemes where they increase local employment and sustain the rural economy. Options 1 and 2 could potentially result in some new jobs, local shops and facilities being created locally in the principal and small villages in the borough however Option 2 might help deliver more rural jobs and services due its greater flexibility and through the Neighbourhood Plan process.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	+	++	
	- Will it help sustain the rural economy?	+	++	
4. To achieve more	- Will it reduce the need to travel?	+	+	Option 1 allows small scale development within rural settlements in the borough, but

sustainable travel behaviour and reduce the need to travel.	- Will the levels of sustainable travel increase?	?	?	directs major developments towards Colchester Town. This development could deliver some infrastructural improvements required to make sites accessible by a range of transport modes. Option 1 would have a more positive impact on reducing the overall number of journeys made by car and dependency on car travel as facilities and houses would be located close together. Option 2 will result in new rural businesses opening across a range of rural settlements in the Borough. This could potentially increase the level of traffic and reliance on the private car in rural areas where access by public transport is poorer. Option 2 however balances this risk by retaining the requirement for proposal to minimise such negative environmental impacts.
	- Will it improve sustainable transport infrastructure and linkages?	+	+	
	- Will it reduce dependence on car travel?	+	-	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	++	Options 1 and 2 will both deliver community facilities to support rural communities. Development in small villages may be poorly serviced, by facilities at present, and some development may help resolve deficiencies. Option 1 is less permissive in terms of the scale of businesses that will be permitted in rural areas. Also it does not support Neighbourhood Plans. While it encourages the preparation of Village Design Statements and Parish Plans these carry no statutory weight in the planning system therefore any community facility shortfalls may not as well addressed by option 1 Under Option 2 community facilities provision is likely to increase in rural areas particularly where Neighbourhood Plans are being prepared.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	+	Under options 1 and 2 some new areas of open space will be created. Development may improve neglected areas of land that was previously inaccessible or unusable by the community being brought into community uses. Option 2 will achieve this better as it promotes Neighbourhood.
	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+	+	Design, scale, quality and impact on character are important factors in all developments therefore there will be little difference between the options Redevelopment of brownfield sites as advocated under both options will have to be of a high standard respecting the local scale and distinctiveness of existing settlements to help conserve their historic and built character.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	+	Option 1 supports the provision of well designed high quality infill and brownfield site development within villages. This approach will help protect valuable green field land between rural settlements by containing urban sprawl and conserving the landscape character and biodiversity of the areas of land beyond the village boundaries. Development will be steered away from undeveloped areas of the countryside and coast designated for the high nature conservation and landscape value. The overall ecological
	- Will it enhance designated areas of the countryside and coastal environment?	0	0	
	- Will it protect and improve biodiversity?	+	- / +	

	- Will it improve environmental quality in terms of water air and soil quality?	0	0	value of some brownfield or derelict sites may actually be improved by development especially contaminated land cleaned up as part of the development process. Option 2 may well result in more greenfield sites being developed and larger rural businesses opening. This could result in limited losses to biodiversity and potentially have a greater landscape impact visually in rural Colchester. Impacts however from Option 2 can be mitigated as option 2 still requires business proposals to be appropriate to the rural area in which they are being proposed.
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	+	None of the options will significantly affect the objectives to reduce pollution levels, greenhouse gas emissions, the uptake of renewable energy and recycling. Option 2 could lead to more widespread developments being delivered in the rural parts of Colchester where access is poorer which could increase car usage
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

DP24 – Equestrian

Option 1 is to retain policy DP24. Under Option 1 planning permission will only be supported for equestrian related development if it can be located in existing buildings; is satisfactory in scale and level of activity; will not result in an intensification of buildings in the countryside; and is related to an existing dwelling and will not require new residential dwellings to be built .

Option 2 is to delete policy DP24

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1:	Opt 2:	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	Neither option will have a significant effect on the delivery of affordable housing. Option 1 will not support the delivery of new dwellings as part of equestrian developments therefore it will not help meet the needs of rural workers who need to live close to where they work. Option 2 would not affect the housing delivery in the Borough as this is covered by policies H1 and the new proposed Rural Workers Dwellings policy H6.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	-	0	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
	- Will it increase rural housing exception	n/a	n/a	
2. To ensure that development is located sustainably and makes	- Will it promote regeneration?	n/a	n/a	This objective is not applicable
	- Will it reduce the need for development on greenfield land?	n/a	n/a	

efficient use of land	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	0	Option 1 supports equestrian activities under certain circumstances, which will help to sustain the rural economy and provide rural employment. The deletion of policy DP24 (Option 2) would remove the policy framework policy to assess equestrian development proposals however such proposals could be controlled and assessed against the NPPF and development policies DP1 and DP9 which is to be amended to cover commercial equestrian development proposals. The deletion of the policy therefore would not have a detrimental impact on these objectives.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	+	0	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	This objective is not applicable.
	- Will the levels of sustainable travel increase?	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	This objective is not applicable.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	This objective is not applicable.
	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	Option 1 will ensure that planning permission is not granted for equestrian related developments that result in the intensification of buildings in the countryside, or in an urban fringe location, Option 1 requires new development to be in scale and in keeping with the location and surroundings which will help protect the unique character and pattern of the Borough's settlements. The deletion of the policy (Option 2) however will not result in the deterioration of landscape quality or character when equestrian developments are being assessed as these issues can be considered using alternative policies i.e. ENV1, ENV2, and DP1 and DP14 . Similarly the NPPF provides protection for historic assets
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	0	

8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	O	Option 1 will ensure that proposals for equestrian developments do not affect the landscape and character of the countryside by requiring development to be in scale and in keeping with the location and surroundings. Option 1 could also benefit biodiversity where new habitats/landscaping is included as part of any permissions granted for equestrian development proposals. The deletion of DP24 (Options 2) Is unlikely to lead to a deterioration in landscape character, biodiversity or designated nature conservation areas as landscape issues can be managed through Core Strategy policies ENV1, ENV2 and Development Policies DP1 and DP21 when equestrian development proposals are being considered.
	- Will it enhance designated areas of the countryside and coastal environment?	0	O	
	- Will it protect and improve biodiversity?	+	O	
	- Will it improve environmental quality in terms of water air and soil quality?	O	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	This objective is not applicable.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	

Policy ER1 – Energy, Resources, Waste and Recycling

Option 1 is retaining Core Strategy policy ER1, option 2 is amending the policy to ensure it is more inline with the NPPF, updates to building regulations and best practice and option 3 is to amend the policy as per option 2 but retain the word ‘encourage’ rather than ‘expect’.

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1	Opt 2	Opt 3	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	-/?	-/?	-/?	All options expect standards to be met under the Code for Sustainable Homes and BREEAM which are in line with planned changes to Building Regulations. Government plans for all new homes to be zero carbon will affect build costs, which may affect the delivery of new housing across the Borough. However, the effect this will have is uncertain as the timetable for zero carbon homes has been set for many years and is phased through staged improvements to Part L of the Building Regulations. All options will provide sustainable housing and a more positive impact will occur under option 2, which brings the policy more inline with best practice.
	- Will it deliver the number of houses needed to support the growing population?	-/?	-/?	-/?	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	+	++	+	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	-/?	-/?	-/?	Achieving high standards of sustainable construction may be difficult on small and problematic regeneration sites. Government plans for all new homes to be zero carbon will affect build costs, which may affect the delivery of new housing across the Borough. However, the effect this will have is uncertain as the timetable for zero carbon homes has been set for many years and is phased through staged
	- Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	
	- Will it provide people with good access to their	n/a	n/a	n/a	

	needs?				improvements to Part L of the Building Regulations. Flood mitigation measures are included in sustainable construction techniques. All options promote the incorporation of Sustainable Urban Drainage Systems into the design of new housing to minimise the risk of flooding.
	- Will it help make efficient use of land?	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	+	+	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	-/?	-/?	-/?	Government plans for all new non-residential buildings to be zero carbon by 2019 will affect build costs, which may affect the delivery of new build across the Borough. However, the effect this will have is uncertain as the timetable for zero carbon buildings has been set for many years and is phased through staged improvements to the Building Regulations.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	n/a	Neither of the options will have a significant impact on the delivery of the objective.
	- Will the levels of sustainable travel increase?	n/a	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- To provide more quality and accessible education, health, recreation and community facilities?	n/a	n/a	n/a	Neither of the options will have a significant impact on the delivery of the objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	Neither of the options will have a significant impact on the delivery of the objective.
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the District.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	n/a	Neither of the options will have a significant impact on the delivery of the objective.
	- Will it enhance the character and attractiveness of the Borough's settlements?	n/a	n/a	n/a	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the District.	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a	All options will have a positive impact on the wider environment as less land will be required for landfill. A reduction in the amount of waste going to landfill reduces the risk of pollution into adjacent soil and watercourses from such sites.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	+	+	+	

9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	++	+	Delivering zero carbon homes and increasing the number of buildings receiving energy from renewable energy sources will help reduce carbon emissions and have a positive effect on climate change mitigation. Option 2 will have a more positive effect than options 1&3 as the wording is stronger. Option 1 includes a target for development to reduce carbon emissions by 15% whereas options 2&3 do not include this target. Whilst this would suggest that option 1 scores more positively experience has shown that this element of the policy is not being implemented.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	++	+	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	++	+	

Policy DP1: Design and Amenity

Option 1 – existing policy

Option 2 – existing policy with additional wording to reflect representation made by the Environment Agency

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1:	Opt 2:	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	The policy options won't impact on the objective of ensuring that everyone has the opportunity to live in a decent and affordable home.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
	- Will it increase rural housing exception	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	Both policy options will have a positive impact on providing people with access to their needs through the requirement for well designed developments that provides priority access for pedestrians, cyclists and public transport as well as access for disabled people. The requirement to incorporate SUDs will help to reduce the risk of flooding. The additional criterion in option 2 may help to make efficient use of land through the requirement to take account of massing in order to minimise energy consumption.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	+	+	
	- Will the densities make efficient use of land?	0	+	
	- Will it reduce the risk of flooding?	+	+	
3. To achieve a prosperous and sustainable economy and improve the vitality	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	The policy options are unlikely to impact on the objective of achieving a prosperous and sustainable economy and improving the vitality of town centres.
	- Will it support the vitality and viability of town	n/a	n/a	

of town centres	centres?			
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	+	Both policy options give priority to pedestrian, cycling and public transport access, which will help to increase levels of sustainable travel behaviour and reduce the need to travel, by making it a more viable option.
	- Will the levels of sustainable travel increase?	+	+	
	- Will it improve sustainable transport infrastructure and linkages?	+	+	
	- Will it reduce dependence on car travel?	+	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	+	Both policy options promote good design, including the prioritisation of pedestrian, cyclists and public transport, and the protection of public and residential amenity. This is likely to help achieve the objective of improving health and improving access to facilities.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	+	Both policy options promote good design and specifically refer to the need to protect public and residential amenity with the need to have particular regard for security, amongst other things. This should help to achieve the aim of the objective to create safe and attractive public spaces and reduce crime, as well as the fear of crime.
	- Will actual crime be reduced?	+	+	
	- Will the fear of crime and actual crime be reduced?	+	+	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+	+	By promoting good design, this policy is likely to have a significant positive effect on conserving and enhancing the townscape character, historic and cultural assets of the Borough.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	++	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	+	Through requiring good design that respects the character of a site, its context and surroundings, and requires the provision of appropriate infrastructure and services, this policy should help contribute to the objective of conserving and enhancing the natural environment, natural resources and the biodiversity of the Borough.
	- Will it enhance designated areas of the countryside and coastal environment?	+	+	
	- Will it protect and improve biodiversity?	+	+	
	- Will it improve environmental quality in terms of water air and soil quality?	+	+	
9. To make efficient use of energy and	- Will it reduce pollution and greenhouse gas emissions?	+	++	Both options promote sustainability. The additional wording in option two adds reinforcement to this, with design requirements aimed specifically at minimising energy

resources, and reduce waste and our contribution to climate change.	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	+	consumption.
	- Will it reduce, reuse and recycling resources and minimise waste?	+	+	