

Local Development Framework

Development Policies Regulation 25 Consultation

Sustainability Appraisal: Revised Scoping Report

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

Contents

1. Introduction	4
2. Integrating SA with Colchester's Local Development Framework	6
Sustainable Development Principles	
Sustainability Appraisal and Strategic Environmental Assessment	
Stages and tasks involved in the SA process	
Scoping	
Colchester's Local Development Framework	
Core Strategy	
Methodology for the Development Policies DPD	
3. Identifying key sustainability issues and problems facing Colchester	14
SA Task A1 – Identifying other relevant policies, plans and programmes and sustainability objectives	
SA Task A2 – Collecting baseline information	
SA Task A3 – Sustainability issues and problems facing Colchester	
Areas of the Borough experiencing change during the plan period	
Likely evolution without the plan based on existing plans, trends and practices	
Difficulties encountered during the development of the SA	
4. SA Task A4 – Developing the SA Framework	36
SA Framework	
SA scoring system	
Sustainability objectives and links with SEA	
SA Task A5 – Consulting on the scope of the SA	
5. Initial appraisal of options	41
6. Subsequent stages and tasks of the SA process	55
Stage B: Developing and refining options and assessing effects	
Stage C: Preparing the SA report	
Stage D: Consulting on the DPD and SA report	
Stage E: Monitoring the significant effects of implementing the DPD	
7. Habitat Regulations Assessment Screening Opinion	56
List of Tables	
Table 1. Links between plan making & SEA/SA	9

Table 2. SA Framework	36
Table 3. Summary of SA Task B2	43
Table 4. Likely effects on international sites	61

Appendices

A. Full appraisal of draft policies	66
B. Colchester's Economic Social & Environmental Baseline Data	126
C. International Sites within Colchester Borough	144
D. Habitat Regulations Assessment: Likely in-combination effects	168
E. List of consultees	177
F. Glossary	179
G. References	186
H. Extract from Colchester Local Development Scheme	189

Section 1. Introduction

This scoping report sets out the scope of the Sustainability Appraisal (SA) for the Development Policies Development Plan Document (DPD). The Development Policies DPD, when complete, will be the main document used in the determination of planning applications across Colchester Borough until 2021. Scoping and accompanying consultation represents the first major stage of the SA process (see stage A of Table 1, page 9). This revised scoping report replaces the scoping report published in November 2007 alongside the Development Policies Issues and Options paper. SAs have already been completed for the Core Strategy DPD and the Sustainable Construction Supplementary Planning Document. A revised SA scoping report has also been prepared to accompany the emerging Site Allocations DPD.

Since the original period of consultation the regulations have been amended and the Council is to undertake the Regulation 25 consultation stage to build upon the Issues and Options work. Under the previous regulations the Council had to undertake two formal stages of consultation before the document was submitted to the Secretary of State. However under the amended regulations, one of the formal stages of consultation has been removed, but even greater emphasis has been placed on community engagement. The community engagement the Council undertakes needs to be appropriate, continuous, transparent and in accordance with the adopted Statement of Community Involvement. This Regulation 25 consultation ensures the appropriate level of consultation is undertaken and those landowners, stakeholders, residents, agents and interested parties have the opportunity to comment accordingly. Although a SA scoping report has already been produced and consulted upon it was considered necessary to revise the scoping report to publish alongside the Regulation 25 consultation; this decision was taken for three reasons. Firstly, it was considered necessary to update the baseline data and review of policies, plans and programmes and sustainability objectives to ensure the most up to date environmental baseline. Secondly, in order to be open and transparent it was considered appropriate to publish the summary appraisal of each of the genuine options to allow statutory consultees, landowners and members of the public to comment on the Council's initial conclusions to better inform the formal appraisal of each draft policy. Finally, the Council have decided to combine the SA with the Habitat Regulations Assessment in order that these processes can complement one another; publishing a revised SA scoping report provides the opportunity to also publish the Habitat Regulations Assessment screening report.

The report is structured into the following sections:

Section 2 provides an overview of the SA process and how it integrates with the Development Policies DPD being prepared as part of Colchester's Local Development Framework.

Section 3 includes the key messages from the review of relevant policies, plans and programmes and sustainability objectives, as well as a collection of baseline information and indicators used during the development of Colchester's Local Development Framework. This chapter also identifies the key characteristics of Colchester Borough including the key sustainability issues and problems to be addressed across the Borough.

Section 4 sets out the proposed SA Framework for Colchester's Local Development Framework including information about the development of the sustainable development objectives it contains.

Section 5 summarises the conclusions of the initial appraisal of options carried out as part of SA task B2.

Section 6 provides an explanation of subsequent stages and tasks of the SA process and how this will be integrated with the production of the Development Policies DPD.

Section 7 is the Habitat Regulations Assessment screening opinion.

We welcome your comments on this SA Scoping Report for the Development Policies DPD. Comments should be sent to:

Colchester Borough Council
PO Box 885
Colchester
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Alternatively email your comments to planning.policy@colchester.gov.uk .
The closing date of the consultation is 27 February 2009.

Section 2. Integrating Sustainability Appraisal with Colchester's Local Development Framework

Sustainable Development Principles

One of the most widely used definitions of sustainable development comes from the report of the World Commission on Environment and Development (the Bruntland Commission), 'Our Common Future' (1987), which defines it as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". A more detailed definition is offered in the government's strategy for sustainable development, 'Securing the Future' (2005), which includes five guiding principles for sustainable development, set out below.

Living within environmental limits

This involves respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.

Globally the rate at which natural resources are being consumed is at an all time high. Nationally there is a high demand for more homes and this will inevitably place a strain on natural resources. It is important for Colchester to ensure that development minimises its impact on the environment and enhances biodiversity. Climate change is an important global issue and measures to tackle and adapt to the effects of climate change are of vital importance. Development should incorporate sustainable design and construction measures in order to avoid, mitigate and adapt to climate change.

Ensuring a strong, healthy and just society

This includes meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion and creating equal opportunity for all.

Colchester Borough is not a deprived area as a whole; however four of the wards within the Borough are in the most deprived 20% of wards in the East of England. One of the wards has the highest level of children living in poverty in Essex. The Local Development Framework (LDF) can facilitate the regeneration of deprived areas and help to create equal opportunities. The community is provided with a wide range of Council run services and facilities, which promote wellbeing and healthy lifestyles. By 2021 there will be an aging population in Colchester, which will need to be provided for.

Achieving a sustainable economy

This includes building a strong, stable and sustainable economy which provides prosperity and governance and opportunities for all, and in which environmental and social costs fall on those who impose them (the polluter pays principle) and efficient resource use is incentivised.

The East of England has one of the fastest growing economies nationally, whilst this growth benefits residents it creates increasing strain on the level of housing, infrastructure, services and the environment. The economy has a vital role to play in improving the prosperity of an area and therefore creating a stronger, healthier and just society. It is important that existing employment land is retained and new employment growth is located close to centres of population.

Promoting good governance

This is the active promotion of effective participative systems of levels of society – engaging people's creativity and diversity.

Active involvement of stakeholders is essential in the development and implementation of the Local Development Framework. The Council will therefore need to ensure that it involves all relevant stakeholders at all stages of production as set out in the Statement of Community Involvement.

Using sound science responsibly

This ensures that policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

Decisions should be based around a robust evidence base, which will ensure that decisions are credible. A comprehensive evidence base was developed for the Core Strategy and this should be built upon where necessary.

Sustainability Appraisal and Strategic Environmental Assessment

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

In addition to an SA, the DPD must also undergo a Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes. The objective of

SEA, as defined in the Government's guidance on strategic environmental assessment, is *"to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development"* (Article 1).

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

Stages & tasks involved in the SA process

Table 1, overleaf, demonstrates how the SA is incorporated within the DPD process.

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

(ODPM Guidance (2005). 'Sustainability Appraisal of Regional Spatial Strategies & Local Development Frameworks'. p 39.)

Scoping

As illustrated in Table 1 scoping involves five key stages:

- SA Task A1: Identifying other relevant policies, plans, programmes and sustainability objectives

- SA Task A2: Collecting baseline data
- SA Task A3: Identifying sustainability issues and problems
- SA Task A4: Developing the sustainability appraisal framework
- SA Task A5: Consulting on the scope of the sustainability appraisal

All of these stages were undertaken as part of the initial scoping exercise (November 2007) and this revised scoping report:

- updates the review of relevant policies, plans and programmes and sustainability objectives and provides a summary of the key messages from this review (SA Task A1);
- updates the baseline data (SA Task A2);
- reviews the identified sustainability issues and problems facing the Borough (SA Task A3);
- sets out the SA framework, which remains unchanged from the initial scoping report (SA Task A4); and
- appraises the DPD options (SA Task B2).

Information about subsequent stages of the SA process is set out in Section 6 of this report.

Colchester's Local Development Framework

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

The Core Strategy DPD is the main document within the LDF and includes an overall vision, which sets out how the area and the places within it should develop; strategic objectives for the area focussing on the key issues to be addressed; and a delivery strategy for achieving these objectives, which should set out how much development is intended to happen where, when, and by what means it will be delivered. Preparation of the Core Strategy began in 2005 and involved numerous stages, which culminated in an Examination in summer 2008. An independent Inspector concluded that the Core Strategy was sound and it was adopted by the Council in December 2008. The Site Allocations DPD is being prepared alongside the Development Policies DPD and will also be published in January for Regulation 25 consultation. The Site Allocations DPD will be the main tool for determining land use across Colchester Borough until 2021. Various SPDs have and are being prepared as set out in the LDS extract

in appendix H. Further details about these documents can be found in the LDS, which is available on the Council's website (www.colchester.gov.uk).

Core Strategy

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

SD1 - SD3 Sustainable Development

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

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

CE1 - CE3 Centres and Employment

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

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

H1 – H5 Housing

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

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

- Stanway Growth Area plus greenfield allocations

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

UR1 - UR2 Urban Renaissance

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

PR1 - PR2 Public Realm

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

The Strategy seeks to improve the street environment and calm traffic in urban areas to attract residents to local shops, schools, parks and bus stops. Existing parkland and green links will be enhanced, and new open space will be acquired at appropriate locations, to meet the recreational needs of Colchester's growing community.

TA1 – TA5 Transport and Accessibility

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

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

ENV1 - ENV2 Environment and Rural Communities

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

ER1 Energy, Resources, Waste, Water and Recycling

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

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

Methodology for the Development Policies DPD

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

The Development Policies Issues and Options document (November 2007) explored how the principals set out in the Core Strategy could be expanded upon to provide sufficient detail to guide specific development proposals. The document included suggestions on what policies could be included, based on the eight themes of the Core Strategy, and set out numerous questions to form the basis of the consultation. These questions focussed on whether there was a need for policies on particular topics. The document gave landowners, agents, stakeholders and interested parties the opportunity to comment on the content of the Development Policies DPD. In response to the consultation the Council received almost 400 representations.

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

Following consultation and more detailed SA work the spatial policy team will refine the draft policies in partnership with the development control team before a further period of public consultation prior to an Examination, expected to be in autumn 2010, in which a Planning Inspector will assess the soundness of the DPD.

Section 3. Identifying key sustainability issues & problems facing Colchester

SA Task A1 - Identifying other relevant policies, plans, programmes, and sustainability objectives

A review of relevant policies, plans and programmes and sustainability objectives was undertaken for the SA of the Core Strategy. This review has been updated to include a greater number of documents and update documents already reviewed where necessary. The purpose of reviewing policies, plans and programmes is to help set the context for the SA and consider relevant constraints and targets. Generally plans and programmes tend to sit in a hierarchy, with the same issues covered in increasing detail from the international level through to the local level. Consequently this review of policies, plans and programmes focuses more closely on regional and local level plans and only deals with a few plans at international and national level. The full review of policies, plans and programmes is available from the Council upon request and the table below includes the key messages from this review, which are split up into economic, environmental and social issues.

Economic

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

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

Environmental

Key Messages	Source
The quality and extent of natural habitats and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support should be protected and enhanced.	PPS9, RSS14, Future Water, IRS, Corporate Strategy, Johannesburg Declaration, Ramsar Convention, Water Framework Directive, Future Water, Essex Biodiversity Action Plan, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Developments should take account of the role and value of biodiversity in supporting economic diversification, contributing to a high quality environment and a better quality of life.	PPS9, RSS14, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Maximise the potential for landscape and biodiversity enhancement by securing the high quality restoration of land at the earliest opportunity, with appropriate aftercare to facilitate beneficial after uses.	PPS9, Sustainable Development Framework for the East of England, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
The biodiversity value of brownfield sites must be considered.	PPS9
Consideration should be given to the fundamental ecological	Ramsar convention on

functions of wetlands as regulators of water regimes and as habitats supporting a characteristic flora and fauna, especially waterfowl and the interdependence of man and his environment.	Wetlands of international importance especially as waterfowl habitat
Identify priority habitats and species which are important on an international and national scale, important in Essex or where there is a special responsibility.	Essex Biodiversity Action Plan
High quality green infrastructure should be delivered over the next 20 years to complement and support planned housing and development growth.	Haven Gateway Green Infrastructure Strategy Study
Development should not be located on greenfield land outside of settlements.	PPS7, PPS3, RSS14
The partnership between urban and rural areas should be strengthened so as to create a new urban-rural relationship.	European Spatial Development Perspective
Landscape character should be protected.	RSS14, PPS7, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Use resources more efficiently, minimising waste and increasing rates of reuse and recycling	Johannesburg Declaration on Sustainable Development – from our origins to the future, RSS14, IRS, Sustainable Community Strategy, Corporate Strategy, Regional Economic Strategy, Sustainable Development Framework for the East of England, Essex and Southend Waste Local Plan
Sustainable water use based on a long-term protection of available water resources should be promoted.	Water Framework Directive, RSS14, Future Water
Identify land at risk (and the degree of risk) of flooding from river, sea and other sources.	PPS25, PPS25 practice guide, Pitt Review
Safeguard land from development that is required for current and future flood management eg conveyance and storage of flood water, and flood defences.	PPS25, Future Water, Pitt Review
Reduce flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SUDS).	PPS25, PPS25 practice guide RSS14, Future Water, Pitt Review
Consideration of the fundamental ecological functions of wetlands as regulators of water regimes.	Ramsar convention on Wetlands of international importance especially as waterfowl habitat
Follow the flood risk management hierarchy (assess, avoid, substitute, control and mitigate).	PPS25, PPS25 practice guide
The pollution of groundwater must be reduced.	Water Framework Directive
Adopt a precautionary approach.	PPS23
Make the polluter pay.	PPS23
Noise-sensitive developments should be separated from major sources of noise (such as road, rail and air transport and certain types of industrial development) and development	PPG24, Sustainable Development Framework for the East of England

involving noisy activities should, if possible, be sited away from noise-sensitive land uses.	
The need for growth should be reconciled with the need to protect the historic environment.	PPG15, PPG16, RSS14, IRS, Corporate Strategy, ESDP, Sustainable Community Strategy, Essex Minerals Development Document Core Strategy Issues and Options Paper, Essex Minerals Local Plan
Areas must be maintained as attractive places to live, work and visit with their own distinctive identity.	PPS1, PPS3, PPS6, PPS7, RSS14, By Design, A Better Life, UPS
There should be an emphasis on design, quality and preserving and enhancing natural and built assets.	Sustainable Community Strategy
10% of UK electricity to come from renewable energy sources by 2010 and 20% by 2020.	PPS22, RSS14, Johannesburg Declaration
Separate economic growth from increases in resource use, especially in terms of energy and water.	IRS, Code for Sustainable Homes Technical Guide
Development plans should contribute to global sustainability by reducing carbon emissions and addressing other causes & impacts of climate change.	PPS1, PPS12, RSS14, Sustainable Community Strategy, Sustainable Development Framework for the East of England, Essex Climate Change Strategy, Johannesburg Declaration, IRS, Code for Sustainable Homes, Adapting to climate change; a framework for action, Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond, climate change PPS
Adaption will be crucial in reducing vulnerability to climate change and is the only way to cope with impacts that are inevitable.	Adapting to climate change; a framework for action, Limiting Global Climate Change to 2 degrees Celsius: The way ahead for 2020 and beyond, climate change PPS, Stern report
There is a need to look holistically at systems (ecological and human) affected by climate change.	Adapting to climate change; a framework for action, climate change PPS
Open space and green infrastructure help wildlife to adapt to the effects of climate change.	Haven Gateway Green Infrastructure Strategy, PPG17, Regional Health Strategy, climate change PPS

Social

Key Messages	Source
Access policies should be clear, comprehensive & inclusive.	PPS1

Community involvement is essential.	PPS1
The needs of the changing demographic should be met.	IRS, Regional Social Strategy
Support people in the region in 'active ageing' and adding life to years, linking in with the National Service Framework for older people.	Regional Health Strategy
Policies should promote high quality, inclusive design.	PPS1, Regional Economic Strategy, Regional Social Strategy, Regional Health Strategy
Housing developments must be located in suitable locations that make efficient use of land and offer a good range of community facilities and with good access to jobs, key services and infrastructure.	PPS3, Corporate Strategy, Regional Housing Strategy, RSS14, PPS1, PPG13, Regional Health Strategy
Housing shortages must be addressed by securing a step change in the delivery of additional housing throughout the region and giving priority to the provision of affordable housing to meet identified needs.	RSS14, PPS3, IRS, Corporate Strategy, Regional Housing Strategy, Affordable Housing Strategy
The combination of high cost homes and low rural wages is putting rural housing out of the reach of many who work in the countryside.	The Taylor Review
Promote social inclusion, ensuring that both urban and rural communities have access to a range of main town centre uses and that deficiencies in provision are remedied.	PPS6, IRS, Regional Economic Strategy, East of England Regional Social Strategy, PPS3, PPS7
Open spaces, sports and recreational facilities promote social inclusion and are a means of promoting healthy living and preventing illness, and in the social development of children.	PPG17, Open Space SPD, Regional Business Plan for the Olympic Games, East of England Regional Social Strategy, Regional Health Strategy
Biodiversity should be enhanced in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being.	PPS9, RSS14, Regional Social Strategy, Haven Gateway Green Infrastructure Strategy
Consistent with the aims of sustainable development, a balance between safeguarding the environment of Essex, and the quality of life of its residents must be achieved.	PPS9, RSS14, Sustainable Community Strategy, East of England Regional Social Strategy, Essex and Southend Waste Local Plan
Locate day to day facilities which need to be near their clients in local centres so that they are accessible by walking and cycling.	PPG13, RSS14, East of England Regional Social Strategy
Reduce levels of poverty and exclusion and promote well being through community cohesion and social capital.	RSS14, IRS, East of England Regional Social Strategy
Improve the skills base through increased learning opportunities for all.	IRS, Corporate Strategy, Sustainable Community Strategy, The Leitch Review of Skills

Those who live in the most deprived areas are likely to be multiply disadvantaged and without gainful employment are more likely to be socially excluded from the community at large.	Sustainable Community Strategy, East of England Regional Social Strategy
Olympic spirit: maximise the benefits from the Olympics coming to London in 2012 by playing a part and getting people involved and participating in sport.	A Better Life, Regional Business Plan for the Olympic Games

SA Task A2 - Collecting baseline information

Annex 1b of the SEA Directive requires the assessment to provide information on *“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”*. Collation of existing environmental and sustainability data has helped to identify the key sustainability issues facing Colchester and set the context for the appraisal of the Development Policies DPD. Data has been presented in terms of social, economic and environmental issues in Colchester, although it is recognised that many issues are cross-cutting.

It should be noted that the data sources in this section have been updated from the initial scoping report and will continue to be revisited during subsequent stages of the SA to check for updated and new information against which to predict and assess the effects of Colchester's Development Policies DPD. The baseline information, trends and indicators are set out in appendix B and will be referred to when assessing the Development Policies DPD.

General characteristics

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

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

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

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

At 1st April 2008 there were approximately 72,634 dwellings within the Borough of which 80.5% were privately owned. The average household size was 2.37 people per household in 2001 but it is estimated that this may have decreased in recent years.

A total of 1,243 homes were built between 1 April 2007 and 31 March 2008. Under current policies, 825 dwellings are expected to be built in the Borough each year. There has been an annual completion of 921 flats and 555 houses in 2007/8 and 236 recorded affordable housing completions. During this same time period 81% of residential completions were located on previously developed land (brownfield sites), a decrease from over 90% in previous years. It was also recorded that no new dwellings were completed at less than 30 dwellings per hectare, 292 dwellings were completed at between 30 and 50 dwellings per hectare and 959 were completed at above 50 dwellings per hectare.

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

The Borough is connected to a comprehensive network of major roads via the A12 and A120, which provide routes to London, the M25, Harlow and Cambridge. The Borough also lies in close proximity to the major seaport of Harwich (20 miles) and Stansted Airport (30 miles). Transportation provision includes six railway stations, bus routes operated by ten bus companies and several cycle trails including National Cycle Route One. Cycling infrastructure will increase in future as the town was awarded Cycling Town status in 2008.

One of the biggest challenges to Colchester is traffic growth and the dominance of the car as the main mode of travel. The 2001 census indicated that 78.9% of households own one or more cars and vans and this figure is expected to have increased in recent years. The census also indicated that 61.1% of Colchester's working age population usually travelled to work by car or van, 13.0% usually

travelled by public transport and a further 9.1% usually worked from home (working-age population includes full-time, part-time, self-employed and full-time students). Consequently, it is apparent that significant congestion can occur during peak times within Colchester, the A12 and on several of the minor roads to the south of the Borough.

Economic characteristics

The Borough is well connected to the strategic road and rail networks between London and East Anglia. Stansted Airport is close by, located in the district of Uttlesford. This strategic position has meant the Borough has been a magnet for growth resulting in a healthy and vibrant economy with the mean gross income estimated at £31,396 in 2006 (up from £24,065 in 2002), although the median income is significantly less at £23,874.

Colchester's economy is dominated largely by the service sector accounting for an estimated 78.9% of jobs in 2001, with 11.3% in manufacturing, 7.8% in construction and the remainder in the primary sector (agriculture, fishing, energy and water). These figures illustrate Colchester's move away from manufacturing and agriculture in recent years.

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

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

The Annual Population Survey puts the number of people economically active at approximately 92,000. Of these people 94.6% are classed as 'in employment'. Colchester's main employment is the Garrison, which has close links with the town and there are sizeable educational facilities, including the University of Essex.

The Borough is relatively prosperous ranking 224 out of 354 districts on the Index of Multiple Deprivation 2007 (rank 1 being the most deprived), the rank has

improved from 217 in 2004. Although average earnings are lower than those in the rest of the East of England and Colchester has the third lowest wage levels compared to its "family group" of similar local authorities. There are variations in prosperity and there are pockets of deprivation in parts of both the towns and rural areas.

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

The following five areas are undergoing ambitious regeneration programmes: North Colchester, the Garrison, St. Botolph's, East Colchester and North Station. The redevelopments will collectively provide new housing, employment, a university research park, new army garrison, a visual arts facility and new community stadium.

Environmental Characteristics

Colchester has a rich and vast heritage. As Camulodonum, it was the first capital of England and it is also Britain's oldest recorded town, recorded by Pliny the Elder in AD77. The Borough has a rich archaeological and cultural heritage, dating back to at least 4000BC. There are 22 conservation areas, 1600 listed buildings (41 of these are Grade 1 listed buildings) and 40 Scheduled Monuments. There are 4 parks within Colchester on the National Register of Special Historic Interest including Colchester Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park.

The rural landscape of the Borough has a rich ecological character, influenced by geology and landform. Habitats include woodland, grassland, heath, estuary, saltmarsh, mudflat and freshwater and open water habitats. There is a substantial amount of coastline. Many sites are recognised for their value by international and national designations, including the coastal and estuary areas in the south east and the Dedham Vale Area of Outstanding Natural Beauty in the north of the Borough.

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

There are 2 Air Quality Management Areas in Colchester. These are located on Mersea Road and Brook Street.

Between 2007 and 2008 19.7% of domestic waste was dry recycled, up from 17.8% in the previous year, and 12% was composted. During this time period Colchester's AMR recorded that no planning applications had been approved contrary to the advice of the Environment Agency.

In 2005, the average domestic consumption of gas stood at 18,364 kWh, a decrease from 20,336 kWh in 2004. The average domestic consumption of electricity stood at 4,787 kWh, a slight decrease from 4,875 kWh in 2004. In 2004 the daily domestic water use was recorded at 145 litres (per capita consumption).

Social Characteristics

Colchester is not a deprived area when measured against national statistics however three of its wards are in the most deprived 20% of wards in East of England (2007, a decrease from four wards in 2004). St Andrew's ward has the highest levels of children living in poverty in Essex. 12,084 crimes were reported between August 2007 and July 2008 and approximately a quarter of these were within Castle ward.

Life expectancy in the Borough has been estimated as nearly 78 years for men and approximately 82 years for women. There are 2 hospitals, 32 doctors and 26 dental surgeries within the Borough. In addition, there are 6 clinics, 15 opticians and 21 pharmacies.

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

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

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

A 10,000 seat capacity Community Stadium in North Colchester opened in autumn 2008.

SA Task A3 – Sustainability issues and problems facing Colchester

As part of the SA process it is necessary to identify the key sustainability issues that are facing the Borough. These issues have been identified from collection and analysis of the baseline data, evidence and consultation with stakeholders.

General Issues

It will be increasingly important to match the population growth with economic growth within the Borough and as projections indicate an aging population the impact of smaller, older households on services and housing will need to be managed. Similarly, meeting the demand for affordable housing, including allocation of sites for gypsies and travellers, will also need to be considered and met.

It is also important to recognise and manage the other potential impacts that an aging population may have on the Colchester community. These will include a greater stress on health services, on the local economy and on other key services such as retail, education, public transport, leisure and tourism. It is likely that many of these impacts can be positive if planned for and managed correctly.

If current car ownership and usage trends continue it will be important to prevent the creation of further dispersed growth patterns in Colchester that often result in high car dependency. In order to encourage a decrease in car usage, it will be important to develop an integrated, affordable public transport network, including fast and frequent bus services. Improving pedestrian and cycle provision will also help deliver this objective.

Economic Issues

As the current economy of the Borough is generally good and unemployment is low, the key sustainability issues for the economy are around maintaining a healthy, vibrant and diverse economy into the future.

This may include reviving the rural economy which has been affected in recent years by falling incomes from farming, and as a significant part of the Borough is rural, there is a need to support the revitalisation of the rural economy including diversification schemes. Improving access in rural areas to jobs and services will significantly contribute to this aim.

The main urban areas of Colchester Borough provide the focus for local communities with the majority of facilities, services and activities being concentrated there. In order to ensure their improved vitality and viability a revitalisation programme is underway. Colchester's LDF will provide the planning policy framework for the promotion of the revitalisation programme.

Improved transportation and attractive travel links are a major issue for Colchester and it is essential that planning for transport is an integral part of the whole LDF. It will be particularly important to improve and maintain Colchester's transportation infrastructure so that the Borough can continue to attract businesses, retailers, tourists and home buyers, therefore boosting the local economy.

There are currently five major regeneration sites in the Borough, each of which should boost the economy. The tourist industry should also be much improved, especially with the opening of the Community Stadium towards the north of Colchester and the Firstsite Visual Arts Facility in the Town.

The provision of attractive, accessible and flexible business premises may also help generate new investment opportunities and encourage businesses to remain in Colchester.

The table below highlights the key economic issues facing Colchester. Also included within the table is the relevant sustainability objective, which is taken from the SA framework. This demonstrates that the SA framework fully addresses the identified issues and problems.

Key Issue/ Problem	Sustainability Objectives
- Provide a range of high quality jobs close to centres of settlement	To ensure that development is located sustainably and makes efficient use of land
<ul style="list-style-type: none"> - Meeting EE RSS and LDF target to provide 14,200 jobs - Providing a suitable range of employment land and premises - Need to diversify the rural economy - Need to provide high quality local jobs - Need to attract new employment opportunities into Colchester Town - Provide a greater diversity of employment opportunities - Improving access to internet-WIFI coverage - Promoting Colchester as a Prestigious Regional Centre i.e. creating an image that will attract new businesses - Maintain and encourage new 	To achieve a prosperous and sustainable economy and improve the vitality of town centres

retail businesses within Colchester's Town Centre.	
- Support local training initiatives to improve the skill base	To improve the education, skills and health of the Borough's population

Environmental Issues

Maintaining and enhancing the natural and built environment of the Borough (including the historic and built heritage) are very important to the residents and communities of Colchester. All future developments will need to take account of current cultural and heritage assets as well as continuing to protect and enhance them. One key consideration will be the preservation of countryside areas and strategic green gaps between settlements. New development will also need to consistently achieve best practice in sustainable construction and design.

The natural environment of the Borough has been shaped by land management and as a result there is a variety of good quality landscapes and habitats, supporting a diverse range of species including internationally significant areas of saltmarsh, oyster fishery and coastline. Within the Borough there are three Special Protection Areas (Colne Estuary, Blackwater Estuary and Abberton Reservoir), which are also designated as Ramsar Sites and one Special Area of Conservation (Essex Estuaries). New development has the potential to lead to the loss of habitat and species. This must be avoided where possible and mitigated in all other circumstances. Colchester's LDF will promote the reuse of land (i.e. development on brownfield sites) and require a density of development that makes the most efficient use of land. This will reduce the pressure for greenfield sites, where landscape and biodiversity value is greater. Brownfield sites however can sometimes also have ecological importance, as they may provide a refuge for species in an otherwise urban area.

Climate change is a major issue that the whole LDF will need to consider. It is predicted that through climate change the summers in England will become, longer, drier and hotter, whilst the winters will become stormier and wetter. This could have adverse impacts not only on the environment, but also on economic and social aspects of life in Colchester. Colchester's LDF has an important role to play in dealing with climate change. For example, by encouraging planning that reduces the emissions of greenhouse gases and considering how to plan for dealing with the effects of climate change, for example increased incidents of flooding (promotion of Sustainable Drainage Systems), and more droughts in the summer (promotion of water efficiency techniques). The development of renewable sources of energy will also need to be encouraged throughout development, local businesses and local communities.

Connected to climate change are a whole collection of other related issues, which could compound the effects. For example water usage is increasing both through ongoing development and increased demand, and this coupled with drier summers could lead to sustained periods of restrictions on water supply. The

inevitable increased rate of development will put further pressure on the water resources available in the Borough. Similarly the amount of waste produced in Colchester is increasing, and at the same time the land available to dispose of this waste (landfill sites) is reducing.

Water quality is another important issue for the Borough. As a result of the Water Framework Directive there is a requirement for all inland and coastal waters to reach "good status" by 2015. In order to achieve this it is going to be important for issues such as sewerage infrastructure to be considered on all developments to ensure that the Boroughs watercourses are not adversely affected and improved.

The table below highlights the key environmental issues facing Colchester. Also included within the table is the relevant sustainability objective, which is taken from the SA framework. This demonstrates that the SA framework fully addresses the identified issues and problems.

Key Issue/ Problem	Sustainability Objectives
<ul style="list-style-type: none"> - Re-use of previously developed land 	To ensure that development is located sustainably and makes efficient use of land
<ul style="list-style-type: none"> - Need to conserve the historic built environment and townscape as part of wider development and regeneration pressures - Retention of the locally distinct character of settlements within the Borough - Need to conserve and enhance local distinctiveness 	To conserve and enhance the townscape character, historic and cultural assets of the Borough.
<ul style="list-style-type: none"> - Need to conserve high quality landscapes - Need to conserve the network of designated nature conservation (including Local Sites) (formerly SINC's) sites across rural, urban and coastal areas in the Borough from inappropriate development - Need to maintain a network of strategic green links between and within settlements - Loss of high quality brownfield sites in urban areas - Conserving the biodiversity 	To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.

resource of the Borough	
<ul style="list-style-type: none"> - Need to address climate change impacts - Minimise risk of flooding - Potential to promote suitable types of renewable energy at appropriate locations - Sustainable Waste Management i.e. reduce, recycle and re-use 	To make efficient use of energy and resources, and reduce waste and greenhouse emissions.

Social Issues

The provision of housing to meet government targets and local needs is a major issue in Colchester. In planning this housing provision it will need to be ensured that dwellings are located in areas that are not at risk of flooding.

For a number of reasons access to a variety of services and facilities can be an issue for Colchester residents. The Indices of Multiple Deprivation measure social inclusion by considering and scoring a whole range of issues, from access to certain facilities, to income and employment. The score provides an indication of how deprived an area is. On a national level Colchester Borough scores very low. Despite this there are areas in the Borough where deprivation exists and which contrast with the surrounding more affluent areas. It is therefore important to encourage social inclusion through the design of new communities and to ensure adequate community infrastructure and services are available.

As Colchester has a large rural area rural isolation can also be an issue. Rural areas often have limited facilities, and this coupled with poor public transport links can prevent those without access to a car accessing the facilities they need. Recent public consultation in the LDF has also highlighted the perceived need for villages to retain a sense of community and to avoid the creation of 'commuter villages.'

In promoting healthy lifestyles, access to recreation, leisure and open space is as important as access to formal health facilities like hospitals, doctor's surgeries and NHS dentists. An aging population will increase demands on health and social care, particularly the need for residential nursing care. However, it will also impact upon other sectors of the Borough such as the local economy, the increased housing demand and an increase on public transport and other key services. A general increase in population figures will also impact upon the current number of schools and nursery establishments.

The table below highlights the key social issues facing Colchester. Also included within the table is the relevant sustainability objective, which is taken from the SA framework. This demonstrates that the SA framework fully addresses the identified issues and problems.

Key Issue/ Problem	Sustainability Objectives
<ul style="list-style-type: none"> - Need to provide an appropriate mix of housing and tenure to meet local needs - Lack of affordable housing in both urban and rural areas to meet local needs 	<p>To ensure that everyone has the opportunity to live in a decent and affordable home.</p>
<ul style="list-style-type: none"> - Heavy dependency on the private car - Need to provide high quality jobs closer to where people live - Poor provision of public transport - Need to address transport and access barriers by elderly and young people, people with disabilities and socially /economically disadvantaged - need to provide access to housing, services including jobs and high community facilities to meet local needs - Support local training initiatives to improve access to education and skills training. - Unequal access to health, open space and recreational facilities - Reducing levels of deprivation across the Borough 	<p>To ensure that development is located sustainably and makes efficient use of land.</p> <p>To achieve more sustainable travel behaviour and reduce the need to travel.</p> <p>To improve the education, skills and health of the Borough's population.</p>
<ul style="list-style-type: none"> - Tackling fear of crime - Designing out crime - Tackling anti social behaviour 	<p>To create safe and attractive public spaces and reduce crime.</p>

Areas of the Borough experiencing change during the plan period

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

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

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

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

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

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

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

Likely evolution without the plan based on existing plans, trends and practices

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

No LDF

Failure to formulate a LDF would result in development pressures that exceed the scope of the existing Local Plan. The existing Local Plan provides for the delivery of approximately 2/3 of the housing required by the East of England Plan. There is sufficient employment land to accommodate the growth of employment development at the fringe of Colchester Town, however there are

insufficient policy mechanisms to facilitate enough regeneration to deliver an adequate level of retail and office development within the Town Centre. Failure to plan for development and change beyond the scope of the existing Local Plan would have severe implications, including:

- **Climate change and flood risk:** Colchester's coastal location in the East of England makes it particularly vulnerable to the ever increasing effects of climate change, sea level rise and flood risk. Furthermore without the LDF in place areas will not be made available for species to move to in order to adapt to the effects of climate change.
- **Carbon footprint reduction and sustainable construction:** Current trends indicate that the carbon footprint of the Borough will increase without such measures as the promotion of waste reduction, reuse and recycling; reduction in the need to travel; and increased use of sustainable construction methods. Although recycling and sustainable construction measures will be implemented through legislation their improvement should be encouraged through the LDF. The LDF will play a fundamental role in reducing the need to travel by private car.
- **Biodiversity:** The continuation of existing trends without modification would lead to a loss of biodiversity as a result of new development as species are displaced and habitat enhancement is not introduced.
- **Development of sustainable communities supported by community infrastructure, accessible services and transport infrastructure:** Studies have demonstrated the high cost of providing comprehensive infrastructure, with for example the Haven Gateway Infrastructure Study estimating that £2.5 billion is needed to fund infrastructure in the area to 2021. This would only be forthcoming in full if supported by planning policies ensuring adequate contributions from development.
- **Housing affordability:** Delivery of affordable housing is increasing year on year in Colchester, but the overall percentage of affordable housing completions between 2007 and 2008 was 21% even though the current Local Plan target is 25%. This reflects the fact that many developments fall below the Local Plan threshold, or are on sites where particular site viability issues have led to a reduction in the target. It also reflects the completion of dwellings approved prior to the 2004 implementation of the 25% target. Without the LDF and the 35% affordable housing target, with lower thresholds, there would be severe housing affordability problems.
- **Development of a sustainable spatial economic hierarchy:** Without the LDF outlining clear roles for the various centres within the district the role of the town centres would be undermined by increasing levels of out of-centre employment and retail developments, which would also fail to reduce the need to travel. Additionally, related to this people without a car would find it difficult to access out of town centres, which would result in issues of inequality.
- **Economic decline and corresponding unemployment problems:** Colchester's location in the prosperous South East means that it benefits

from relatively low unemployment rates. The 2008 Annual Monitoring Report notes that 4.2% of the economically active population are unemployed, this represents a fall from the previous year when unemployment was estimated at 4.5%. Colchester does, however, have areas of deprivation; according to the Index of Multiple Deprivation 2007 approximately 5% of the population live in seriously deprived neighbourhoods. In the absence of targeted programmes to address deprivation in these areas, it could be expected that economic decline in those areas would continue.

- **Traffic congestion and poor accessibility:** The 2006-2011 Local Transport Plan identified congestion on key routes in Colchester as a key problem. In the absence of policies to manage travel demand, improve the accessibility of new development, and implement targeted transport improvements, traffic congestion can be expected to worsen due to new development and increasing car usage.
- **Preservation of greenfield land and countryside and coastal protection:** Currently, Colchester is achieving brownfield development rates of over 80% (2008 Annual Monitoring Report), whilst this is good previous years delivered brownfield development rates of over 90%. By the end of the plan period, however, the supply of brownfield land will have diminished, placing demands on greenfield land. Unmanaged development patterns could degrade the countryside, breaks between settlements and areas of environmental value and built character. Of particular sensitivity to development are Special Areas of Conservation, Special Protection Areas and Ramsar Sites, of which Colchester has four. Development needs to be carefully controlled in order to ensure the continued protection and enhancement of these internationally designated sites.
- **Delivery of high quality design of both individual developments and the public realm:** A particularly important role for the Development Policies DPD is in providing mechanisms to ensure the delivery of high quality design. In the absence of specific development control policies, developers could lack sufficient guidance and incentives to produce consistently high quality levels of new development design and construction and public realm improvements would be carried out less frequently and without overall co-ordination.
- **Healthy lifestyles:** The LDF has a role to play in the promotion of healthy lifestyles through the provision of green infrastructure, public open spaces and recreational facilities. Without the LDF sustainable transport links will unlikely be provided (which will also increase congestion and greenhouse gas emission) and the population will fail to have safe areas to use for recreation and obesity will increase.

It is clear from the above that there would be many adverse affects to the Borough under the no-plan scenario. Spatial planning has the potential to

maintain favourable status or bring about beneficial change and SAs will ensure that DPDs will result in sustainable development.

No Development Policies DPD

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

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

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

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

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

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

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

Difficulties encountered during the development of the SA

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

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

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

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

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

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

Section 4. SA Task A4 – Developing the SA Framework

SA Framework

Developing SA objectives is a recognised way in which sustainability effects can be described, analysed and compared. Table 2, below, outlines the sustainability objectives and assessment criteria (sub-objectives) against which the genuine site options will be appraised. Minor amendments have been made to the assessment criteria and indicators from previous SAs to reflect the objectives of the Development Policies DPD. The table also identifies the indicators and evidence that relates to each sustainability objective. These indicators and evidence will provide a basis for appraising and scoring how well each proposed development policy option performs against the various objectives and criteria and will be used for monitoring.

Table 2. SA Framework

Objectives	Assessment Criteria	Indicators	Evidence
To ensure that everyone has the opportunity to live in a decent and affordable home.	<ul style="list-style-type: none"> - Will the delivery of affordable housing increase? - Will it deliver the number of houses needed to support the existing and growing population? - Will it deliver a range of housing types to meet the diverse needs of the Borough? - Will it deliver good quality and sustainable housing? 	<ul style="list-style-type: none"> - Number of affordable homes completed annually - Housing completions per annum (net) - Number of dwellings built to code for sustainable homes level 3 and above - Number of households accepted as full homeless - Financial contributions towards affordable housing provision - Number of key worker households delivered annually 	Housing Land Availability Assessment Housing Needs Study Housing Market Assessment Housing Topic Paper
To ensure that development is located sustainably and makes efficient use of land	<ul style="list-style-type: none"> - Will it promote regeneration? - Will it reduce the need for development on greenfield land? - Will it provide people with good access to their needs? - Will the densities 	<ul style="list-style-type: none"> - Number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds - Number of applications resulting in the loss of community facilities - Properties at risk from flooding, as defined by the EA 	Housing Land Availability Assessment Housing Topic Paper Strategic Flood Risk Assessment

	<p>make efficient use of land?</p> <ul style="list-style-type: none"> - Will it reduce the risk of flooding? 		
<p>To achieve a prosperous and sustainable economy and improve the vitality of town centres</p>	<ul style="list-style-type: none"> - Will it improve the delivery of employment to support the growing population? - 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? 	<ul style="list-style-type: none"> - Number of applications resulting in new, extended or improved community facilities - Percentage of new residential development accessible to community facilities - Amount of leisure floorspace (Use Class D2) completed (gross) - Financial contributions towards leisure facilities - Number of new businesses setting up in the Borough - Percentage of employment floorspace (Use Classes B1, B2 and B8) on previously developed land (completed and occupied) 	<p>Retail Study Haven Gateway Employment Land Study Employment Study (initial report) Employment Land Study Centres and Employment Topic Paper</p>
<p>To achieve more sustainable travel behaviour and reduce the need to travel.</p>	<ul style="list-style-type: none"> - Will it reduce the need to travel? - Will the levels of sustainable travel increase? - Will it improve sustainable transport infrastructure and linkages? - Will it reduce dependence on car travel? 	<ul style="list-style-type: none"> - Monetary investment in sustainable transport schemes, such as public transport facilities, cycleways, traffic calming measures and bus shelters - proportion of journeys to work by public transport - proportion of journeys to work by car 	<p>Local Transport Plan Transport Topic Paper</p>
<p>To improve the education, skills and health of the Borough's population</p>	<ul style="list-style-type: none"> - Will it provide equitable access to education, health, recreation and community facilities? 	<ul style="list-style-type: none"> - percentage of population of working age qualified to NVQ level 3 or equivalent - percentage of adults with poor literacy and numeracy skills - percentage of new residential development 	<p>Sustainable Community Strategy</p>

		accessible to community facilities	
To create safe and attractive public spaces and reduce crime.	<ul style="list-style-type: none"> - Will attractive and safe public spaces be created? - Will actual crime be reduced? - Will the fear of crime be reduced? 	<ul style="list-style-type: none"> - Increase in areas of public open space - All crime – number of crimes per 1000 residents per annum - Number of Domestic Burglaries per 1000 households 	Urban Place Supplement Crime Safety Audit
To conserve and enhance the townscape character, historic and cultural assets of the Borough.	<ul style="list-style-type: none"> - Will it enhance the historic and cultural assets of the Borough? - Will it enhance the character and attractiveness of the Borough's settlements? 	<ul style="list-style-type: none"> - Condition of Landscape Character Areas - Buildings of Grade I and II* and scheduled monuments at risk - Number of new pieces of community art installed in the Borough 	Townscape Character Assessment Landscape Character Assessment
To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	<ul style="list-style-type: none"> - Will it enhance the landscape character of the borough? - Will it enhance designated areas of the countryside and coastal environment? - Will it protect and improve biodiversity? - Will it improve environmental quality in terms of water air and soil quality? 	<ul style="list-style-type: none"> -Condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & Ramsar) - Number and area of Local Sites within the Borough - Area of ancient woodland within the Borough. - Change in priority habitats and species 	Landscape Character Assessment Essex Biodiversity Action Plan (BARS monitoring) Appropriate Assessment
To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	<ul style="list-style-type: none"> - Will it reduce pollution and greenhouse gas emissions? - Will it increase the use of renewable energy and reduce the use of fossil fuels? - Will it help to reduce, reuse and recycle resources 	<ul style="list-style-type: none"> - Number of developments built to BREEAM /code for sustainable homes level 3+ standards - Number of developments using reclaimed/recycled materials in construction - Percentage of electricity consumed that is generated from renewables - Domestic energy 	Sustainability Topic Paper

	and minimise waste?	consumption per household - Percentage of domestic waste composted - Per capita consumption of water	
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SA scoring system

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

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

Sustainability objectives and links with SEA

The SEA Directive says “(f) the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors”; (should be considered) (Annex 1). The table below demonstrates the correlation between the sustainability objectives and SEA Directive topics and demonstrates that all SEA topics have been incorporated into the SA framework.

SEA topic/ SA objective	Biodiversity	population	Human health	fauna	flora	soil	water	air	Climatic factors	Material assets	Cultural heritage	landscape
SA												

obj. 1												
SA												
obj. 2												
SA												
obj. 3												
SA												
obj. 4												
SA												
obj. 5												
SA												
obj. 6												
SA												
obj. 7												
SA												
obj. 8												
SA												
obj. 9												

SA Task A5 - Consulting on the scope of the SA

Previous SA Scoping Reports prepared to accompany the Core Strategy DPD, Sustainable Construction SPD, Development Policies Issues and Options paper and Site Allocations Issues and Options paper were sent to all the statutory consultees on Colchester's LDF consultation list, as detailed in the Council's Statement of Community Involvement. The documents were also made available at Council offices, public libraries, the Council's website (www.colchester.gov.uk) and issued to any consultees requesting hard copies of all the documents. The list of consultees is set out in appendix E.

Representations made during the consultation periods were recorded and made available on the Council's website. Consultee responses received were also used to amend and refine the DPDs and SA reports. This was necessary to ensure that the SA was comprehensive and robust.

The revised SA scoping report prepared to accompany the Development Policies DPD will be issued for a 6 week consultation period starting on the 16 January 2009. In order to include a broad range of views and fulfil SA/SEA requirements, Planning and Compulsory Purchase Act 2004 and comply with the Statement of Community Involvement consultation requirements, Colchester Borough Council will consult with statutory, specific and general consultees (see appendix E). In addition the revised SA scoping report will be available on the Council's website (www.colchester.gov.uk) or on request. The responses from the consultation will be used to refine and shape the next stage (more detail on the subsequent stages is included in section 6).

Section 5. Initial appraisal of options

Prior to the drafting of the Development Policies consultation document an informal appraisal was carried out using the SA framework on the early drafts of policies. This early appraisal influenced the draft policies as follows:

- The appraisal recommended that a policy on community facilities refer to the need for replacement facilities to be within an equal walking distance. This is referred to in draft policy DP3.
- The early drafting of the historic environment referred to the need to protect buildings, which contribute to the heritage of the Borough. No justification was given for this inclusion and the appraisal considered that this lack of explanation could reduce the amount of housing coming forward on sites that accommodate existing dwellings if it is claimed that the buildings contribute to the heritage of the Borough. Furthermore, the appraisal concluded that this could undermine the protection given to listed buildings and conservation areas; therefore reference to this was removed.
- The appraisal recommended requiring drainage plans in order to contribute to a reduction in flooding. Local Drainage Plans are required where dwellings will fail to link up to mains drainage under draft policy DP17.
- The appraisal recommended various changes to the early draft policy on conserving energy to secure maximum benefits, which were incorporated into draft policy DP24.
- Finally, policies on Streets as Shared Public Spaces, Roads and Traffic Management and Sustainable Construction were initially proposed and the appraisal concluded that the no plan option was the most sustainable and so policies on these topics are unnecessary and have not been included.

SA Task B2 requires the SA to 'develop the DPD options'. This will help the plan makers by showing which options are the most sustainable. At this stage the Council's draft policies have been appraised and for each draft policy at least one alternative option has also been appraised. The draft DPD includes a discussion on alternatives for each draft policy and where these alternatives are realistic they have been appraised. Additionally, for some of the draft policies the SA has identified further alternatives, for example, repeating Local Plan policies instead of drafting new policies.

It is important to note that this is an initial appraisal and a more detailed appraisal of the draft policies will be undertaken as part of the next stage of SA in order to predict and evaluate the effects of the DPD and consider mitigation and enhancement measures.

The table below sets out the summary and recommendations of the appraisal of each draft policy and its alternatives. The full appraisal is contained in appendix A.

Table 3. Summary of SA Task B2			
Draft Policy	Options appraised	Summary	Recommendation
DP1 – Sustainable Development	1. draft policy 2. no plan 3. retention of Local Plan policies	<p>The draft policy lists a number of issues that will be considered in order to ensure that development is compatible with the character of the site and surrounding area, that adverse impacts are avoided and amenity is protected. The policy states that an adequate level of open space must be provided, however standards are not set out and if these are included in SPD they will not have the same weight as standards set out in the DPD, which will reduce their effectiveness. The policy will reduce pollution, however for it to be more effective the supporting text could mention different types of pollution and the various considerations at the development control stage. The protection of public amenity space is referred to and provision of amenity space as part of development; consideration should be given on the need to retain an adequate level of private amenity space.</p> <p>Some amenity issues will be addressed through policies in the Core Strategy, e.g. the provision of open space, however, as the consideration of amenity is such a detailed issue, which is not covered in the Core Strategy, under the no plan scenario the impact of development on amenity is unlikely to be properly considered and few positive impacts have been identified.</p> <p>The relevant Local Plan policies include a lot of detail, which repeats national guidance, detail in the Core Strategy and detail within other Local Plan policies. However, there is no reference to crime and security, the need to protect existing amenity space and sustainable design and construction measures.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.</p>	<p>Include the draft policy in the DPD and add the following to the draft policy/ supporting text:</p> <ul style="list-style-type: none"> • Open space standards for new development. • More information on pollution, as set out in the relevant Local Plan policies. • Need to retain an adequate level of private amenity space.
DP2 – Assessing the impact of new development	1. draft policy 2. no plan	<p>The draft policy, by requiring numerous statements/ assessments to consider various impacts of a proposal, will help to ensure that the negative impacts of a proposal are identified and can be mitigated. It could also lead to enhancement measures. Under the no plan scenario the impacts of development proposals may be unknown in the absence of detailed assessments and so there will be less positive impacts.</p> <p>Neither of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.</p>	It is recommended that the draft policy is included in the DPD.
DP3 – Community Facilities	1. draft policy 2. no plan 3. retention	The draft policy seeks to retain community facilities, which will help to sustain rural communities, ensure equitable access to community facilities and reduce the increased use of the private car. This policy includes stricter criteria than the	It is recommended that the draft policy is included within the DPD.

	of Local Plan policies	<p>Local Plan policies, which will ensure that community facilities are only redeveloped if they genuinely are no longer economically viable for the existing occupant and other occupants. However, although new facilities are referred to in the supporting text there is an absence in the policy itself.</p> <p>Under the no plan scenario there will be an absence of a policy protecting community facilities, which will result in their loss, and will be detrimental to the character of rural villages, result in people having to travel further for facilities and place pressure on other facilities.</p> <p>The relevant Local Plan policies seek to secure new facilities as part of new development and protect existing community facilities; which will help to sustain rural communities, ensure equitable access to community facilities and reduce the increased use of the private car. However, less positive impacts are likely than under the draft policy option.</p> <p>A policy requiring community facilities as part of new development could possibly affect an international site as the development of such facilities could impact on a site. However, policy ENV1 of the Core Strategy ensures that development will not be permitted if it adversely affects a site.</p>	
DP4 – Appropriate Employment Uses and Protection of Employment Land & Existing Businesses	1. draft policy 2. no plan 3. designating employment sites on the proposals map	<p>The draft policy will ensure that employment land is retained unless there are exceptional circumstances to justify the loss, ensuring that employment land remains in accessible locations. The draft policy allows the regeneration of a site if there are economic benefits, such as facilitating the retention of an existing business and benefits to residential amenity in terms of the removal of a polluting industry. Additionally if an employment site is lost planning contributions may be required towards training schemes, which will improve the education and skills of the population.</p> <p>Under the no plan scenario employment land is likely to be lost to more profitable land uses, which will fail to achieve a prosperous and sustainable economy. Although policy CE1 of the Core Strategy states that the loss of employment capacity will not normally be supported this is unlikely to be strict enough to justify the retention of employment land. The loss of employment land will result in significant harm to the local economy and the loss of sites within existing communities will result in workers having to travel further for work.</p> <p>Safeguarding employment sites on the proposals map will ensure their retention, although not every site will be safeguarded, particularly the smaller sites found in rural areas and so there is likely to be some loss of employment land under this option.</p>	It is recommended that the draft policy is included in the DPD.

		None of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.	
DP5 – Town Centre Uses	1. draft policy 2. different town centre boundaries 3. different proportions of non-retail uses 4. no plan	<p>Option 1 will promote the vitality and viability of the town centre, promote regeneration and provide equitable access to a wide range of uses. Retail uses will be protected within the town centre, whilst still promoting a mix of uses. Residential development will be provided under this option, which will contribute to the Borough's housing figures and deliver high density housing at a highly accessible location. Criteria in the policy will ensure that the character of the town centre is protected, although no specific mention is made to the historic core.</p> <p>Option 2 is very similar to option 1, however the likely impacts are not as positive as option 1 as different boundaries are proposed. The existing town centre boundaries, which are based on the Local Plan boundaries, have been used for several years and have been supported on appeal. Revising the boundaries may impact on accessibility to certain uses.</p> <p>Option 3 would undermine the vitality and viability of the town centre as it would result in a reduction in the mix of uses available. People would no longer be provided with equitable access to their needs and may need to travel out of the town centre for certain uses. By refusing all applications for non-retail uses the upper floors of town centre buildings would likely remain vacant and residential development would not be supported.</p> <p>Option 4 would result in many positive impacts as it advocates the use of the sequential test, seeks to promote regeneration, recognises the need for public spaces and the protection of the historic core. However, this option does not include boundaries specifying the proportion of retail uses and under this option retail use in the town centre would be likely to decrease.</p> <p>None of the options are likely to have a significant affect on the integrity of any of the international sites within the Borough.</p>	It is recommended that the draft policy is included within the DPD, reference to the need to protect the historic core should also be included in the policy.
DP6 – Agricultural Diversification	1. draft policy 2. no plan	The draft policy will help to sustain the rural economy and will ensure that existing agricultural enterprises are retained as part of any diversification scheme. The landscape and countryside character will be preserved through this draft policy, which clearly sets out that development will not be acceptable if it affects the character of the area and unless it encourages the re-use of existing buildings. The policy accepts that if new development is necessary it will need to be high quality design, fit in with the character of the area and incorporate sustainable construction and energy efficiency measures.	It is recommended that the draft policy is included in the DPD.

		<p>Under option 2, the no plan scenario, the rural economy will not be supported and without guidance at local level proposals could either be refused as part of the presumption against development or a proposal could be approved, which would harm the existing agricultural enterprise and lead to residential development in the countryside.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.</p>	
DP7 – Employment uses in the Countryside	<p>1. draft policy</p> <p>2. more permissive policy</p> <p>3. more restrictive policy</p>	<p>The draft policy will improve the delivery of employment in rural areas. It will allow the re-use of rural buildings, which will promote regeneration and protect Greenfield land from development. Accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, access to employment opportunities for rural residents will be improved and the policy requires an enhancement in sustainable modes of transport. Farm buildings and their curtilage buildings are often listed buildings and the re-use of vacant buildings will therefore enhance the historic assets of the Borough. However, careful design is needed to ensure that development is sensitive to listed buildings. The draft policy requires proposals to protect and enhance landscape character. The draft policy is likely to fail to protect biodiversity as vacant rural buildings are often occupied by bats and barn owls, which are protected species and are likely to be disturbed by development. The draft policy requires any new development to incorporate sustainable design and construction techniques.</p> <p>A more permissive policy will result in a greater positive impact on the rural economy. However, if the Council were to be more permissive towards employment uses in rural areas development on Greenfield land will be likely. A more permissive policy is likely to result in the development of inaccessible sites; development in inaccessible locations will increase air pollution and greenhouse gas emissions through an increase in the use of cars. A more permissive policy is likely to result in negative impacts on listed buildings and landscape character as design may be compromised in preference to economic benefits. Finally, this option is likely to fail to protect biodiversity as vacant rural buildings are often occupied by bats and barn owls, which are protected species.</p> <p>A more restrictive policy will be unlikely to promote regeneration and help to sustain the rural economy, although it will protect Greenfield land from development. A more restrictive policy is likely to result in a refusal of applications that are not accessible by a good choice of means of transport, which will reduce pollution and greenhouse gas emissions. A more restrictive</p>	<p>It is recommended that the draft policy is included in the DPD and reference to protected species is made in the policy. Although the appraisal demonstrates that option 3 has more positive impacts across a greater range of objectives it fails to enhance the economy, which is a key objective and purpose of this policy.</p>

		<p>policy is unlikely to result in the enhancement of vacant listed buildings by restricting development in rural areas. Landscape character and biodiversity will be protected by restricting development.</p> <p>None of the options are likely to have a significant affect on the integrity of any of the international sites within the Borough.</p>	
DP8 – Tourism Development	<p>1. draft policy</p> <p>2. no plan</p> <p>3. retention of Local Plan policies</p>	<p>The draft policy has less emphasis than the Local Plan policy on development in the countryside. It gives priority to the re-use of existing buildings, which has many benefits and seeks to protect the landscape. However, this policy does not refer to accessibility, which would improve its sustainability.</p> <p>Under the no plan scenario tourist development will likely be directed to town centres in accordance with PPS6 and development in the countryside will be resisted. This will fail to regenerate rural areas and provide a diverse range of tourist facilities.</p> <p>The Local Plan policy, which allows tourism and leisure development in the countryside, has the potential to result in many negative impacts on the SA objectives, particularly as it fails to reduce the need to travel and increase the use of sustainable transport. However, the economic benefits that this policy can bring to the rural economy are significant.</p> <p>International sites are used by many for recreation and tourism; however such uses could adversely affect these sites. This risk can be avoided by including an additional criterion to the policy.</p>	<p>It is recommended that the draft policy be taken forward with the following additions:</p> <ul style="list-style-type: none"> • The policy should state that any development that adversely affects the integrity of any international site will not be permitted. • The policy should refer to sites with good accessibility and the opportunity to link to the green infrastructure network. • The opportunity for tourism to contribute to enhancing biodiversity should be recognised.
DP9 – Housing Tenure & Mix	<p>1. draft policy</p> <p>2. no plan</p> <p>3. retention of Local Plan policies</p>	<p>The draft policy is flexible and will ensure that a mix of housing in terms of size, type and tenure is provided on all sites and that the mix is determined on a case by case basis. The policy will ensure that development contributes to the creation of sustainable and inclusive communities. It will ensure that the housing needs of all sectors of the population are considered and that the housing market conditions are taken into account, which will help to ensure a continuous supply of housing. The mix of housing will support the local economy and promote social cohesion.</p> <p>The no plan scenario, which will involve the principal use of policy H3 of the Core Strategy, sets out the types of dwellings that will be suitable for areas of varying accessibility, which will ensure a good mix of housing is achieved and that developers and development control planners have a degree of certainty over what is expected. This housing mix directs flats to highly accessible locations, which will make more efficient use of land and reduce the need for development on Greenfield land. However, this approach does not consider size and tenure</p>	<p>The draft policy should be included within the DPD. Reference should be made to considering site accessibility in criterion (ii).</p>

		<p>and does not offer the flexibility of the draft policy.</p> <p>The relevant Local Plan policies contain criteria with which to assess proposals for various types of housing and direct development to accessible locations, however they do not promote a mix of housing to meet the needs of the Borough.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the International sites within the Borough.</p>	
DP10 Dwelling Standards	– 1. draft policy 2. policy restricting flexibility in terms of density requirements 3. rely on SPD	<p>The draft policy will ensure that Lifetime Homes are provided, which will increase the range of housing delivered and provide more equitable access. Density can sometimes lead to poor design but the standards contained within the draft policy, together with relevant design policies, will ensure that development can make efficient use of land and achieve good design; this can improve the quality of life of the Borough's residents and make an area more attractive, which is a catalyst for more economic development. It ensures that amenity areas must be provided that must avoid overlooking. Avoiding overlooking will reduce peoples fear of crime, however if areas are overlooked, whilst recognised as being detrimental to residential amenity it may actually reduce crime. However, notwithstanding it is widely acknowledged that open spaces and well maintained areas reduce both the fear and incidence of crime (broken windows theory). Provision will be made for an accessible bin and recycling storage area, which will increase rates of recycling.</p> <p>Option 2, which offers no flexibility in terms of density will ensure that high density development is delivered, which will make efficient use of land. However, if the density standards are strictly applied it may reduce the amount of open space that can be delivered on a site and the character and attractiveness of an area may be adversely affected as the density standards will not always be appropriate in every location, particularly within the villages and edge of settlements.</p> <p>Option 3 may incorporate the same issues as the draft policy in an SPD, however unless it is stated in a policy that forms part of the statutory development plan it is unlikely to be enforced. Notwithstanding this however, this option scores more sustainably than option 2 as it is unlikely to result in any negative adverse impacts.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the International sites within the Borough.</p>	It is recommended that the draft policy is included in the DPD.
DP11 Dwelling	– 1. draft policy 2. more	The draft policy will ensure that the character of the area and landscape will not be affected by requiring extensions and replacement dwellings to be compatible	It is recommended that the draft policy is included in the DPD with the following

Alternations or Extensions & Replacement Dwellings	specific criteria setting out percentages 3. no plan	<p>with the existing dwelling and rural setting. Replacing a dwelling offers an opportunity to incorporate renewable energy technologies; however this is missing from the draft policy. The draft policy makes clear that annexes must not form a new planning unit and seeks the re-use of existing outbuildings before consideration is given to new build as part of an annexe, which protects the countryside from development.</p> <p>Under option 2 if size tolerances are included in a policy they may be viewed as a general standard, which could lead to significant extension to smaller dwellings within the Borough, to the detriment of their character and the character of the area. Including a percentage figure would be too prescriptive and could also be incompatible with the size of a plot.</p> <p>Under the no plan option the impact is uncertain, development in the countryside may be refused or without an idea of appropriate policy considerations large scale development may be permitted within the Borough.</p> <p>None of the options will adversely affect an international site.</p>	<p>amendments:</p> <ul style="list-style-type: none"> • Reference to the need for new built development as part of an annexe to be compatible with the existing dwelling and rural location. • In the case of a replacement dwelling and annexe it should be made clear in the policy that development will only be permitted within the curtilage of the dwelling and that development of land outside of the existing dwellings curtilage will not be accepted. • Renewable energy technologies should be provided as part of all replacement dwellings.
DP12 – Historic Environment Assets	1. draft policy 2. detailed policies for each aspect of the historic environment 3. no plan	<p>The draft policy will ensure the preservation and enhancement of the historic environment. Colchester's Town Centre is a historic area and its preservation will support the vitality of the town centre, which in turn will support the economy. Additionally the protection of historic features may increase their role in tourism in the rural areas. The draft policy will give support to the provision of creative and accessible interpretation of heritage assets, which should help to improve access to the historic environment. However, the policy does not recognise the role that the historic environment can play in regeneration.</p> <p>The impact of detailed policies will depend upon the wording of the policies; they could be very strict and stifle development proposals that affect historic assets. Although under option 2 the detailed policies may state when renewable energy technologies are acceptable, under the draft policy and no plan options renewable energy schemes are unlikely to be viewed favourably on listed buildings and within conservation areas.</p> <p>Although the protection of the historic environment is a statutory requirement the historic environment is unlikely to be enhanced under the no plan scenario. A detailed policy is needed to ensure enhancement in addition to protection.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.</p>	It is recommended that the draft policy is included within the DPD and reference to the role that the historic environment can have in regeneration is recognised either in the policy or supporting text.
DP13 –	1. draft policy	The draft policy ensures that existing open space and indoor recreation facilities	It is recommended that the draft policy is

Retention of Open Space	2. no plan	<p>are retained and that if development is acceptable alternative and improved provision must be created. Open space is important for people's health, enjoyment, biodiversity and as a form of flood mitigation. Open space also enhances the character of an area and reduces the fear and incidence of crime as environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. Recreational facilities are vital as a community resource and in the promotion of healthy lifestyles.</p> <p>Under the no plan option existing open space and recreational facilities will be unlikely to be retained, or new ones provided, and will come under pressure from different land uses to the detriment of the community. The loss of open space and recreation facilities will result in users having to travel further, which will increase pollution and greenhouse gas emissions.</p> <p>Neither of the options are likely to have an adverse affect on the integrity of any of the International sites within the Borough.</p>	included in the DPD, with an amendment to require alternative open space and indoor recreational facilities to be in reasonable walking distance of the existing facility. Reference could also be made to the biodiversity value of open spaces.
DP14 – Open Space provision for New Residential Development	1. draft policy 2. no plan 3. prescriptive standards in SPD	<p>The draft policy will ensure appropriate levels of private amenity space and local/strategic open space are created, which will provide people with good access to their needs for informal recreation. Open space can act as a source of water storage during times of heavy rainfall, thus reducing the risk of flooding and is important for biodiversity. The draft policy also states that green links and schemes that promote walking and cycling will be encouraged, which will increase levels of sustainable transport infrastructure, reduce car dependence and enhance biodiversity.</p> <p>Under the no plan option lower levels of private amenity space and open space will be provided to the detriment of the aim of securing sustainable and inclusive communities. In particular, open space or financial contributions towards strategic open space will be unlikely for small scale developments under this option.</p> <p>Option 3 would be inflexible and as the appraisal of other policy options has shown, including standards in an SPD rather than a policy will lessen their status and make them less likely to be applied. Therefore the impact is largely uncertain and depends on the content of the SPD and how it is implemented.</p> <p>None of the options are likely to have an adverse affect on the integrity of any of the international sites within the Borough.</p>	It is recommended that the draft policy is included in the DPD.
DP15 –	1. draft policy	The draft policy supports the objective to promote sustainable travel behaviour	It is recommended that the draft policy is

Transport Infrastructure & Accessibility	2. no plan	<p>and reduce the need to travel by ensuring that development makes provision for pedestrians, cyclists, public transport users and includes measures that reduce private vehicle dependency. Importantly it will also ensure that businesses/leisure uses/ education facilities etc do not relocate to less accessible locations. This will improve accessibility for all groups of people and reduce pollution and greenhouse gas emissions from transport.</p> <p>The no plan option will have no impact on any of the Council's sustainability objectives.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.</p>	included in the DPD.
DP16 – Parking Standards	1. draft policy 2. no plan (rely on EPOA standards)	Experience has shown that reducing the amount of car parking spaces does not decrease the amount of cars and so a policy on vehicle parking standards is unlikely to have an impact on levels of sustainable travel and subsequently a reduction in pollution and greenhouse gas emissions from transport. However, the policy should require space to be made available as part of all development for the storage of bicycles, which will help to promote sustainable travel. The draft policy will improve the quality of the public realm by reducing the amount of on-street parking by specifying minimum standards. If option 2 is taken forward, without a policy specifying minimum standards the EPOA standards may not be implemented and so the minimum standards may not be achieved, which will have implications for the public realm and quality of the local environment.	It is recommended that the draft policy is included in the DPD and reference is made to standards for bicycle parking/storage.
DP17 – Flood Risk	1. draft policy 2. no plan	<p>Under the no plan option the risk of flooding will be reduced as policy ENV1 of the Core Strategy refers to directing development away from flood risk areas. However, the draft policy provides more detail on flood risk than this policy and will ensure that the sequential test is applied, the recommendations of the Strategic Flood Risk Assessment are met and flood defence and flood mitigation measures are implemented. Importantly the draft policy requires a Local Drainage Plan to be submitted where flood risk is known to be a problem, which will protect those areas at risk of flooding which are not designated as medium or high flood risk.</p> <p>None of the options are likely to have a significant affect on the integrity of any of the international sites within the district.</p>	It is recommended that the draft policy is included in the DPD. However, it is recommended that the supporting text refers to the agreement with the Environment Agency to apply the sequential test at the growth area level rather than the regeneration level as currently drafted.
DP18 – Criteria for Assessing Nature Conservation and Protected Lanes	1. draft policy 2. no plan	Both options will enhance landscape character by protecting and enhancing nature conservation sites and will ensure the protection of designated areas of the countryside and coastal environment. Biodiversity will be protected and to a greater extent under the draft policy as the Essex Biodiversity Action Plan is referred to, which will ensure that the most important species and habitats are protected and enhanced. As part of the protection and enhancement of natural	It is recommended that the draft policy is included in the DPD with a few minor amendments. International sites should be referred to in order to be absolutely certain that these important sites are considered; this could be referenced in the supporting

		environments environmental quality will be improved. Although the draft policy does not refer to international sites (Special Protection Areas, Special Areas of Conservation and Ramsar Sites) policy ENV1 of the Core Strategy draws special attention to these sites and refers to their statutory protection and the work the Council has completed as part of the appropriate assessment. It is therefore considered that international sites will be protected, without reference in the draft policy, although it is nevertheless recommended that to be absolutely certain that account is taken of the need to protect such sites they are referred to in the policy or supporting text. There appears to be a contradiction in the draft policy, the first paragraph states that development proposals that would be significantly detrimental to the nature conservation interests of nationally designated sites will not be permitted under any circumstances and the final paragraph states that development proposals that would harm nationally designated sites will only be permitted if certain criteria are met. It is considered that the criteria listed are inline with statutory requirements; however the policy should be amended to avoid this contradiction. Finally, the draft policy will ensure the protection of designated sites and promote biodiversity enhancement; although under the no plan scenario sites will be protected and enhanced, this will be more likely under the draft policy, which provides an increased level of detail.	text rather than in the policy. The wording of the policy should be amended to remove the contradiction outlined in the summary. Finally, criterion (i) of the final paragraph refers to the consideration of alternative sites; it should be made clear that if this applies developers will be expected to provide evidence of alternative sites.
DP19 Maintaining Settlement Separation	– 1. draft policy 2. no plan	<p>The draft policy will protect the open landscape from inappropriate development and seeks to maintain settlement separation, which will enhance the character and attractiveness of the Borough's settlements. This will also enhance designated areas of the countryside and the coastal environment, which are important landscape areas. Landscape protection will also protect biodiversity and soil quality. Under the no plan option there will be a presumption against development in the countryside, which should ensure that development does not take place within green breaks, however this is more likely to be achieved under the draft policy.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.</p>	It is recommended that the draft policy is included in the DPD.
DP20 Dedham Vale AONB	– 1. draft policy 2. no plan	<p>Dedham Vale AONB is statutorily protected and so under the no plan option it will be protected, although under the draft policy greater protection will be afforded to the AONB, which considers the specific needs of the area. Through the protection of the landscape biodiversity will also be protected. The draft policy requires existing development to mitigate adverse impacts as part of new development proposals, which will further enhance the landscape and environmental quality. The draft policy will also help to sustain the rural economy through the recognition of the opportunities for recreation and tourism.</p> <p>None of the options are likely to have a significant effect on the integrity of any of</p>	It is recommended that the draft policy is included in the DPD.

		the International sites within the Borough.	
DP21 – Coastal Areas	1. draft policy 2. no plan 3. more restrictive policy	<p>The landscape character of the Borough will be protected under all options, although under the no plan scenario there will be a less positive impact as the unique landscape character of the coast may not be fully protected. Under all options designated areas of the coast will be protected. Protecting the undeveloped coast from development will protect biodiversity and improve environmental quality. The draft policy will protect the cultural heritage of coastal areas and the character and attractiveness of the Borough's settlements. Under the no plan option the character and attractiveness of the Borough's settlements will be protected, although the cultural heritage of the coast may not be affected (e.g. distinctive coastal buildings that are not listed). Under a more restrictive policy there may be a negative impact on the cultural heritage of the Borough as development could potentially improve the cultural heritage, i.e. enabling development, and a more restrictive policy would restrict all new development at the coast. The draft policy will ensure that development is not permitted that will affect maritime users, which will help to sustain the rural economy. Under the no plan option there will be no impact on the rural economy and under a more restrictive policy there is likely to be a negative impact as no development will be allowed.</p> <p>None of the options are likely to have a significant affect on the integrity of any of the international sites within the Borough.</p>	It is recommended that the draft policy is included in the DPD.
DP22 – Equestrian Activities	1. draft policy 2. no plan	<p>The draft policy will ensure that planning permission is not granted for equestrian activities if it would result in intensification of buildings in the countryside, particularly in an urban fringe location, which will protect the unique character and pattern of the Borough's settlements. The draft policy will also ensure that permission is not granted for development that would adversely affect landscape quality and countryside character. By giving support to equestrian activities in certain circumstances the draft policy also helps to sustain the rural economy.</p> <p>Under the no plan option support may not be given for equestrian facilities that involve built development in the countryside, which will fail to sustain the rural economy. Furthermore consideration may not be given to the scale of a facility, which is important in determining the affect on the character and highway network.</p> <p>None of the options are likely to have a significant affect on the integrity of any of the International sites within the Borough.</p>	It is recommended that the draft policy is included in the DPD.
DP23 – Water Conservation	1. draft policy 2. no plan	The draft policy will ensure that sustainable urban drainage systems are incorporated into new development, which will reduce the risk of flooding, improve environmental quality and provide opportunities for creating or improving	It is recommended that the draft policy is included in the DPD.

		<p>wildlife habitats. Under the no plan option the risk of flooding will be reduced through policies which direct development to areas at low risk of flooding, however the no plan option will fail to address surface water flooding.</p> <p>Neither of the options are likely to have a significant affect on the integrity of any of the international sites within the Borough.</p>	
<p>DP24 Conserving Energy & Promoting Renewable Energy Sources</p>	<p>– 1. draft policy 2. no plan</p>	<p>The draft policy sets out criteria to be used to determine planning applications for renewable energy schemes, which will result in an increase in renewable energy production, which will reduce greenhouse gas emissions. The policy will ensure that renewable energy schemes do not adversely affect the historic environment, character of the Borough's settlements, biodiversity and landscape, which will result in positive sustainability effects.</p> <p>Although renewable energy production is likely under the no plan option (policy ER1 of the Core Strategy requires 15% of energy from new development to come from renewable or low carbon sources) without a policy in place setting out the criteria to use to determine planning applications there may be some uncertainty, which could hinder development of renewable energy technologies. Furthermore, in the absence of a criteria based policy some issues, such as protection of the historic environment, may be overlooked.</p> <p>Neither of the options will adversely affect an international site.</p>	<p>It is recommended that the draft policy is included in the DPD.</p>

Section 6. Subsequent stages and tasks of the SA process

This revised scoping report fulfils stage A of the SA requirements. Work to be undertaken for the remaining stages of the SA process is discussed below.

Stage B: Developing and refining options and assessing effects

Work on stage B has begun and is documented in this report. An initial appraisal of options has been carried out, which fulfils task B2 (section 5). As part of the next stage the spatial policy team will take account of representations received and carry out a more detailed appraisal of the preferred policies in order to predict and evaluate the effects of the DPD and consider any mitigation and/or enhancement measures and monitoring measures. As part of this more detailed appraisal the likelihood/certainty, geographical area, permanency and timing will be considered.

Stage C: Preparing the SA report

The work carried out for stage B will be compiled into a SA report, which complies with government guidance on SA and the SEA Directive.

Stage D: Consulting on the DPD and SA report

The SA report prepared as part of stage C will be published for consultation alongside the Regulation 27 pre-submission consultation DPD. Consultation will need to comply with the Statement of Community Involvement. Any significant changes made to the DPD as a result of representations prior to submission will be appraised and a revised SA report will be prepared for submission.

Stage E: Monitoring the significant effects of implementing the DPD

The SA report will set out recommendations for monitoring the sustainability effects of the DPDs. Monitoring will be carried out in accordance with government guidance (Local Development Framework Monitoring: a good practice guide 2005) which proposes the inclusion of the following types of indicators:

- a) Contextual indicators for monitoring the wider background against which the plan operates.
- b) Output indicators to monitor the direct effect of plan policies and progress towards policy targets. These include both mandatory Core output indicators as well as discretionary local outputs indicators.
- c) Significant effects indicators.

Section 7. Habitat Regulations Assessment Screening Opinion

Introduction

The Habitats Regulations Assessment of land use plans relates to Special Protection Areas (SPAs), Special Areas of Conservation (SAC) and Ramsar Sites. SPAs are sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (79/409/EEC), more commonly known as the Birds Directive. They are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species. SACs are classified in accordance with EC Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Article 3 of this Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive. These sites are known as the Natura 2000 network and are commonly referred to as European sites. Ramsar Sites are designated under the International Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention, Iran 1971 and amended by the Paris Protocol 1992). Although Ramsar Sites are not protected in law by the Birds and Habitats Directives as a matter of policy government has decreed that unless otherwise specified procedures relating to SPAs and SACs will also apply to Ramsar Sites. Therefore the term 'international sites' is used to refer to all three of these designated sites.

Background

Article 6(3) of the Habitats Directive requires that:

"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

On 20 October 2005 the European Court of Justice ruled that the UK had failed to transpose the Habitats Directive into UK law in the proper manner. Land use plans were incorrectly described under the UK Habitat Regulations as not requiring an appropriate assessment to determine the impacts of the plan on sites designated under the Habitats Directive and Birds Directive (under Regulation 48 appropriate assessments are required for a plan or project, which either alone or in-combination with other plans or projects, is likely to have a significant impact on an international site).

Following this ruling the UK Habitat Regulations were revised and paragraph 85B of Part IVA of Schedule 1 of the Habitat Regulations 1994 (as amended) now states that:

“(1) Where a land use plan—

(a) is likely to have a significant effect on a European site in Great Britain or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) is not directly connected with or necessary to the management of the site, the plan-making authority for that plan shall, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site’s conservation objectives.

(2) The plan-making authority shall for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.

(3) They shall also, if they consider it appropriate, take the opinion of the general public, and if they do so, they shall take such steps for that purpose as they consider appropriate.

(4) In the light of the conclusions of the assessment, and subject to regulation 85C (considerations of overriding public interest), the plan-making authority or, in the case of a regional spatial strategy, the Secretary of State shall give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).”

An appropriate assessment is a decision by the competent authority, in this case Colchester Borough Council, as to whether a proposed plan or project can be determined as not having a significant adverse effect on the integrity of an international site. The integrity of a site is defined as the *“coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified”* (Circular 06/05 paragraph 20). A fundamental element of the appropriate assessment is that the precautionary principle must be applied. In the Waddenzee judgment (ECJ Case C-127/02) the European Court of Justice ruled that a plan or project may be authorised only if a competent authority has made certain that the plan or project will not adversely affect the integrity of the site. *“That is the case where no reasonable scientific doubt remains as to the absence of such effects”* (Circular 06/05 paragraph 21). This case signals that the competent authority must be absolutely convinced that a project or plan will not result in any adverse affects.

This DPD sits within the LDF hierarchy; it must conform with the Core Strategy, which itself was subject to appropriate assessment, which concluded that there would be no adverse impacts on the international sites as a result of implementing the plan. Furthermore the East of England Plan sets out regional level policy, which the LDF must comply with and this was also subject to an appropriate assessment. It is also important to note that planning applications will continue to be subject to the Habitat Regulations and so the conclusion that an appropriate assessment is not needed for this

DPD will not mean that a proposal that complies with this DPD will not require an appropriate assessment.

International sites and their features

The following international sites are located within Colchester Borough:

Designated under the Birds Directive:

- Abberton Reservoir Special Protection Area;
- Blackwater Estuary (Mid Essex Coast Phase 4) Special Protection Area; and
- Colne Estuary (Mid Essex Coast Phase 2) Special Protection Area.

These sites are also designated under the Ramsar Convention on wetlands and the conservation features of this designation must also be considered.

Designated under the Habitats Directive:

- Essex Estuaries Special Area of Conservation.

Appendix C includes a full summary of each of the international sites and their features. The tables include general site information and for each of the qualifying features the conservation objectives, qualification, season, status and attributes.

Maintaining sites in favourable condition

The conservation objectives for the designated sites include maintaining qualifying features (habitats and species) in favourable condition. Natural England has identified targets in order to maintain the favourable condition of the designated sites as outlined within the report on Essex Estuaries European Marine Site (English Nature, 2000). In summary these targets are as follows:

In relation to qualifying species:

- No significant displacement of birds due to human disturbance.
- No significant reduction in waterfowl assemblage numbers.

In relation to qualifying habitats (subject to natural change):

- No decrease in extent or change in distribution of the qualifying habitats.
- No change in creek density or morphology.
- No change in the surface level of the saltmarsh and foreshore relative to sea level rise.

No significant deviations in:

- Vegetation structure.
- Algal mat cover.
- Temperature and salinity of estuaries.

- Particle size analysis parameters and organic carbon content of mud and sand.
- Shore profile.
- Abundance of prey species.

Much of the data available for assessing international site condition relates to the nature conservation interests of the Site of Special Scientific Interest (SSSI) and not to the condition of the specific features the international site was designated for. However, SPAs are based on SSSI designations and so it is considered that this data is highly relevant. The data in the table below was taken from Natural England's November 2008 update of SSSI site condition.

SSSI	% area favourable	% area unfavourable but recovering	% area unfavourable but no change	% area unfavourable but declining	% area destroyed / partly destroyed
Abberton Reservoir	100	0	0	0	0
Blackwater Estuary	28.46	10.80	1.72	59.02	0
Colne Estuary	47.16	0	0	52.84	0

Data on SSSI site condition was collected in 2006 for the appropriate assessment of the Core Strategy. With the exception of the Blackwater Estuary site condition has remained the same for all of the sites since this time. The Blackwater Estuary has shown an improvement; the percentage of the area classed as 'unfavourable but recovering' has increased from 6.8% to 10.8% with a decrease in area classed as 'unfavourable declining' reducing from 63.01% to 59.02%.

In-combination assessment

The Habitat Regulations require an in-combination assessment to be made, which considers the effects of the plan in-combination with other plans or projects. The following plans and projects are considered likely to affect the sites in-combination with the Core Strategy:

- Colchester Borough's Core Strategy
- Colchester Borough's Site Allocations DPD
- East of England Regional Spatial Strategy
- Tendring District's Local Plan
- Babergh District's Core Strategy
- Braintree District's Core Strategy
- Suffolk Coastal District's Core Strategy
- Proposal to raise the water level of Abberton Reservoir

Within Appendix D is a table that identifies those plans from the list above where an appropriate assessment has either been carried out or is being carried out. It lists the options/policies that the competent authority identified in the assessment as likely to result in significant effects, the avoidance/mitigation measures proposed and likely in-combination effects with the Development Policies DPD.

Likely effects and conclusion

It is not considered that there will be any significant adverse affects on the integrity of an international site as a result of the Development Policies DPD. The initial appraisal of options carried out as part of the Sustainability Appraisal task B2 incorporated the Habitat Regulations Assessment and has considered the likely significant affects of each of the options on the international sites. The following table summaries the comments made against each policy as part of the Sustainability Appraisal.

Table 4. Likely effects on international sites	
Draft Policy	Evaluation
DP1 – Sustainable Development	The draft policy is concerned with ensuring that sustainable development is achieved and protecting amenity. It will not lead to the development of land and therefore none of these options are likely to have a significant affect on an international site.
DP2 – Assessing the impact of new development	The draft policy will not adversely affect any of the international sites within the Borough as it will not lead to development.
DP3 – Community Facilities	The retention of community facilities will not result in any adverse impacts on an international site as it is a social issue and will not lead to the development of land. A policy requiring community facilities as part of new development could possibly affect an international site as the development of such facilities could impact on a site. However, policy ENV1 of the Core Strategy states that development will not be permitted if it adversely affects the integrity of a Natura 2000 site, which ensures that the draft policy will not adversely affect an international site.
DP4 – Appropriate Employment Uses and Protection of Employment Land & Existing Businesses	None of these options will result in the development of land and so they will not result in any significant effects on any of the international sites within the Borough.
DP5 – Town Centre Uses	These options will lead to development within the town centre, which will fail to impact on any of the international sites within the Borough. Furthermore the promotion of the town centre will reduce the likelihood of the development of town centre uses outside of the town centre, closer to international sites.
DP6 – Agricultural Diversification	The draft policy may lead to the development of land and if a use such as tourism is permitted in close proximity to an international site there could be adverse impacts from increased disturbance. However, policy ENV1 of the Core Strategy states that development will not be permitted if it adversely affects the integrity of a Natura 2000 site, which will ensure that this policy will not adversely affect an international site.
DP7 – Employment Uses	These options will lead to the development of land, although only employment development rather than

in the Countryside	residential development will be supported and so issues such as increased disturbance are unlikely. Policy ENV1 of the Core Strategy states that development will not be permitted if it adversely affects a Natura 2000 site, which will ensure that neither of these options will affect an international site.
DP8 – Tourism Development	A policy setting out the criteria for tourism related facilities could possibly affect an international site as the international sites are viewed by many as a good source of recreation and tourism. This can be avoided by stating in the policy that any development that adversely affects the integrity of any international site will not be permitted. It is considered that the need to avoid harm to such areas should be specifically stated in the policy rather than covered by a more general policy as tourist facilities are more likely than other types of development to have the potential to affect a site.
DP9 – Housing Tenure & Mix	All options concern the mix of housing and not the specific location; as they do not provide a trigger for development it can be concluded that there will not be any adverse impacts on the integrity of any international site.
DP10 – Dwelling Standards	These options will not directly lead to the development of land and so will not affect any of the international sites within the Borough.
DP11 – Dwelling Alternations or Extensions & Replacement Dwellings	A policy on extensions and conversions to existing dwellings could possibly affect an international site depending upon the location. However, this affect will be avoided through policy ENV1 of the Core Strategy, which makes it clear that development that affects an international site will not be permitted.
DP12 – Historic Environment Assets	None of the options will lead to development; they seek to protect the character and appearance of historic assets, and will not therefore have a significant affect on an international site.
DP13 – Retention of Open Space	None of the options will have an adverse affect on the integrity of an international site as they do not lead to the development of land. Indeed, the provision of new open space may actually result in positive impacts on international sites as people may choose to visit these open spaces, rather than designated sites, which will reduce disturbance.
DP14 – Open Space provision for New Residential Development	None of the options will lead to the development of land and so will not adversely affect any of the international sites within the Borough. Indeed, the provision of new open space may actually result in positive impacts on international sites as people may choose to visit these open spaces, rather than designated sites, which will reduce disturbance.
DP15 – Transport	The draft policy will not impact on an international site as it will not lead to the development of land. It

Infrastructure & Accessibility	ensure that development is located sustainably and so may in fact ensure that development is directed away from the international sites in the Borough, which are located away from centres of population.
DP16 – Parking Standards	The draft policy will not lead to the development of land and so will not affect an international site.
DP17 – Flood Risk	A policy seeking to reduce flood risk does not involve the development of land and will not adversely affect an international site.
DP18 – Criteria for Assessing Nature Conservation and Protected Lanes	Neither of these options will adversely affect an international site. Although in order to be absolutely certain that consideration is given to these sites they could be referred to in the policy, which has been recommended.
DP19 – Maintaining Settlement Separation	All options will protect and enhance green breaks between settlements, which will not affect an international site. Landscape enhancement could potentially result in a positive affect on international sites as if people visit other areas there will be less disturbance of international sites.
DP20 – Dedham Vale AONB	This policy protects the Dedham Vale AONB and so will not affect an international site.
DP21 – Coastal Areas	None of these options will adversely affect an international site and the draft policy and option of a more restrictive policy, by prohibiting development along the coast, will help to protect the international sites in the Borough.
DP22 – Equestrian Activities	The draft policy will lead to the development of land and so could possibly affect the integrity of an international site. However, policy ENV1 of the Core Strategy reflects the statutory requirement to ensure that development proposals will not be supported if they adversely affect the integrity of an international site and so this policy will not affect an international site.
DP23 – Water Conservation	Neither of these options will lead to the development of land and so will not affect an international site.
DP24 – Conserving Energy & Promoting Renewable Energy Sources	The draft policy encourages renewable energy technologies; such schemes could potentially affect an international site depending upon the location. However, policy ENV1 of the Core Strategy reflects the statutory requirement to ensure that development is not permitted if it would adversely affect an international site and it is considered that this will ensure that this policy will not adversely affect a site.

Any likely affects on the international sites from this DPD are likely to be those that will lead to new development, for example a policy requiring new community facilities as part of development will lead to the development of land. However, all proposals for development will be subject to policy ENV1 of the Core Strategy, which will ensure that permission is not granted for proposals that will adversely affect an international site.

Another likely effect of the DPD is that there will be an increase in open space in the Borough, which will have a positive effect on the international sites by reducing disturbance through encouraging people to use other sites for recreation.

Consultation

Natural England, the Environment Agency, English Heritage and the Royal Society for Protection of Birds were consulted on the appropriate assessment of the Core Strategy DPD, which has helped to inform this screening opinion of the Development Policies DPD. As part of the statutory consultation on the SA scoping report these organisations, in addition to other consultees, will be consulted on this Habitat Regulations Assessment screening opinion.

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Appendix A. Full appraisal of draft policies

DP1 – Sustainable Development

Option 1 sets out the Council's draft policy. This policy includes criteria on the need to protect the character of the area, layout, amenity, pollution, the need to secure a safe and secure environment, landscape protection, sustainable design and construction, townscape, views, green links, sustainable transport, disabled access, biodiversity, open spaces, infrastructure to serve development, recycling, amenity space and parking.

Option 2 is the 'no plan' scenario.

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

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

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	Opt 3: Retain Local Plan policies (DC1, P1, P2, P4, P5)	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	The draft policy will ensure that the design and layout of new development takes account of the potential users of the site (criterion ii) and that access for disabled people is provided (ix). This will help to provide all people with good access. The draft policy also states that sustainable urban drainage systems will be required, where appropriate, which will reduce the risk of surface water flooding (xi).
	Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	+	0	0	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	
	- 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	n/a	This policy is not applicable to this objective.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	O	O	O	The draft policy seeks to give priority to pedestrian, cycling and public transport access (viii), which will increase levels of sustainable travel by making it a more realistic option. Furthermore this policy requires development to preserve or enhance green links (vii) and requires cycle parking (xiii).
	- Will the levels of sustainable travel increase?	+	O	O	
	- Will it improve sustainable transport infrastructure and linkages?	+	O	O	
	- Will it reduce dependence on car travel?	+	O	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	O	O	The draft policy will ensure that the design and layout of new development takes account of the potential users of the site (ii) and that access for disabled people is provided (ix), which will provide equitable access to services/ facilities.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	+	+	The draft policy states that development will provide an adequate level of open space and amenity space. However, open space standards for new development are not set out in the policy or supporting text. Under the no plan scenario a positive effect is likely as the Core Strategy will apply and policy PR1 states that the provision of open space will be informed by an appraisal of local context and community need. However, under the no plan scenario consideration will not be given to the protection of existing open space. The relevant Local Plan policy states that the adopted open space requirements will be met. Under the no plan scenario problems of overlooking may occur, which could potentially reduce crime as people will be able to see into adjacent areas, however a loss of privacy could make people more fearful of crime. The relevant Local Plan policy does not refer to crime or security. The draft policy states that safe and secure environments will be created (iv) and regard will be had to privacy and security (iii), which should ensure a reduction in both the fear and incidence of crime.
	- Will actual crime be reduced?	+	+	O	
	- Will the fear of crime and actual crime be reduced?	+	-	O	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	O	O	O	The draft policy states that development must respect and enhance the character of the site and surroundings (i) and positively contribute to the public realm (vii).
	- 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	- Will it enhance the landscape character of the borough?	++	O	O	The draft policy states that landscape value (x) should be incorporated into development and landscape setting must be respected and enhanced (i) and biodiversity should be incorporated into development. The draft policy specifically refers to pollution (iii) and states that all development proposals
	- Will it enhance designated areas of the countryside and coastal environment?	O	O	O	

biodiversity of the Borough.	- Will it protect and improve biodiversity?	+	O	O	must have regard to pollution, which will improve environmental quality. In addition, related to environmental quality, the draft policy refers to water management and waste management. Under the no plan scenario the issue of pollution is unlikely to be considered in detail, the Core Strategy seeks to reduce pollution by measures such as reducing the need to travel but site specific pollution is not covered. The relevant Local Plan policies cover all aspects of pollution in detail.
	- Will it improve environmental quality in terms of water air and soil quality?	++	O	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	O	++	The draft policy specifically refers to pollution (iii). Under the no plan scenario the issue of pollution is unlikely to be considered in detail. The relevant Local Plan policies seek to reduce pollution through very detailed policies on different types of pollution. The draft policy states that development must incorporate infrastructure to serve the development, including recycling facilities (xi). Under the no plan scenario the issue will not be considered, although policy ER1 of the Core Strategy refers to minimising waste and increasing recycling it is not clear how this can be applied at the local planning level. The relevant Local Plan policies do not refer to recycling.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	+	O	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	-	-	
Habitats Regulations Assessment		Opt 1	Opt 2	Opt 3	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	No	The draft policy is concerned with ensuring that sustainable development is achieved and protecting amenity. It will not lead to the development of land and therefore none of these options are likely to have a significant effect on an international site.
Summary	<p>The draft policy lists a number of issues that will be considered in order to ensure that development is compatible with the character of the site and surrounding area, that adverse impacts are avoided and amenity is protected. The policy states that an adequate level of open space must be provided, however standards are not set out and if these are included in SPD they will not have the same weight as standards set out in the DPD, which will reduce their effectiveness. The policy will reduce pollution, however for it to be more effective the supporting text could mention different types of pollution and the various considerations at the development control stage. The protection of public amenity space is referred to and provision of amenity space as part of development; consideration should be given on the need to retain an adequate level of private amenity space.</p> <p>Some amenity issues will be addressed through policies in the Core Strategy, e.g. the provision of open space, however, as the consideration of amenity is such a detailed issue, which is not covered in the Core Strategy, under the no plan scenario the impact of development on amenity is unlikely to be properly considered and few positive impacts have been identified.</p> <p>The relevant Local Plan policies include a lot of detail, which repeats national guidance, detail in the Core Strategy and detail within other Local Plan policies. However, there is no reference to crime and security, the need to protect existing amenity space and sustainable design and construction measures.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.</p>				
Recommendation	<p>Include the draft policy in the DPD and add the following to the draft policy/ supporting text:</p> <ul style="list-style-type: none"> • Open space standards for new development. • More information on pollution, as set out in the relevant Local Plan policies. • Need to retain an adequate level of private amenity space. 				

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

✓ - The options that best achieves the objective

DP2 – Assessing the impact of new development

Option 1 is the Council's draft policy, which states that proposals for new development will need to be accompanied by the following assessments, where they meet the stated thresholds; Transport Assessments, a Travel Plan, Health Impact Assessments, Arboriculture Assessments, Sustainability Statements, Drainage Assessments, Consultation Statements, Protected Species Surveys, Retail Impact Assessments, Heritage Statements and Archaeological Evaluations.

Option 2 is the 'no plan' scenario.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	This policy is not applicable to this objective.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	The draft policy requires a Retail Impact Assessment for retail schemes of over 2500sqm outside the town centre, which will fully assess the impacts on the vitality and viability of the town centre.
	- Will it support the vitality and viability of town centres?	+	O	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	O	The draft policy requires a Transport Assessment and Travel Plan for development above certain thresholds. These will look at measures to reduce car dependence and promote sustainable forms of transport.
	- Will the levels of sustainable travel increase?	+	O	
	- Will it improve sustainable transport infrastructure and linkages?	+	O	

	- Will it reduce dependence on car travel?	+	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	O	The draft policy requires a Health Impact Assessment for large scale developments, which will look at existing health services and facilities and seek to maximise positive health benefits and minimise potential adverse effects. This should help to provide equitable access to health facilities.
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?	+	O	The draft policy requires a Heritage Statement where a proposal is likely to affect heritage assets, which will ensure protection of historic features and will include an analysis of archaeology, history and character.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	The draft policy will ensure the protection of biodiversity through the requirement to submit a survey of protected species if an application is likely to affect protected species. It also requires a Sustainability Statement, which should improve environmental quality by addressing issues such as water, air and soil quality.
	- 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	
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	The draft policy requires a Sustainability Statement, which should reduce pollution and greenhouse gas emissions by addressing issues such as air quality and sustainable transport.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	
Habitats Regulations Assessment		Opt 1	Opt 2	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site?		No	No	The draft policy will not adversely affect any of the international sites within the Borough as it will not lead to development.
Summary	The draft policy, by requiring numerous statements/ assessments to consider various impacts of a proposal, will help to ensure that the negative impacts of a proposal are identified and can be mitigated. It could also lead to enhancement measures. Under the no plan scenario the impacts of development proposals may be unknown in the absence of detailed assessments and so there will be less positive impacts.			
	Neither of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.			

Recommendation	It is recommended that the draft policy is included in the DPD.
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SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1			✓	✓	✓		✓	✓	✓	Preferred
Option 2										Alternative

✓ - The options that best achieves the objective

DP3 – Community Facilities

Option 1 is the Council's draft policy, which states that support will be given to the provision of new community facilities and retention and enhancement of existing facilities where these constitute important contributions to the quality of local community life and the maintenance of sustainable communities. Proposals that will lead to the loss of community facilities will only be permitted if an alternative community facility is provided, it is proven that the facility is not economically viable, the facility could not be provided or operated by another occupier and has been marketed to the Council's satisfaction, and an assessment has taken place that proves that there is an excess of provision.

Option 2 is the 'no plan' scenario.

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

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

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	Opt 3: Retain Local Plan policies (CF1, CF4)	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	Under the no plan scenario policy SD3 of the Core Strategy would be the principal policy used, this states that community facilities should be located in centres or other accessible locations to maximise community access. The relevant Local Plan policy states that new community facilities must be provided as part of new development, however it does not specifically refer to accessibility. The draft policy requires the retention of community facilities and is a lot stronger than the relevant Local Plan policies, therefore there will
	Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	++	+	+	
	- 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	be less chance of losing facilities and more people will be provided with good access to their needs.
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	n/a	Under the no plan scenario policy SD3 of the Core Strategy would be the principal policy used, this states that community facilities should be located in centres or other accessible locations to maximise community access. The relevant Local Plan policy states that new community facilities must be provided as part of new development, however it does not specifically refer to accessibility. Retaining community facilities is key to supporting the rural economy and needs of the rural population. Under the no plan scenario there is little policy support for the retention of community facilities. The relevant Local Plan policy and draft policy both seek to retain community facilities and the draft policy has criteria which require proposals for change of use to demonstrate that the facility is no longer economically viable, rather than solely relying on the difficult needs test. As the draft policy is stronger than the relevant Local Plan policy there is less chance of losing a facility.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	
	- Will it provide people's needs at accessible locations?	++	+	+	
	- Will it help sustain the rural economy?	++	O	+	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	O	+	The relevant Local Plan policy and draft policy both seek to retain existing community facilities. Retaining community facilities will reduce the need to travel greater distances for such facilities and reduce reliance on the car.
	- Will the levels of sustainable travel increase?	+	O	+	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	
	- Will it reduce dependence on car travel?	+	O	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	++	+	++	Under the no plan scenario policy SD3 of the Core Strategy would be the principal policy used, this states that community facilities should be located in centres or other accessible locations to maximise community access. The relevant Local Plan policy states that new community facilities must be provided as part of new development, however it does not specifically refer to accessibility. The draft policy does not refer to new community facilities in a lot of detail; however it does ensure the retention of facilities, as does the relevant Local Plan policy, which will provide existing communities with access to community facilities. The draft policy requires the retention of community facilities and is a lot stronger than the relevant Local Plan policies, therefore there will be less chance of losing facilities and more people will be provided with equitable access to community facilities.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will actual crime be reduced?	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	n/a	The loss of a community facility could adversely affect the character of an area. The draft policy and relevant Local Plan policy both seek to retain

character, historic and cultural assets of the Borough.	- Will it enhance the character and attractiveness of the Borough's settlements?	+	O	+	community facilities, which will support the character of the Borough's settlements.
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a	If community facilities close people will have to travel further for services and if new facilities are located close to where people live it will reduce the need to travel, which will reduce pollution from transport. Therefore, all options will have a positive impact on air quality.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	+	+	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	+	+	If community facilities close people will have to travel further for services and if new facilities are located close to where people live it will reduce the need to travel, which will reduce pollution from transport. Therefore, all options will have a positive impact on air quality.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	n/a	
Habitats Regulations Assessment		Opt 1	Opt 2	Opt 3	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		Possibly	Possibly	Possibly	The retention of community facilities will not result in any adverse impacts on an international site as it is a social issue and will not lead to the development of land. A policy requiring community facilities as part of new development could possibly affect an international site as the development of such facilities could impact on a site. However, policy ENV1 of the Core Strategy states that development will not be permitted if it adversely affects the integrity of a Natura 2000 site, which ensures that the draft policy will not adversely affect an international site.
Summary	<p>The draft policy seeks to retain community facilities, which will help to sustain rural communities, ensure equitable access to community facilities and reduce the increased use of the private car. This policy includes stricter criteria than the Local Plan policies, which will ensure that community facilities are only redeveloped if they genuinely are no longer economically viable for the existing occupant and other occupants. However, although new facilities are referred to in the supporting text there is an absence in the policy itself.</p> <p>Under the no plan scenario there will be an absence of a policy protecting community facilities, which will result in their loss, and will be detrimental to the character of rural villages, result in people having to travel further for facilities and place pressure on other facilities.</p> <p>The relevant Local Plan policies seek to secure new facilities as part of new development and protect existing community facilities; which will help to sustain rural communities, ensure equitable access to community facilities and reduce the increased use of the private car. However, less positive impacts are likely than under the draft policy option.</p> <p>A policy requiring community facilities as part of new development could possibly affect an international site as the development of such facilities could impact on a site. However, policy ENV1 of the Core Strategy ensures that development will not be permitted if it adversely affects a site.</p>				
Recommendation	It is recommended that the draft policy is included within the DPD.				

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

✓ - The options that best achieves the objective

DP4 – Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

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

Option 2 is the 'no plan' scenario.

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

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	Opt 3: Proposa ls map	
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?	+	+	0	Under the no plan scenario employment land could be regenerated, although this could be at the expense of employment objectives. The draft policy allows the regeneration of a site if there are economic benefits, such as facilitating the retention of an existing business. The draft policy recognises 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?	0	0	0	
	- Will it provide people with good access to their needs?	+	0	0	
	- 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?	++	-	+	Under the no plan scenario employment land is likely to be lost to more profitable land uses, which will fail to achieve a prosperous and sustainable economy. Although policy CE1 of the Core Strategy states that the loss of employment capacity will not normally be supported this is unlikely to be strict enough to justify the retention of employment land. Safeguarding employment sites on the proposals map will ensure their retention, although not every site will be safeguarded, particularly the smaller sites found in rural areas and so there is likely to be some loss of employment land under this option. The draft policy will ensure that employment land is retained unless there are exceptional circumstances to justify the loss, ensuring that employment land
	- 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?	++	-	?	

					remains in accessible locations.
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	+	-	+	The loss of employment land within existing communities will increase the need to travel for employment; therefore the retention of employment land will reduce dependence on car travel.
	- Will the levels of sustainable travel increase?	0	0	0	
	- Will it improve sustainable transport infrastructure and linkages?	0	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?	+	0	0	Under the draft policy if an employment site is lost planning contributions may be required towards training schemes, which will improve access to education.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	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	This policy is not applicable to this 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 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?	+	0	0	The draft policy states 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 this policy will facilitate 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	
Habitats Regulations Assessment		Opt 1	Opt 2	Opt 3	General Evaluation
Is there likely to be a significant effect on an International Site? (Yes/ No/		No	No	No	None of these options will result in the development of land and so they will

Possibly)				not result in any significant effects on any of the international sites within the Borough.
Summary	<p>The draft policy will ensure that employment land is retained unless there are exceptional circumstances to justify the loss, ensuring that employment land remains in accessible locations. The draft policy allows the regeneration of a site if there are economic benefits, such as facilitating the retention of an existing business and benefits to residential amenity in terms of the removal of a polluting industry. Additionally if an employment site is lost planning contributions may be required towards training schemes, which will improve the education and skills of the population.</p> <p>Under the no plan scenario employment land is likely to be lost to more profitable land uses, which will fail to achieve a prosperous and sustainable economy. Although policy CE1 of the Core Strategy states that the loss of employment capacity will not normally be supported this is unlikely to be strict enough to justify the retention of employment land. The loss of employment land will result in significant harm to the local economy and the loss of sites within existing communities will result in workers having to travel further for work.</p> <p>Safeguarding employment sites on the proposals map will ensure their retention, although not every site will be safeguarded, particularly the smaller sites found in rural areas and so there is likely to be some loss of employment land under this option.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.</p>			
Recommendation	It is recommended that the draft policy is included in the DPD.			

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

✓ - The options that best achieves the objective

DP5 – Town Centre Uses

Option 1 is the Council's draft policy, which identifies different areas within the town centre, which are based on the Local Plan boundaries. It seeks to promote a mix of uses within the town centre, whilst protecting retail uses.

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

Option 3 is the adoption of different proportions of non-retail uses within the primary and secondary retail frontages.

Option 4 is the no plan option.

Objectives	Assessment Criteria	Options				General Evaluation
		Opt 1: Draft policy	Opt 2: Different boundar ies	Opt 3: Different proporti ons of non- retail	Opt 4: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable	- Will the delivery of affordable housing increase?	+	+	-	○	Under the draft policy and option 2 levels of housing will increase as the draft policy accepts that residential development on upper floors can contribute to the mix of uses within town centres. The town centre is highly accessible and high density residential
	- Will it deliver the number of houses needed to support the growing population?	+	+	-	○	
	- Will it deliver a range of housing to meet the	+	+	-	○	

home.	diverse needs of the Borough?					development can be provided. Under option 3 there would fail to be an increase in residential development as this option proposes refusing all non-retail uses within the town centre.
	- Will it provide good quality and sustainable housing?	O	O	-	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	++	+	+	+	All options will promote regeneration as they seek to promote the town centre as a key regional retail centre. There would be a greater positive impact under option 1 as a range of uses are considered suitable for the town centre and the boundaries have been used by development control officers for many years and have been supported in a number of appeal decisions. Promoting the town centre, which all options do, will reduce the need for out of centre retail development and thus protect Greenfield land. The town centre is highly accessible and under options 1 and 2, which promote a mix of uses people will have good access to their needs. Option 2 suggests different boundaries for the town centre, which may affect accessibility for some people to certain uses. Option 3 proposes refusing all applications for non-retail uses within the town centre; this will reduce accessibility for non-retail uses. Under the no plan scenario policy CE2a of the Core Strategy will be the principal policy used and this policy supports the town centre and seeks to apply the sequential approach to new development. Within the town centre a high density will be required, which will make efficient use of land.
	- Will it reduce the need for development on greenfield land?	+	+	+	+	
	- Will it provide people with good access to their needs?	++	+	-	+	
	- Will the densities make efficient use of land?	+	+	+	+	
	- Will it reduce the risk of flooding?	O	O	O	O	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	+	+	-	All options will improve the delivery of employment by supporting the retail role of the town centre. Option 1 will result in the most positive impact on the vitality and viability of the town centre as it proposes a mix of uses and uses the established local plan area boundaries. Option 3 will undermine the vitality and viability of the town centre through the loss of a range of uses. Option 4 does not include boundaries specifying the proportion of retail uses and under this option retail use in the town centre could decrease, which would be detrimental to the vitality and viability of the town centre. The town centre is highly accessible and under options 1 and 2, which promote a mix of uses people will have good access to their needs. Option 2 suggests different boundaries for the town centre, which may affect accessibility for some people to certain uses. Option 3 proposes refusing all applications for non-retail uses within the town centre; this will reduce accessibility to non-retail uses.
	- Will it support the vitality and viability of town centres?	++	+	-	+	
	- Will it provide peoples needs at accessible locations?	++	+	-	+	
	- Will it help sustain the rural economy?	n/a	n/a	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	++	+	-	+	The town centre is highly accessible by a range of sustainable transport modes and under options 1 and 2, which promote a mix of uses people will have good access to their needs and thus the need to travel will be reduced. Option 2 suggests different boundaries for the town centre, which may affect accessibility for some people to certain uses. Option 3 proposes refusing all applications for non-retail uses within the town centre; this will
	- Will the levels of sustainable travel increase?	++	+	-	+	
	- Will it improve sustainable transport infrastructure and linkages?	O	O	O	O	
	- Will it reduce dependence on car travel?	++	+	-	+	

						reduce accessibility for non-retail uses. Under option 4 the PPS6 sequential approach will be applied, which will ensure that town centre uses are directed to the town centre, thus improving accessibility.
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	++	+	-	+	The town centre is highly accessible by a range of sustainable transport modes and under options 1 and 2, which promote a mix of uses people will be provided with equitable access to their needs. Option 2 suggests different boundaries for the town centre, which may affect accessibility for some people to certain uses. Option 3 proposes refusing all applications for non-retail uses within the town centre; this will reduce accessibility for non-retail uses. Under option 4 the PPS6 sequential approach will be applied, which will ensure that town centre uses are directed to the town centre, thus improving accessibility.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	+	+	+	All options seek to promote the vitality and viability of the town centre and this will involve a high quality public realm. The need for attractive public spaces is recognised in policy CE2a of the Core Strategy and the draft policy refers to the importance of design quality. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. The design of the development will need to incorporate measures to design out crime; and as a mixed use site the site will be under constant natural surveillance.
	- Will actual crime be reduced?	+	+	+	+	
	- Will the fear of crime and actual crime be reduced?	+	+	+	+	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+	+	+	++	All options will enhance the historic and cultural assets by seeking to regenerate the town centre and contribute to the character of the area. Policy CE2a of the Core Strategy specifically refers to the need to protect the historic core. Options 1 – 3 refer to Colchester's town centre and ignore the other town centre and retail areas in the Borough, although policies on these are included in the Core Strategy.
	- Will it enhance the character and attractiveness of the Borough's settlements?	O	O	O	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a	n/a	All options seek to regenerate the town centre and the development of previously developed land will protect biodiversity by reducing the need to develop Greenfield sites. For the same reasons environmental quality will be improved.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	n/a	
	- Will it protect and improve biodiversity?	+	+	+	+	
	- Will it improve environmental quality in terms of water air and soil quality?	+	+	+	+	
9. To make efficient use of energy and	- Will it reduce pollution and greenhouse gas emissions?	+	+	-	+	The town centre is highly accessible and so promoting the regeneration of the town centre, which all options do, will reduce

resources, and reduce waste and our contribution to climate change.	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	O	O	O	O	the need for development at less accessible locations thereby reducing pollution from transport and greenhouse gas emissions. Although under option 3 people will not be provided with a full range of uses within the town centre and so will need to travel for access to some uses. All options will involve the re-use of land and buildings within the town centre.
	- Will it reduce, reuse and recycling resources and minimise waste?	+	+	+	+	
Habitats Regulations Assessment		Opt 1	Opt 2	Opt 3	Opt 4	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site?		No	No	No	No	These options will lead to development within the town centre, which will fail to impact on any of the international sites within the Borough. Furthermore the promotion of the town centre will reduce the likelihood of the development of town centre uses outside of the town centre, closer to international sites.
Summary	Option 1 will promote the vitality and viability of the town centre, promote regeneration and provide equitable access to a wide range of uses. Retail uses will be protected within the town centre, whilst still promoting a mix of uses. Residential development will be provided under this option, which will contribute to the Borough's housing figures and deliver high density housing at a highly accessible location. Criteria in the policy will ensure that the character of the town centre is protected, although no specific mention is made to the historic core.					
	Option 2 is very similar to option 1, however the likely impacts are not as positive as option 1 as different boundaries are proposed. The existing town centre boundaries, which are based on the Local Plan boundaries, have been used for several years and have been supported on appeal. Revising the boundaries may impact on accessibility to certain uses.					
	Option 3 would undermine the vitality and viability of the town centre as it would result in a reduction in the mix of uses available. People would no longer be provided with equitable access to their needs and may need to travel out of the town centre for certain uses. By refusing all applications for non-retail uses the upper floors of town centre buildings would likely remain vacant and residential development would not be supported.					
	Option 4 would result in many positive impacts as it advocates the use of the sequential test, seeks to promote regeneration, recognises the need for public spaces and the protection of the historic core. However, this option does not include boundaries specifying the proportion of retail uses and under this option retail use in the town centre would be likely to decrease.					
	None of the options are likely to have a significant affect on the integrity of any of the international sites within the Borough.					
Recommendation	It is recommended that the draft policy is included within the DPD, reference to the need to protect the historic core should also be included in the policy.					

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

✓ - The options that best achieves the objective

DP6 – Agricultural Diversification

Option 1 is the Council's draft policy, which states that proposals for agricultural diversification will be supported provided that they do no prejudice the viability of the farm and do not lead to residential development in the rural areas. The policy states that existing buildings should be re-used and includes a list of criteria that will have to be adhered to if new build is needed.

Option 2 is the no plan option.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	+	0	The draft policy will result in regeneration within rural areas where farm buildings are no longer needed.
	- Will it reduce the need for development on greenfield land?	0	0	
	- Will it provide people with good access to their needs?	0	0	
	- Will the densities 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?	+	0	The draft policy will contribute to the rural economy by helping to sustain the existing agricultural enterprise and through the provision of an alternative use. The draft policy will ensure that proposals for new uses are only permitted if they do not harm the existing agricultural enterprise. Under the no plan option the rural economy would not be sustained as either development will be granted for a use that will harm the existing agricultural enterprise or development in the countryside will be refused and so farms will not be able to diversify. The draft policy will improve employment opportunities, however access to the new use is likely to be poor as farms are located in the countryside, away from centres of population.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	-	0	
	- 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?	0	0	A new use such as a farm shop may reduce the need for those living nearby to travel for retail uses, however the majority of users will use the car as by their nature agricultural holdings are not located in accessible locations.
	- Will the levels of sustainable travel increase?	-	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?	-	0	Equitable access will not be provided to any new use at an agricultural holding as they are located within the countryside, away from centres of population, where accessibility is poor.
6. To create safe and attractive public spaces	- Will attractive and safe public spaces be created?	n/a	n/a	This policy is not applicable to this objective.

and reduce crime.	- Will actual crime be reduced?	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	+	○	Agricultural diversification may help to bring listed buildings or curtilage listed buildings back into use, which will enhance the historic assets of the Borough. The draft policy states that if new build is necessary it must be compatible with the character of the area and well related to existing groups of 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 biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	-	The draft policy will protect landscape character by ensuring that uncoordinated development does not take place in rural areas. In the absence of a policy development may take place in rural areas, which could adversely impact on landscape.
	- Will it enhance designated areas of the countryside and coastal environment?	○	○	
	- Will it protect and improve biodiversity?	○	○	
	- Will it improve environmental quality in terms of water air and soil quality?	○	○	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	-	○	Under the draft policy pollution and greenhouse gas emissions will not reduce as users will travel to the site by car as accessibility is poor in the countryside. However, the draft policy will involve the re-use of existing buildings and if new built development is required it will involve sustainable construction techniques and energy efficient measures.
	- 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?	+	○	
Habitats Regulations Assessment		Opt 1	Opt 2	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site?		Possibly	No	The draft policy may lead to the development of land and if a use such as tourism is permitted in close proximity to an international site there could be adverse impacts from increased disturbance. However, policy ENV1 of the Core Strategy states that development will not be permitted if it adversely affects the integrity of a Natura 2000 site, which will ensure that this policy will not adversely affect any international site.
Summary	<p>The draft policy will help to sustain the rural economy and will ensure that existing agricultural enterprises are retained as part of any diversification scheme. The landscape and countryside character will be preserved through this draft policy, which clearly sets out that development will not be acceptable if it affects the character of the area unless it encourages the re-use of existing buildings. The policy accepts that if new development is necessary it will need to be high quality design, fit in with the character of the area and incorporate sustainable construction and energy efficiency measures.</p> <p>Under option 2, the no plan scenario, the rural economy will not be supported and without guidance at local level proposals could either be refused as part of the presumption against development or a proposal could be approved, which would harm the existing agricultural enterprise and lead to residential development in the countryside.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.</p>			

Recommendation	It is recommended that the draft policy is included in the DPD.
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SA Objectives	1	2	3	4	5	6	7	8	9	Result
Option 1		✓	✓				✓			Preferred
Option 2										Alternative

✓ - The options that best achieves the objective

DP7 – Employment Uses in the Countryside

Option 1 is the Council's draft policy, which states that the conversion and re-use of rural buildings will be supported where the nature, scale and character will help to sustain rural communities; would not harm the rural character; the building is capable of conversion; sustainable means of transport are enhanced; and access is suitable. Proposals for the extension of buildings within established rural employment areas will be supported if plans are essential to the operation of the business; the extension can be accommodated in terms of design and scale; car and cycle parking requirements are met; and there would be no harm to the rural character of the area. Proposals for replacement buildings for business purposes will be supported if there are no available buildings; the existing building is detrimental to the landscape; the replacement building would not be significantly bigger; sustainable design and construction techniques are used; and the levels of activity do not significantly increase.

Option 2 is to be more permissive than the draft policy.

Option 3 is to be more restrictive than the draft policy.

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1: Draft policy	Opt 2: More permissi ve	Opt 3: More restrictiv e	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This 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?	+	+	-	Options 1 and 2 will allow the re-use of rural buildings, which will promote regeneration; a more restrictive policy will be unlikely to promote regeneration. Option 1 and 3 will reduce the need for development on Greenfield land by only supporting the re-use of existing buildings. If the Council were to be more permissive towards employment uses in rural areas development on Greenfield land will be likely. The draft policy allows employment development in rural areas; accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, it will provide good access for rural residents to employment opportunities and the policy requires an enhancement in sustainable modes of transport. A more permissive policy is likely to result in the development of inaccessible sites and a more restrictive policy is likely to result in a refusal of applications that are not accessible by a good choice of means of transport.
	- Will it reduce the need for development on greenfield land?	+	-	+	
	- Will it provide people with good access to their needs?	0	-	+	
	- 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?	+	++	-	The draft policy will improve the delivery of employment in rural areas, a more permissive policy will have more positive impacts and a restrictive policy is unlikely to significantly increase rural employment opportunities. The draft policy allows employment development in rural areas; accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, it will provide good access for rural residents to employment opportunities and the policy requires an enhancement in sustainable modes of transport. A more permissive policy is likely to result in the development of inaccessible sites and a more restrictive policy is likely to result in a refusal of applications that are not accessible by a good choice of means of transport.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	O	-	+	
	- Will it help sustain the rural economy?	+	++	-	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	O	-	O	The draft policy allows employment development in rural areas; accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, it will provide good access for rural residents to employment opportunities and the policy requires an enhancement in sustainable modes of transport. A more permissive policy is likely to result in the development of inaccessible sites and a more restrictive policy is likely to result in a refusal of applications that are not accessible by a good choice of means of transport.
	- Will the levels of sustainable travel increase?	O	-	O	
	- Will it improve sustainable transport infrastructure and linkages?	O	O	O	
	- Will it reduce dependence on car travel?	O	-	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	O	-	+	The draft policy allows employment development in rural areas; accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, it will provide good access for rural residents to employment opportunities and the policy requires an enhancement in sustainable modes of transport. A more permissive policy is likely to result in the development of inaccessible sites and a more restrictive policy is likely to result in a refusal of applications that are not accessible by a good choice of means of transport.
6. To create safe and attractive public spaces 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?	+	-	O	Farm buildings and their curtilage buildings are often listed buildings. The re-use of vacant buildings will therefore enhance the historic assets of the Borough. However, careful design is needed to ensure that development is sensitive to listed buildings. A more permissive policy is likely to result in negative impacts as design may be compromised in preference to economic benefits. A more restrictive policy is unlikely to enhance listed buildings by restricting development in rural areas. The same considerations are likely to apply to the enhancement of the character and attractiveness of the Borough's settlements.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	-	O	

8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	-	+	The draft policy requires proposals to protect and enhance landscape character and a more restrictive policy will protect landscape by restricting development. A more permissive policy is likely to have a negative impact on landscape character as a greater scale of development is likely. Options 1 and 2 are likely to fail to protect biodiversity as vacant rural buildings are often occupied by bats and barn owls, which are protected species. This is an issue that is likely to be considered in a more restrictive policy. The draft policy allows employment development in rural areas; accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, it will provide good access for rural residents to employment opportunities and the policy requires an enhancement in sustainable modes of transport. A more permissive policy is likely to result in the development of inaccessible sites and a more restrictive policy is likely to result in a refusal of applications that are not accessible by a good choice of means of transport. Development in inaccessible locations will increase air pollution through an increase in the use of cars.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	
	- Will it protect and improve biodiversity?	-	-	+	
	- Will it improve environmental quality in terms of water air and soil quality?	O	-	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	O	-	+	Development in inaccessible locations will increase air pollution and greenhouse gas emissions through an increase in the use of cars. The draft policy requires any new development to incorporate sustainable design and construction techniques, this is also likely in a more restrictive policy. A more permissive policy is unlikely to require such measures. All options will involve the re-use of buildings.
	- 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?	+	+	+	
Habitats Regulations Assessment		Opt 1	Opt 2	Opt 3	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		Possibly	Possibly	Possibly	These options will lead to the development of land, although only employment development rather than residential development will be supported and so issues such as increased disturbance are unlikely. Policy ENV1 of the Core Strategy states that development will not be permitted if it adversely affects a Natura 2000 site, which will ensure that neither of these options will affect an international site.
Summary	<p>The draft policy will improve the delivery of employment in rural areas. It will allow the re-use of rural buildings, which will promote regeneration and protect Greenfield land from development. Accessibility is likely to be an issue as workers may need to travel to the site and the provision of public transport in the rural areas is poor. However, access to employment opportunities for rural residents will be improved and the policy requires an enhancement in sustainable modes of transport. Farm buildings and their curtilage buildings are often listed buildings and the re-use of vacant buildings will therefore enhance the historic assets of the Borough. However, careful design is needed to ensure that development is sensitive to listed buildings. The draft policy requires proposals to protect and enhance landscape character. The draft policy is likely to fail to protect biodiversity as vacant rural buildings are often occupied by bats and barn owls, which are protected species and will likely be disturbed by development. The draft policy requires any new development to incorporate sustainable design and construction techniques.</p> <p>A more permissive policy will result in a greater positive impact on the rural economy. However, if the Council were to be more permissive towards employment uses in rural areas development on Greenfield land will be likely. A more permissive policy is likely to result in the development of inaccessible sites; development in inaccessible locations will increase air pollution and greenhouse gas emissions through an increase in the use of cars. A more permissive policy is likely to result in negative impacts on listed buildings and landscape character as design may be compromised in preference to economic benefits. Finally, this option is likely to fail to protect biodiversity as vacant rural buildings are often occupied by bats and barn owls, which are protected species.</p>				

	A more restrictive policy will be unlikely to promote regeneration and help to sustain the rural economy, although it will protect Greenfield land from development. A more restrictive policy is likely to result in a refusal of applications that are not accessible by a good choice of means of transport, which will reduce pollution and greenhouse gas emissions. A more restrictive policy is unlikely to result in the enhancement of vacant listed buildings by restricting development in rural areas. Landscape character and biodiversity will be protected by restricting development.
	None of the options are likely to have a significant affect on the integrity of any of the international sites within the Borough.
Recommendation	It is recommended that the draft policy is included in the DPD and reference to protected species is made in the policy. Although the appraisal demonstrates that option 3 has more positive impacts across a greater range of objectives it fails to enhance the economy, which is a key objective and purpose of this policy.

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

✓ - The options that best achieves the objective

DP8 – Tourism Development

Option 1 is the Council's draft policy, which states that tourism development will be supported in suitable locations where there is a proven need or an existing shortfall. The policy gives priority to redevelopment of existing buildings, extension of existing facilities and ecotourism.

Option 2 is the 'no plan' scenario.

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

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	Opt 3: Retain Local Plan policies (L19)	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes	- Will it promote regeneration?	+	0	+	A policy promoting tourism and leisure may result in regeneration in rural areas and the draft policy specifically refers to the priority given to the re-use of existing buildings. Under the no plan scenario any proposals outside of
	- Will it reduce the need for development on greenfield land?	0	+	-	

efficient use of land	- Will it provide people with good access to their needs?	n/a	n/a	n/a	existing settlements are likely to be refused based on the general presumption against development in the countryside. The relevant Local Plan policy specifically refers to development in the countryside, which is unlikely to make efficient use of land.
	- Will the densities make efficient use of land?	0	0	-	
	- 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?	+	0	+	The relevant Local Plan policy and draft policy encourage tourism/leisure development, which will deliver jobs and help to sustain the rural economy. Importantly the draft policy states that proposals will need to demonstrate that there is a proven need for the facility. Tourism is a town centre use and directing it elsewhere may harm the vitality and viability of the town centre (local plan policy). The draft policy makes clear that the preferred location for tourism uses is the town centre.
	- Will it support the vitality and viability of town centres?	+	0	-	
	- Will it provide peoples needs at accessible locations?	n/a	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?	+	0	-	The draft policy directs tourist development to the town centre and other suitable locations, which will reduce the need to travel and promote sustainable transport. However, accessibility is not referred to in the policy. The relevant Local Plan policy refers to access to the main highway network, but does not refer to sustainable transport and appears to promote development within the countryside.
	- Will the levels of sustainable travel increase?	+	0	-	
	- Will it improve sustainable transport infrastructure and linkages?	0	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?	+	0	+	The draft policy and Local Plan policy will both result in a greater provision of facilities, which will support existing communities.
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	The draft policy gives priority to the re-use of buildings for tourism/ leisure use, which could reduce the fear of crime from vandals and squatters.
	- Will actual crime be reduced?	0	0	0	
	- Will the fear of crime and actual crime be reduced?	+	0	0	
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	+	Visitors are drawn to attractive areas and so tourism development will help to enhance historic and cultural assets and the character and attractiveness of the Boroughs settlements.
	- 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	- Will it enhance the landscape character of the borough?	+	0	0	The draft policy states that tourist activities should where possible enhance the local environment, landscape and character and appearance of the area. Tourism facilities have the opportunity to protect and improve biodiversity as this could be part of the visitor attraction. The relevant Local Plan policy
	- Will it enhance designated areas of the countryside and coastal environment?	+	0	+	

biodiversity of the Borough.	- Will it protect and improve biodiversity?	?	O	?	protects the coastal protection belt and also states that development will not be permitted if it results in adverse environmental impacts.
	- Will it improve environmental quality in terms of water air and soil quality?	O	O	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	O	-	The relevant Local Plan policy will increase pollution as the need to travel will increase; the draft policy has less emphasis on tourism solely in the countryside. The draft policy encourages the re-use of existing buildings and refers to mitigating potential noise pollution.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	O	O	
Habitats Regulations Assessment		Opt 1	Opt 2	Opt 3	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site?		Possibly	Possibly	Possibly	A policy setting out the criteria for tourism related facilities could possibly affect an International site as the international sites are viewed by many as a good source of recreation and tourism. This can be avoided by stating in the policy that any development that adversely affects the integrity of any international site will not be permitted. It is considered that the need to avoid harm to such areas should be specifically stated in the policy rather than covered by a more general policy as tourism facilities are more likely than other types of development to have the potential to affect a site.
Summary	<p>The draft policy has less emphasis than the Local Plan policy on development in the countryside. It gives priority to the re-use of existing buildings, which has many benefits and seeks to protect the landscape. However, this policy does not refer to accessibility, which would improve its sustainability.</p> <p>Under the no plan scenario tourist development will likely be directed to town centres in accordance with PPS6 and development in the countryside will be resisted. This will fail to regenerate rural areas and provide a diverse range of tourist facilities.</p> <p>The Local Plan policy, which allows tourism and leisure development in the countryside, has the potential to result in many negative impacts on the SA objectives, particularly as it fails to reduce the need to travel and increase the use of sustainable transport. However, the economic benefits that this policy can bring to the rural economy are significant.</p> <p>International sites are used by many for recreation and tourism; however such uses could adversely affect these sites. This risk can be avoided by including an additional criterion to the policy.</p>				
Recommendation	<p>It is recommended that the draft policy be taken forward with the following additions:</p> <ul style="list-style-type: none"> • The policy should state that any development that adversely affects the integrity of any international site will not be permitted. • The policy should refer to sites with good accessibility and the opportunity to link to the green infrastructure network. • The opportunity for tourism to contribute to enhancing biodiversity should be recognised. 				

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

✓ - The options that best achieves the objective

DP9 – Housing Tenure and Mix

Option 1 is the draft policy, which states that housing proposals must provide for a mix of dwellings, in terms of size, type and tenure, which meet the needs of all sections of the local community, promotes sustainable communities and social cohesion, and supports the local economy. House builders will be required to work collaboratively with the Council, taking account also of the views of other relevant housing partners, in determining the appropriate mix and type of housing on each site. The Council's Strategic Housing Market Assessment, which will be kept under review, and the housing market conditions at the time of the proposal, will be taken into account, along with the characteristics of the site and surrounding area.

Option 2 is the 'no plan' scenario.

Option 3 is the retention of the relevant Local Plan policies, in this case policies H2 and H4. Policy H2 states that proposals for the provision of specialist residential accommodation for vulnerable groups in the community will be granted planning permission provided that there is sufficient amenity open space; there is a reasonable range of shops and facilities in close proximity to the site; and there is a range of accessible job opportunities. Policy H4 states that 25% of new dwellings should be affordable.

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	Opt 3: Retain Local Plan policies (H2, H4)	
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 will contribute to the delivery of affordable housing by providing a mix of uses. Under the draft policy, which requires housing mix to reflect the needs of the area a greater mix of affordable dwellings is likely where it is needed. Additionally, smaller dwellings may be provided in certain locations where need dictates they are necessary, which will help first time buyers struggling to get on the property ladder. All options will assist in the delivery of houses to meet the growing population and under the draft policy the provision of new homes will reflect the needs of the population. Under the no plan scenario policy H3 of the Core Strategy will be the principal policy used to guide housing mix; this policy sets out the types of dwellings that will be suitable depending upon accessibility, which provides developers with certainty and will help to deliver a good range of housing across the Borough to meet needs in particular locations. However, this could be restrictive and ignore the needs of a particular site; it could also be in conflict with housing market conditions at a given time. The draft policy is more flexible and states that the mix of dwellings will be determined on a case by case basis, having regard to relevant criteria. The relevant Local Plan policy provides the criteria with which to assess applications for different types of housing, however it does not promote or encourage particular uses. Under the draft policy size, type and tenure will be considered. The relevant Core Strategy policy does not consider size and tenure in any detail.
	- 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?	O	O	O	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	The Core Strategy policy (no plan scenario) seeks to promote higher density at accessible sites. Requiring a mix of dwellings, and actively encouraging flats in areas of high accessibility, will improve densities which will make more efficient use of land and reduce pressure on Greenfield land. The draft policy refers to the need to consider the location of the site, which will also ensure
	- Will it reduce the need for development on greenfield land?	+	+	O	
	- Will it provide people with good access to their needs?	n/a	n/a	n/a	

	- Will the densities make efficient use of land?	+	+	O	that the mix of dwellings takes into account accessibility, although accessibility could be expressly referred to in the policy.
	- 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?	+	O	O	The draft policy requires consideration to be given to the local economy, which should ensure that the mix of housing delivered on a site is compatible with the local economy. Whilst this will not in itself improve the delivery of employment land it will ensure the continued support and retention of employment land to support the growing population.
	- 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?	+	+	+	All options seek to direct development to accessible locations, which will reduce the need to travel and dependence on car travel.
	- 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?	+	+	+	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	n/a	This policy is not applicable to this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will actual crime be reduced?	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape 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	This policy is not applicable to this 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 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?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- 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	
Habitats Regulations Assessment		Opt 1	Opt 2	Opt 3	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	No	All options concern the mix of housing and not the specific location; as they do not provide a trigger for development it can be concluded that there will not be any adverse impacts on the integrity of any International site.
Summary	<p>The draft policy is flexible and will ensure that a mix of housing in terms of size, type and tenure is provided on all sites and that the mix is determined on a case by case basis. The policy will ensure that development contributes to the creation of sustainable and inclusive communities. It will ensure that the housing needs of all sectors of the population are considered and that the housing market conditions are taken into account, which will help to ensure a continuous supply of housing. The mix of housing will support the local economy and promote social cohesion.</p> <p>The no plan scenario, which will involve the principal use of policy H3 of the Core Strategy, sets out the types of dwellings that will be suitable for areas of varying accessibility, which will ensure a good mix of housing is achieved and that developers and development control planners have a degree of certainty over what is expected. This housing mix directs flats to highly accessible locations, which will make more efficient use of land and reduce the need for development on Greenfield land. However, this approach does not consider size and tenure and does not offer the flexibility of the draft policy.</p> <p>The relevant Local Plan policies contain criteria with which to assess proposals for various types of housing and direct development to accessible locations, however they do not promote a mix of housing to meet the needs of the Borough.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the International sites within the Borough.</p>				
Recommendation	The draft policy should be included within the DPD. Reference should be made to considering site accessibility in criterion (ii).				

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

✓ - The options that best achieves the objective

DP10 – Dwelling Standards

Option 1 is the Council's draft policy, which states that that single storey dwellings will be expected to meet the Lifetime Homes standard and new residential development will be expected to provide appropriate amenity areas, storage for bicycles, avoid overshadowing, be south facing, provide a management plan for multi-occupancy buildings, provide satisfactory vehicle parking and recycling storage.

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

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

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

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1: Draft policy	Opt 2: No flexibility in terms of density	Opt 3: Rely on SPD	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	O	O	O	The draft policy will ensure that Lifetime Homes are provided, which will increase the range of housing delivered, and states that daylight should be available to all habitable rooms, which is a sustainable design measure. Option 3 may incorporate these issues in an SPD, however unless it is stated in a policy that forms part of the statutory development plan it is unlikely to be enforced.
	- Will it deliver the number of houses needed to support the growing population?	O	O	O	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	+	O	?	
	- Will it provide good quality and sustainable housing?	+	O	?	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	Density can sometimes lead to poor design but the standards contained within the draft policy, together with relevant design policies, will ensure that development can make efficient use of land and achieve good design. Option 2, which offers no flexibility in terms of density will ensure that high density development is delivered, which will make efficient use of land. Option 3 may incorporate density issues in an SPD, however unless it is stated in a policy that forms part of the statutory development plan it is unlikely to be enforced.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	n/a	
	- Will the densities make efficient use of land?	++	++	?	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	O	?	Good design, which the draft policy promotes will improve the quality of life of the Borough's residents and make an area more attractive, which is a catalyst for more economic development.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	
	- 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	The provision of areas for bicycle storage, which the draft policy requires, will help to promote sustainable transport.
	- Will the levels of sustainable travel increase?	+	O	?	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	n/a	
5. To improve the education, skills and	- Will it provide equitable access to education, health, recreation and community facilities?	+	O	?	Lifetime homes will ensure that accessible development, adaptable for the needs of different sectors of the community, is provided.

Colchester Borough Council's Development Policies DPD Sustainability Appraisal: Revised Scoping Report

health of the Borough's population					
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	++	-	?	If the density standards are strictly applied it may reduce the amount of open space that can be delivered on a site. The draft policy states that amenity areas must be provided that must avoid overlooking. Avoiding overlooking will reduce peoples fear of crime, however if areas are overlooked, whilst recognised as being detrimental to residential amenity it may actually reduce crime. However, notwithstanding it is widely acknowledged that open spaces and well maintained areas reduce both the fear and incidence of crime (broken windows theory).
	- Will actual crime be reduced?	+	O	?	
	- Will the fear of crime and actual crime be reduced?	+	O	?	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	n/a	The draft policy will enhance the character and attractiveness of the area by creating attractive and functional new development. Option 2, which strictly applies the density standards, may adversely affect the character and attractiveness of the area as the density standards will not always be appropriate in every location, particularly within the villages and on the edge of settlements.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	-	?	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a	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?	n/a	n/a	n/a	The draft policy states that provision should be made for an accessible bin and recycling storage area, which will increase rates of recycling.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	O	?	
Habitats Regulations Assessment		Opt 1	Opt 2	Opt 3	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	No	These options will not directly lead to the development of land and so will not affect any of the international sites within the Borough.
Summary	The draft policy will ensure that Lifetime Homes are provided, which will increase the range of housing delivered and provide more equitable access. Density can sometimes lead to poor design but the standards contained within the draft policy, together with relevant design policies, will ensure that development can make efficient use of land and achieve good design; this can improve the quality of life of the Borough's residents and make an area more attractive, which is a catalyst for more economic development. It ensures that amenity areas must be provided that must avoid overlooking. Avoiding overlooking will reduce peoples fear of crime, however if areas are overlooked, whilst recognised as being detrimental to residential amenity it may actually reduce crime. However, notwithstanding it is widely acknowledged that open spaces and well maintained areas reduce both the fear and incidence of crime (broken windows theory). Provision will be made for an accessible bin and recycling storage area, which will increase rates of recycling.				

	<p>Option 2, which offers no flexibility in terms of density will ensure that high density development is delivered, which will make efficient use of land. However, if the density standards are strictly applied it may reduce the amount of open space that can be delivered on a site and the character and attractiveness of an area may be adversely affected as the density standards will not always be appropriate in every location, particularly within the villages and edge of settlements.</p> <p>Option 3 may incorporate the same issues as the draft policy in an SPD, however unless it is stated in a policy that forms part of the statutory development plan it is unlikely to be enforced. Notwithstanding this however, this option scores more sustainably than option 2 as it is unlikely to result in any negative adverse impacts.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the International sites within the Borough.</p>
Recommendation	It is recommended that the draft policy is included in the DPD.

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

✓ - The options that best achieve the objective

DP11 – Dwelling Alterations or Extensions and Replacement Dwellings

Option 1 is the Council's draft policy, which states that outside of urban areas proposals for residential extensions, replacement dwellings and annexes will only be permitted in certain circumstances. For extensions to dwellings this includes where they are compatible with the character of the existing dwelling and rural setting, do not significantly alter the size of the dwelling and avoid impacts on amenity. For replacement dwellings this includes where the dwelling is habitable, is of a satisfactory design and is compatible with the rural context. For annexes this includes where it is dependent on the existing dwelling and no suitable space exists in the dwelling or existing outbuildings.

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

Option 3 is the no plan option.

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1: Draft policy	Opt 2: Specific toleranc es	Opt 3: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	The draft policy and option 2 allow development in the countryside, although only householder development will be permitted this is still development in the countryside. However, if development is part of the curtilage of a dwelling it is not classed as Greenfield land. In the case of a replacement dwelling and annexe it should be made clear in the policy that development will only be permitted within the curtilage of the dwelling and that development of land outside of the existing dwellings curtilage will not be accepted.
	- Will it reduce the need for development on greenfield land?	-	-	+	
	- Will it provide people with good access to their needs?	n/a	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	

	- Will it reduce the risk of flooding?	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will the levels of sustainable travel increase?	n/a	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	n/a	This policy is not applicable to this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will actual crime be reduced?	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	n/a	The draft policy will ensure that the character of the area will not be affected by requiring extensions/ replacement dwellings to be compatible with the existing dwelling and rural setting. Under option 2 if size tolerances are included in a policy they may be viewed as a general standard, which could lead to significant extension to smaller dwellings within the Borough, to the detriment of their character and the character of the area. Under the no plan option the impact is uncertain, development in the countryside may be refused or without an idea of appropriate policy considerations large scale development may be permitted within the Borough.
	- 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?	+	-	?	The draft policy will ensure that the landscape character of the area will not be affected by requiring extensions/ replacement dwellings to be compatible with the existing dwelling and rural setting. The draft policy will protect the countryside by ensuring that new residential development is not permitted in
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	

biodiversity of the Borough.	- Will it protect and improve biodiversity?	n/a	n/a	n/a	the countryside and in the case of annexes seeks to utilise existing areas before considering new built development. As with objective 7, under option 2 size tolerances may be viewed as a general standard, which could lead to significant extension to smaller dwellings within the Borough, to the detriment of the landscape character and under the no plan option the impact is uncertain, development in the countryside may be refused or without an idea of appropriate policy considerations large scale development may be permitted within the Borough.
	- Will it improve environmental quality in terms of water air and soil quality?	n/a	n/a	n/a	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	n/a	Replacing a dwelling offers an opportunity to incorporate renewable energy technologies, however this is missing from the draft policy, making reference to this in the policy would result in a more positive impact. The draft policy seeks the re-use of existing outbuildings before consideration is given to new build as part of an annexe.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	0	0	0	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	0	0	
Habitats Regulations Assessment		Opt 1	Opt 2	Opt 3	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		Possibly	Possibly	No	A policy on extensions and conversions to existing dwellings could possibly affect an international site depending upon the location. However, this affect will be avoided through policy ENV1 of the Core Strategy, which makes it clear that development that affects an international site will not be permitted.
Summary	<p>The draft policy will ensure that the character of the area and landscape will not be affected by requiring extensions and replacement dwellings to be compatible with the existing dwelling and rural setting. Replacing a dwelling offers an opportunity to incorporate renewable energy technologies; however this is missing from the draft policy. The draft policy makes clear that annexes must not form a new planning unit and seeks the re-use of existing outbuildings before consideration is given to new build as part of an annexe, which protects the countryside from development.</p> <p>Under option 2 if size tolerances are included in a policy they may be viewed as a general standard, which could lead to significant extension to smaller dwellings within the Borough, to the detriment of their character and the character of the area. Including a percentage figure would be too prescriptive and could also be incompatible with the size of a plot.</p> <p>Under the no plan option the impact is uncertain, development in the countryside may be refused or without an idea of appropriate policy considerations large scale development may be permitted within the Borough.</p> <p>None of the options will adversely affect an international site.</p>				
Recommendation	<p>It is recommended that the draft policy is included in the DPD with the following amendments:</p> <ul style="list-style-type: none"> Reference to the need for new built development as part of an annexe to be compatible with the existing dwelling and rural location. In the case of a replacement dwelling and annexe it should be made clear in the policy that development will only be permitted within the curtilage of the dwelling and that development of land outside of the existing dwellings curtilage will not be accepted. Renewable energy technologies should be provided as part of all replacement dwellings. 				

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

✓ - The options that best achieves the objective

DP12 – Historic Environment Assets

Option 1 is the draft policy, which states that development that adversely affects a listed building, conservation area, historic park or garden or archaeological remains will not be permitted. It states that conservation will be ensured by: identifying, protecting and enhancing Conservation Areas; preserving and enhancing listed buildings, SAMs and historic parks and gardens, and protecting sites of known archaeological importance.

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

Option 3 is the 'no plan' scenario.

Objectives	Assessment Criteria	Options			General Evaluation
		Opt 1: Draft policy	Opt 2: Detailed policies	Opt 3: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	O	?	O	Historic features can promote regeneration, for example the renovation of a listed building at risk or a vacant plot in a conservation area, however none of the options recognises the role that the historic environment can play in regeneration.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	+	I	O	The draft policy seeks to preserve and enhance the historic environment. Colchester's town centre is a historic area and its preservation will support the vitality of the town centre, which in turn will support the economy. Additionally the protection of historic features may increase their role in tourism in the rural areas. The impact of detailed policies will depend upon the wording of the policies; they could be very strict and stifle development proposals that affect listed buildings and conservation areas.
	- Will it support the vitality and viability of town centres?	+	I	O	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	n/a	
	- Will it help sustain the rural economy?	+	I	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will the levels of sustainable travel increase?	n/a	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	

	- Will it reduce dependence on car travel?	n/a	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	I	O	The draft policy will give support to the provision of creative and accessible interpretation of heritage assets, which should help to improve access to the historic environment. The impact of detailed policies will depend upon the wording of the policies.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will actual crime be reduced?	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	++	++	O	Options 1 and 2 will ensure that the historic and cultural assets of the Borough are protected and enhanced, which will protect and enhance the character and attractiveness of the Borough's settlements. Although the protection of the historic environment is a statutory requirement the historic environment is unlikely to be enhanced under the no plan scenario.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	++	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a	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?	n/a	n/a	n/a	All options seek to protect and enhance the character of conservation areas and listed buildings, proposals for renewable energy technologies in such areas are unlikely to be viewed favourably. Although under option 2 the detailed policies may state the circumstances when renewable energy technologies are acceptable. Options 1 and 2 will preserve existing (listed) buildings, which will reduce the need for new build.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	-	I	O	
	- Will it reduce, reuse and recycling resources and minimise waste?	+	+	O	
Habitats Regulations Assessment		Opt 1	Opt 2	Opt 3	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	No	None of the options will lead to development; they seek to protect the character and appearance of historic assets, and will not therefore have a significant effect on an International Site.
Summary	The draft policy will ensure the preservation and enhancement of the historic environment. Colchester's town centre is a historic area and its preservation will support the vitality of the town centre, which in turn will support the economy. Additionally the protection of historic features may increase their role in tourism in the rural areas. The draft policy will give support to the provision of creative and accessible interpretation of heritage assets, which should help to improve access to the historic environment. However, the policy does not recognise the role that the historic environment can play in regeneration.				

	<p>The impact of detailed policies will depend upon the wording of the policies; they could be very strict and stifle development proposals that affect historic assets. Although under option 2 the detailed policies may state when renewable energy technologies are acceptable, under the draft policy and no plan options renewable energy schemes are unlikely to be viewed favourably on listed buildings and within conservation areas.</p> <p>Although the protection of the historic environment is a statutory requirement the historic environment is unlikely to be enhanced under the no plan scenario. A detailed policy is needed to ensure enhancement in addition to protection.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.</p>
Recommendation	It is recommended that the draft policy is included within the DPD and reference to the role that the historic environment can have in regeneration is recognised either in the policy or supporting text.

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

✓ - The options that best achieves the objective

DP13 – Retention of Open Space

Option 1 is the Council's draft policy, which states that development of open spaces will be supported if they meet one of the Council's strategies, create alternative provision, and would not result in the loss of an area important for its amenity. It states that development of indoor recreational facilities will be supported if it is compatible with one of the Council's strategies, there is an identified excess provision within the catchment of the facility and alternative provision is supplied. In all cases development will not be permitted if it would result in deficiencies in open space.

Option 2 is the no plan option.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	The draft policy will safeguard open space, which is Greenfield land; under the no plan option this resource may be lost as the development of open spaces within existing communities may be favoured over development on the edge of settlements. The retention of open space will provide people with good access to their needs for open space and open space acts as an area of water storage during intense rainfall, which reduces the risk of flooding.
	- Will it reduce the need for development on greenfield land?	+	-	
	- Will it provide people with good access to their needs?	+	-	
	- Will the densities make efficient use of land?	n/a	n/a	

	- Will it reduce the risk of flooding?	+	-	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	The protection of existing open space will help to support the vitality of the town centre by ensuring that areas of open space, which may attract people to the town centre area, are protected. It will also ensure that communities are provided with good access to open space and recreational facilities. Without a policy protecting open spaces and recreational facilities they are likely to be lost to higher value land uses and so users will need to travel further for the facility.
	- Will it support the vitality and viability of town centres?	+	O	
	- 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?	+	-	Retaining open space and recreational facilities will reduce the need for people to travel to for recreational facilities; both formal and informal. If the loss of open space and recreational facilities are accepted the draft policy requires alternative and improved provision, however the policy does not require it within walking distance of the existing facility. Without a policy protecting open spaces and recreational facilities they are likely to be lost to higher value land uses.
	- Will the levels of sustainable travel increase?	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	-	Retaining open space and recreational facilities will provide equitable access to recreational needs. The draft policy also requires the provision of alternative and improved open space and recreational facilities if loss is accepted, however, it should be made clear that alternative provision must be located in an accessible location and within walking distance of the existing facility. Without a policy protecting open spaces and recreational facilities they are likely to be lost to higher value land uses.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	-	The draft policy will ensure that development is not permitted if it would result in the loss of open space. Open spaces, well maintained foliage, good lighting etc will help reduce the incidence and fear of crime. Environmental factors directly effect people's perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. Without a policy protecting open spaces and recreational facilities they are likely to be lost to higher value land uses.
	- Will actual crime be reduced?	+	-	
	- Will the fear of crime and actual crime be reduced?	+	-	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	The draft policy protects areas that are important for amenity value and contribute to the character of the area.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	O	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	Existing open space may have a high biodiversity value and so its retention will protect biodiversity, although biodiversity is not referred to in the policy. Additionally, open space acts as a source of water storage during times of flooding, can act as a carbon store and will reduce the amount of built development (therefore improving soil quality).
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	+	-	

	- Will it improve environmental quality in terms of water air and soil quality?	++	-	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	+	-	Retaining open space and recreational facilities will reduce the need for people to travel further for informal recreation, which should reduce the amount of car trips and greenhouse gas emissions/ pollution from vehicles. Without a policy protecting open spaces and recreational facilities they are likely to be lost to higher value land uses.
	- Will it 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	
Habitats Regulations Assessment		Opt 1	Opt 2	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	None of the options will have an adverse affect on the integrity of an international site as they do not lead to the development of land. Indeed, the provision of new open space may actually result in positive impacts on international sites as people may choose to visit these open spaces, rather than designated sites, which will reduce disturbance.
Summary	<p>The draft policy ensures that existing open space and indoor recreation facilities are retained and that if development is acceptable alternative and improved provision must be created. Open space is important for people's health, enjoyment, biodiversity and as a form of flood mitigation. Open space also enhances the character of an area and reduces the fear and incidence of crime as environmental factors directly effect peoples perception of and fear of crime and so if an area is in a good state of upkeep and repair and order is maintained on the streets then the community will flourish and crime and disorderly behaviour will be reduced. Recreational facilities are vital as a community resource and in the promotion of healthy lifestyles.</p> <p>Under the no plan option existing open space and recreational facilities will be unlikely to be retained, or new ones provided, and will come under pressure from different land uses to the detriment of the community. The loss of open space and recreation facilities will result in users having to travel further, which will increase pollution and greenhouse gas emissions.</p> <p>Neither of the options are likely to have an adverse affect on the integrity of any of the International sites within the Borough.</p>			
Recommendation	It is recommended that the draft policy is included in the DPD, with an amendment to require alternative open space and indoor recreational facilities to be in reasonable walking distance of the existing facility. Reference could also be made to the biodiversity value of open spaces.			

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

✓ - The options that best achieves the objective

DP14 – Open Space provision for New Residential Development

Option 1 is the Council's draft policy, which sets out standards for private amenity space for different dwelling types and states that open space will also be required. Where this is not possible onsite a financial contribution will be required to provide open space in the locality of the development. The policy also states that development will not be permitted if it unacceptably reduces levels of private amenity space and that schemes that promote walking and cycling will be encouraged.

Option 2 is the no plan scenario.

Option 3 is to set very prescriptive standards through SPD.

Objectives	Assessment Criteria	Options	General Evaluation
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		Opt 1: Draft policy	Opt 2: No plan	Opt 3: SPD	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	The draft policy will ensure appropriate levels of private amenity space and local/ strategic open space, which will provide people with good access to their needs for informal recreation. Under the no plan option lower levels of private amenity space and open space will be provided. The impact of option 3 is uncertain as it depends on the standards in the SPD and whether they can be enforced. Open space will be provided under the draft policy, which can act as a source of water storage during times of heavy rainfall, thus reducing the risk of flooding.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	+	-	?	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	+	O	?	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	n/a	The draft policy will ensure appropriate levels of private amenity space and local/ strategic open space, which will provide people with good access to their needs for informal recreation. Under the no plan option lower levels of private amenity space and open space will be provided. The impact of option 3 is uncertain.
	- Will it support the vitality and viability of town centres?	n/a	n/a	n/a	
	- 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?	+	O	?	The draft policy states that green links and schemes that promote walking and cycling will be encouraged, which will increase levels of sustainable transport infrastructure and reduce car dependence. Furthermore the provision of open space as part of the site or within the locality will reduce the need for informal recreation. The no plan option will have no impact on this objective and the SPD option is uncertain.
	- Will the levels of sustainable travel increase?	+	O	?	
	- Will it improve sustainable transport infrastructure and linkages?	+	O	?	
	- Will it reduce dependence on car travel?	+	O	?	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	+	-	?	The draft policy will ensure appropriate levels of private amenity space and local/ strategic open space, which will provide people with good access to their needs for informal recreation. Under the no plan option lower levels of private amenity space and open space will be provided. The impact of option 3 is uncertain.
6. To create safe and attractive public spaces	- Will attractive and safe public spaces be created?	++	-	+	Private amenity spaces and strategic open space will be created as part of all new development under the draft policy. Open space will also be created

and reduce crime.	- Will actual crime be reduced?	+	-	+	indirectly from small scale developments through the provision of a financial contribution towards strategic open space in the locality. Under the no plan option open space is unlikely to be provided for small scale developments. Under option 3 open space will be created, however if the standards are not set out in the statutory development plan the levels of open space provided are likely to be less.
	- Will the fear of crime and actual crime be reduced?	+	-	+	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	n/a	Open spaces enhance the character and attractiveness of the Borough's settlements and so options 1 and 3, which will provide open space will have a positive impact on this objective.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	O	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	n/a	The draft policy states that support will be given to green links, which will enhance biodiversity.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	n/a	
	- Will it protect and improve biodiversity?	+	O	?	
	- Will it improve environmental quality in terms of water air and soil quality?	O	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	n/a	This policy is not applicable to this objective.
	- 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	
Habitats Regulations Assessment		Opt 1	Opt 2	Opt 3	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	No	None of the options will lead to the development of land and so will not adversely affect any of the international sites within the Borough. Indeed, the provision of new open space may actually result in positive impacts on international sites as people may choose to visit these open spaces, rather than designated sites, which will reduce disturbance.
Summary	<p>The draft policy will ensure appropriate levels of private amenity space and local/ strategic open space are created, which will provide people with good access to their needs for informal recreation. Open space can act as a source of water storage during times of heavy rainfall, thus reducing the risk of flooding and is important for biodiversity. The draft policy also states that green links and schemes that promote walking and cycling will be encouraged, which will increase levels of sustainable transport infrastructure, reduce car dependence and enhance biodiversity.</p> <p>Under the no plan option lower levels of private amenity space and open space will be provided to the detriment of the aim of securing sustainable and inclusive communities. In particular, open space or financial contributions towards strategic open space will be unlikely for small scale developments under this option.</p> <p>Option 3 would be inflexible and as the appraisal of other policy options has shown, including standards in an SPD rather than a policy will lessen their status and make them less likely to be applied. Therefore the impact is largely uncertain and depends on the content of the SPD and how it is implemented.</p>				

	None of the options are likely to have an adverse affect on the integrity of any of the international sites within the Borough.
Recommendation	It is recommended that the draft policy is included in the DPD.

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

✓ - The options that best achieves the objective

DP15 – Transport Infrastructure and Accessibility

Option 1 is the draft policy, which states that all development must have minimal impact on the existing transport network for all users and provision should be made for sustainable transport infrastructure. The policy states that where development involves relocation of an activity its accessibility must be no worse than the current situation and development that provides transport infrastructure must be sited in sustainable locations.

Option 2 is the no plan option.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	The draft policy will ensure that the access needs of the population are met by requiring development to make provision for sustainable modes of transport. Furthermore, the policy requires proposals for the relocation of an existing activity to be no less accessible.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	++	O	
	- 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	The draft policy ensures that if an activity relocates its accessibility will not worsen, which will ensure that people are provided with good access to their needs.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	+	O	

Colchester Borough Council's Development Policies DPD Sustainability Appraisal: Revised Scoping Report

	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	++	O	The draft policy will support the objective of achieving more sustainable travel behaviour and reducing the need to travel by ensuring that development makes provision for pedestrians, cyclists, public transport users and includes measures that reduce private vehicle dependency. Importantly it will also ensure that businesses/ leisure uses/ education facilities etc do not relocate to less accessible locations.
	- Will the levels of sustainable travel increase?	++	O	
	- Will it improve sustainable transport infrastructure and linkages?	++	O	
	- Will it reduce dependence on car travel?	++	O	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	++	O	The draft policy will ensure that the access needs of the population are met by requiring development to make provision for sustainable modes of transport. Furthermore, the policy requires proposals for the relocation of an existing activity to be no less accessible.
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?	n/a	n/a	This policy is not applicable to 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 Borough.	- Will it enhance the landscape character of the borough?	n/a	n/a	Air quality will improve as a result of the draft policy through the reduction in the use of the car.
	- 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?	+	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	Pollution and greenhouse gas emissions from transport will reduce through implementation of the draft policy, which promotes sustainable travel and will reduce car dependence.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	
Habitats Regulations Assessment		Opt 1	Opt 2	General Evaluation (probability, duration, frequency, reversibility of effects)

Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)	No	No	The draft policy will not impact on an international site as it will not lead to the development of land. It ensure that development is located sustainably and so may in fact ensure that development is directed away from the international sites in the Borough, which are located away from centres of population.
Summary	<p>The draft policy supports the objective to promote sustainable travel behaviour and reduce the need to travel by ensuring that development makes provision for pedestrians, cyclists, public transport users and includes measures that reduce private vehicle dependency. Importantly it will also ensure that businesses/ leisure uses/ education facilities etc do not relocate to less accessible locations. This will improve accessibility for all groups of people and reduce pollution and greenhouse gas emissions from transport.</p> <p>The no plan option will have no impact on any of the Council's sustainability objectives.</p> <p>None of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.</p>		
Recommendation	It is recommended that the draft policy is included in the DPD.		

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

✓ - The options that best achieves the objective

DP16 – Parking Standards

Option 1 is the Council's draft policy, which states that developers will be referred to the Essex Planning Officers Association (EPOA) Vehicle Parking Standards, which set out a minimum of 1 space for one-bedroom dwellings and 2 spaces for two or more bedroom dwellings, in addition to 0.25 spaces for visitors.

Option 2 is the option of having no policy and relying on the EPOA standards.

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

	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	This policy is not applicable to this objective.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	0	0	Experience has shown that reducing the amount of car parking spaces does not decrease the amount of cars and so a policy on vehicle parking standards is unlikely to have an impact on levels of sustainable travel. However, the policy should require space to be made available as part of all development for the storage of bicycles, which will help to promote sustainable travel.
	- Will the levels of sustainable travel increase?	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?	n/a	n/a	This policy is not applicable to this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	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?	n/a	n/a	The draft policy specifies minimum levels of parking, which will reduce on-street parking and thus improve the quality of the public realm. On-street parking looks cluttered and its absence will improve the attractiveness of an area.
	- Will it enhance the character and attractiveness of the Borough's settlements?	+	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	Experience has shown that reducing the amount of car parking spaces does not decrease the amount of cars and so a policy on vehicle parking standards is unlikely to have an impact on levels of sustainable travel and subsequently a reduction in air pollution from transport.
	- 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?	O	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	O	O	Experience has shown that reducing the amount of car parking spaces does not decrease the amount of cars and so a policy on vehicle parking standards is unlikely to have an impact on levels of sustainable travel and subsequently a reduction in air pollution and greenhouse gas emissions from transport.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	n/a	n/a	
	- Will it reduce, reuse and recycling resources and minimise waste?	n/a	n/a	
Habitats Regulations Assessment		Opt 1	Opt 2	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	The draft policy will not lead to the development of land and so will not affect an international site.
Summary	Experience has shown that reducing the amount of car parking spaces does not decrease the amount of cars and so a policy on vehicle parking standards is unlikely to have an impact on levels of sustainable travel and subsequently a reduction in pollution and greenhouse gas emissions from transport. However, the policy should require space to be made available as part of all development for the storage of bicycles, which will help to promote sustainable travel. The draft policy will improve the quality of the public realm by reducing the amount of on-street parking by specifying minimum standards. If option 2 is taken forward, without a policy specifying minimum standards the EPOA standards may not be implemented and so the minimum standards may not be achieved, which will have implications for the public realm and quality of the local environment.			
Recommendation	It is recommended that the draft policy is included in the DPD and reference is made to standards for bicycle parking/storage.			

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

✓ - The options that best achieves the objective

DP17 – Flood Risk

Option 1 is the Council's draft policy, which states that development will only be supported where it can be demonstrated that it meets the recommendations in Colchester's Strategic Flood Risk Assessment, is accompanied by a Local Drainage Plan where necessary and includes satisfactory flood defence or flood mitigation measures.

Option 2 is the no plan option.

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

2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	Under the no plan option the risk of flooding will be reduced as policy ENV1 of the Core Strategy refers to directing development away from flood risk areas. However, the draft policy provides more detail on flood risk than policy ENV1 and will ensure that the sequential test is applied, the recommendations of the Strategic Flood Risk Assessment are met and flood defence and flood mitigation measures are implemented. Importantly the draft policy requires a Local Drainage Plan to be submitted where flood risk is known to be a problem, which will protect those areas at risk of flooding which are not designated as medium or high flood risk.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	++	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	This policy is not applicable to this objective.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	This policy is not applicable to this objective.
	- 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 policy is not applicable to this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	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 District.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	This policy is not applicable to 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	The draft policy will improve environmental quality by reducing the risk of flooding. Policy ENV1 of the Core Strategy, which will be considered under the no plan option will ensure that environmental quality is improved under the no plan option, although this will be to a lesser extent than under the draft policy.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	
	- Will it protect and improve biodiversity?	n/a	n/a	
	- Will it improve environmental quality in terms of water air and soil quality?	++	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	This policy is not applicable to 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	
Habitats Regulations Assessment		Opt 1	Opt 2	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	A policy seeking to reduce flood risk does not involve the development of land and will not adversely affect an International site.
Summary	Under the no plan option the risk of flooding will be reduced as policy ENV1 of the Core Strategy refers to directing development away from flood risk areas. However, the draft policy provides more detail on flood risk than this policy and will ensure that the sequential test is applied, the recommendations of the Strategic Flood Risk Assessment are met and flood defence and flood mitigation measures are implemented. Importantly the draft policy requires a Local Drainage Plan to be submitted where flood risk is known to be a problem, which will protect those areas at risk of flooding which are not designated as medium or high flood risk. None of the options are likely to have a significant affect on the integrity of any of the international sites within the district.			
Recommendation	It is recommended that the draft policy is included in the DPD. However, it is recommended that the supporting text refers to the agreement with the Environment Agency to apply the sequential test at the growth area level rather than the regeneration level as currently drafted.			

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

✓ - The options that best achieves the objective

DP18 – Criteria for Assessing Nature Conservation and Protected Lanes

Option 1 is the Council's draft policy, which states that development proposals that would be significantly detrimental to nature conservation interests of nationally designated sites will not be permitted in any circumstances. It also states that development will be supported where it is supported by ecological surveys, enhances biodiversity and maximises the opportunities for the restoration, enhancement and connection of natural habitats in accordance with the Essex Biodiversity Action Plan.

Option 2 is the no plan scenario.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1:	Opt 2:	

		Draft policy	No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	This policy is not applicable to this objective.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	This policy is not applicable to this objective.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	This policy is not applicable to this objective.
	- 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 policy is not applicable to this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	+	Both options will result in the protection and enhancement of nature conservation sites, which will increase the amount and attractiveness of public spaces (under the no plan scenario policy ENV1 of the Core Strategy will be looked at in the first instance).
	- Will actual crime be reduced?	n/a	n/a	

	- Will the fear of crime and actual crime be reduced?	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	n/a	n/a	Both options promote the enhancement of nature conservation interests, which will enhance the attractiveness of the Borough's settlements. There will be a more positive impact under the draft policy as it is more detailed than policy ENV1 of the Core Strategy and refers to the enhancement of priority species and habitats identified in the Essex Biodiversity Action Plan.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	+	Both options will enhance landscape character by protecting and enhancing nature conservation sites and will ensure the protection of designated areas of the countryside and coastal environment. Biodiversity will be protected and to a greater extent under the draft policy as the Essex Biodiversity Action Plan is referred to, which will ensure that the most important species and habitats are protected and enhanced. As part of the protection and enhancement of natural environments environmental quality will be improved. Although the draft policy does not refer to international sites (Special Protection Areas, Special Areas of Conservation and Ramsar Sites) policy ENV1 of the Core Strategy draws special attention to these sites and refers to their statutory protection and the work the Council has completed as part of the appropriate assessment. It is therefore considered that international sites will be protected, without reference in the draft policy, although it is nevertheless recommended that to be absolutely certain that account is taken of the need to protect such sites they are referred to in this policy. Finally, there appears to be a contradiction in the draft policy, the first paragraph states that development proposals that would be significantly detrimental to the nature conservation interests of nationally designated sites will not be permitted under any circumstances and the final paragraph states that development proposals that would harm nationally designates sites will only be permitted if certain criteria are met. It is considered that the criteria listed are inline with statutory requirements; however the policy should be amended to avoid this contradiction.
	- Will it enhance designated areas of the countryside and coastal environment?	++	++	
	- Will it protect and improve biodiversity?	++	+	
	- Will it improve environmental quality in terms of water air and soil quality?	+	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	This policy is not applicable to 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	
Habitats Regulations Assessment		Opt 1	Opt 2	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	Neither of these options will adversely affect an international site. Although in order to be absolutely certain that consideration is given to these sites they could be referred to in the policy.
Summary	Both options will enhance landscape character by protecting and enhancing nature conservation sites and will ensure the protection of designated areas of the countryside and coastal environment. Biodiversity will be protected and to a greater extent under the draft policy as the Essex Biodiversity Action Plan is referred to, which will ensure that the most important species and habitats are protected and enhanced. As part of the protection and enhancement of natural environments environmental quality will be improved. Although the draft policy does not refer to international sites (Special Protection Areas, Special Areas of Conservation and Ramsar Sites) policy ENV1 of the Core Strategy draws special attention to these sites and refers to their statutory protection and the work the Council has completed as			

	part of the appropriate assessment. It is therefore considered that international sites will be protected, without reference in the draft policy, although it is nevertheless recommended that to be absolutely certain that account is taken of the need to protect such sites they are referred to in the policy or supporting text. There appears to be a contradiction in the draft policy, the first paragraph states that development proposals that would be significantly detrimental to the nature conservation interests of nationally designated sites will not be permitted under any circumstances and the final paragraph states that development proposals that would harm nationally designated sites will only be permitted if certain criteria are met. It is considered that the criteria listed are inline with statutory requirements; however the policy should be amended to avoid this contradiction. Finally, the draft policy will ensure the protection of designated sites and promote biodiversity enhancement; although under the no plan scenario sites will be protected and enhanced, this will be more likely under the draft policy, which provides an increased level of detail.
Recommendation	It is recommended that the draft policy is included in the DPD with a few minor amendments. International sites should be referred to in order to be absolutely certain that these important sites are considered; this could be referenced in the supporting text rather than in the policy. The wording of the policy should be amended to remove the contradiction outlined in the summary. Finally, criterion (i) of the final paragraph refers to the consideration of alternative sites; it should be made clear that if this applies developers will be expected to provide evidence of alternative sites.

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

✓ - The options that best achieves the objective

DP19 – Maintaining Settlement Separation

Option 1 is the Council's draft policy, which states that development will only be supported if it does not lead to the actual or perceived coalescence of settlements. Proposals within green breaks will only be supported where they protect the openness of the landscape, provide opportunities for informal recreation or contribute to the green infrastructure network.

Option 2 is the no plan scenario.

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

3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	This policy is not applicable to this objective.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	
	- 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 policy is not applicable to this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	+	O	Under the draft policy attractive public spaces for informal recreation may be created on land in-between settlements.
	- 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 draft policy will protect the open landscape from inappropriate development and seeks to maintain settlement separation, which will enhance the character and attractiveness of the Borough's settlements. Under the no plan option there will be a presumption against development in the countryside, which should ensure that development does not take place within green breaks, however this is more likely to be achieved under the draft policy.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	+	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	++	+	The draft policy will protect the open landscape from inappropriate development and seeks to maintain settlement separation, which will enhance the character and attractiveness of the Borough's settlements. This will also enhance designated areas of the countryside and the coastal environment, which are important landscape areas. Landscape protection will also protect biodiversity and soil quality. Under the no plan option there will be a presumption against development in the countryside, which should ensure that development does not take place within green breaks, however this is more likely to be achieved under the draft policy.
	- Will it enhance designated areas of the countryside and coastal environment?	++	++	
	- Will it protect and improve biodiversity?	+	+	
	- Will it improve environmental quality in terms of water air and soil quality?	++	++	

9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	This policy is not applicable to 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	
Habitats Regulations Assessment		Opt 1	Opt 2	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	All options will protect and enhance green breaks between settlements, which will not affect an international site. Landscape enhancement could potentially result in a positive effect on International sites as if people visit other areas there will be less disturbance of international sites.
Summary	The draft policy will protect the open landscape from inappropriate development and seeks to maintain settlement separation, which will enhance the character and attractiveness of the Borough's settlements. This will also enhance designated areas of the countryside and the coastal environment, which are important landscape areas. Landscape protection will also protect biodiversity and soil quality. Under the no plan option there will be a presumption against development in the countryside, which should ensure that development does not take place within green breaks, however this is more likely to be achieved under the draft policy. None of the options are likely to have a significant effect on the integrity of any of the international sites within the Borough.			
Recommendation	It is recommended that the draft policy is included in the DPD.			

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

✓ - The options that best achieves the objective

DP20 – Dedham Vale Area of Outstanding Natural Beauty

Option 1 is the Council's draft policy, which states that development will only be supported within and adjacent to Dedham Vale Area of Outstanding Natural Beauty (AONB) where it makes a positive contribution to the landscape character, does not adversely affect the character of the AONB, supports the objectives of the Management Plan and creates opportunities for informal recreation and tourism.

Option 2 is the no plan scenario.

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

2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	This policy is not applicable to this objective.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	The draft policy will help to sustain the rural economy through its recognition of the recreation and tourism value of the Dedham Vale AONB.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	+	O	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	This policy is not applicable to this objective.
	- 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 policy is not applicable to this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	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?	++	+	Dedham Vale AONB is statutorily protected and so under the no plan option it will be protected, although under the draft policy greater protection will be afforded to the AONB, which considers the specific needs of the area.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	+	

8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	++	+	Dedham Vale AONB is statutorily protected and so under the no plan option it will be protected, although under the draft policy greater protection will be afforded to the AONB, which considers the specific needs of the area. Through the protection of the landscape biodiversity will also be protected. The draft policy requires existing development to mitigate adverse impacts as part of new development proposals, which will further enhance the landscape and environmental quality.
	- Will it enhance designated areas of the countryside and coastal environment?	++	+	
	- Will it protect and improve biodiversity?	+	+	
	- Will it improve environmental quality in terms of water air and soil quality?	++	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	This policy is not applicable to 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	
Habitats Regulations Assessment		Opt 1	Opt 2	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	This policy protects the Dedham Vale AONB and so will not affect an international site.
Summary	Dedham Vale AONB is statutorily protected and so under the no plan option it will be protected, although under the draft policy greater protection will be afforded to the AONB, which considers the specific needs of the area. Through the protection of the landscape biodiversity will also be protected. The draft policy requires existing development to mitigate adverse impacts as part of new development proposals, which will further enhance the landscape and environmental quality. The draft policy will also help to sustain the rural economy through the recognition of the opportunities for recreation and tourism.			
	None of the options are likely to have a significant effect on the integrity of any of the International sites within the Borough.			
Recommendation	It is recommended that the draft policy is included in the DPD.			

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

✓ - The options that best achieves the objective

DP21 – Coastal Areas

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

Option 2 is the no plan scenario.

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

Objectives	Assessment Criteria	Options	General Evaluation
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		Opt 1: Draft policy	Opt 2: No plan	Opt 3: More specific policy	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	n/a	The draft policy will ensure that development is not permitted that will affect maritime users, which will help to sustain the rural economy. Under the no plan option there will be no impact on the rural economy and under a more restrictive policy there is likely to be a negative impact as no development will be allowed, which could include no appropriate development that would help to sustain the rural economy.
	- 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?	+	O	-	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- Will the levels of sustainable travel increase?	n/a	n/a	n/a	
	- Will it improve sustainable transport infrastructure and linkages?	n/a	n/a	n/a	
	- Will it reduce dependence on car travel?	n/a	n/a	n/a	
5. To improve the education, skills and health of the Borough's population	- Will it provide equitable access to education, health, recreation and community facilities?	n/a	n/a	n/a	This policy is not applicable to this objective.
6. To create safe and attractive public spaces	- Will attractive and safe public spaces be created?	n/a	n/a	n/a	This policy is not applicable to this objective.

and reduce crime.	- Will actual crime be reduced?	n/a	n/a	n/a	
	- Will the fear of crime and actual crime be reduced?	n/a	n/a	n/a	
7. To conserve and enhance the townscape character, historic and cultural assets of the Borough.	- Will it enhance the historic and cultural assets of the Borough?	++	0	-	The draft policy will protect the cultural heritage of coastal areas and the character and attractiveness of the Borough's settlements. Under the no plan option the character and attractiveness of the Borough's settlements will be protected, although the cultural heritage of the coast may not be protected (e.g. distinctive coastal buildings that are not listed). Under a more restrictive policy there may be a negative impact on the cultural heritage of the Borough as development could potentially improve the cultural heritage, i.e. enabling development, and a more restrictive policy would restrict all new development at the coast.
	- Will it enhance the character and attractiveness of the Borough's settlements?	++	+	++	
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	++	+	++	The landscape character of the Borough will be protected under all options, although under the no plan scenario there will be a less positive impact as the unique landscape character of the coast may not be fully protected. Under all options designated areas of the coast will be protected. Protecting the undeveloped coast from development will protect biodiversity and improve environmental quality.
	- Will it enhance designated areas of the countryside and coastal environment?	++	++	++	
	- Will it protect and improve biodiversity?	+	+	+	
	- Will it improve environmental quality in terms of water air and soil quality?	+	+	+	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	n/a	This policy is not applicable to this objective.
	- 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	
Habitats Regulations Assessment		Opt 1	Opt 2	Opt 3	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	No	None of these options will adversely affect an international site and options 1 and 3, by prohibiting development along the coast, will help to protect the international sites in the Borough.
Summary	The landscape character of the Borough will be protected under all options, although under the no plan scenario there will be a less positive impact as the unique landscape character of the coast may not be fully protected. Under all options designated areas of the coast will be protected. Protecting the undeveloped coast from development will protect biodiversity and improve environmental quality. The draft policy will protect the cultural heritage of coastal areas and the character and attractiveness of the Borough's settlements. Under the no plan option the character and attractiveness of the Borough's settlements will be protected, although the cultural heritage of the coast may not be affected (e.g. distinctive coastal buildings that are not listed). Under a more restrictive policy there may be a negative impact on the cultural heritage of the Borough as development could potentially improve the cultural heritage, i.e. enabling development, and a more restrictive policy would restrict all new development at the coast. The draft policy will ensure that development is not permitted that will affect maritime users, which will help to sustain the rural economy. Under the no plan option there will be no impact on the rural economy and under a more restrictive policy there is likely to be a negative impact as no				

	development will be allowed.
	None of the options are likely to have a significant affect on the integrity of any of the international sites within the Borough.
Recommendation	It is recommended that the draft policy is included in the DPD.

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

✓ - The options that best achieves the objective

DP22 – Equestrian Activities

Option 1 is the Council's draft policy, which states that planning permission will only be supported for equestrian related development if it cannot be located in existing buildings, is satisfactory in scale, will not result in an intensification of buildings in the countryside, is related to an existing dwelling and will not lead to the pressure for a new dwelling in the countryside.

Option 2 is the no plan option.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	This policy is not applicable to this objective.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	The draft policy gives support to equestrian activities in certain circumstances, which will help to sustain the rural economy. Under the no plan option support may not be given for equestrian facilities that involve built development in the countryside.
	- Will it support the vitality and viability of town centres?	n/a	n/a	

of town centres	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	+	-	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	This policy is not applicable to this objective.
	- 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 policy is not applicable to this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	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?	n/a	n/a	The draft policy will ensure that planning permission is not granted for equestrian activities if it would result in intensification of buildings in the countryside, particularly in an urban fringe location, which will protect the unique character and pattern of the Borough's settlements.
	- 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	The draft policy will ensure that proposals for equestrian activities do not affect the landscape and character of the countryside by requiring development to be in scale and in keeping with the location and surroundings.
	- Will it enhance designated areas of the countryside and coastal environment?	+	0	
	- 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	This policy is not applicable to 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	
Habitats Regulations Assessment		Opt 1	Opt 2	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site?		Possibly	No	The draft policy will lead to the development of land and so could possibly affect the integrity of an international site. However, policy ENV1 of the Core Strategy reflects the statutory requirement to ensure that development proposals will not be supported if they adversely affect the integrity of an international site and so this policy will not affect an international site.
Summary	<p>The draft policy will ensure that planning permission is not granted for equestrian activities if it would result in intensification of buildings in the countryside, particularly in an urban fringe location, which will protect the unique character and pattern of the Borough's settlements. The draft policy will also ensure that permission is not granted for development that would adversely affect landscape quality and countryside character. By giving support to equestrian activities in certain circumstances the draft policy also helps to sustain the rural economy.</p> <p>Under the no plan option support may not be given for equestrian facilities that involve built development in the countryside, which will fail to sustain the rural economy. Furthermore consideration may not be given to the scale of a facility, which is important in determining the affect on the character and highway network.</p> <p>None of the options are likely to have a significant affect on the integrity of any of the International sites within the Borough.</p>			
Recommendation	It is recommended that the draft policy is included in the DPD.			

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

✓ - The options that best achieves the objective

DP23 – Water Conservation

Option 1 is the Council's draft policy, which states that development proposals will not be permitted unless measures to conserve and use water sustainably are met.

Option 2 is the no plan scenario.

Objectives	Assessment Criteria	Options		General Evaluation
		Opt 1: Draft policy	Opt 2: No plan	
1. To ensure that everyone has the opportunity to live in a decent and affordable home.	- Will the delivery of affordable housing increase?	n/a	n/a	This policy is not applicable to this objective.
	- Will it deliver the number of houses needed to support the growing population?	n/a	n/a	
	- Will it deliver a range of housing to meet the diverse needs of the Borough?	n/a	n/a	
	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes	- Will it promote regeneration?	n/a	n/a	The draft policy will ensure that the risk of flooding is reduced by incorporating sustainable urban drainage measures into development. Under the no plan option the risk of flooding will be reduced through policies which direct development to areas at low risk of flooding,
	- 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	however the no plan option will fail to address surface water flooding.
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	++	+	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	This policy is not applicable to this objective.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	This policy is not applicable to this objective.
	- 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 policy is not applicable to this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	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?	n/a	n/a	This policy is not applicable to 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	- Will it enhance the landscape character of the borough?	n/a	n/a	The draft policy will ensure that sustainable urban drainage systems are incorporated into new development, which will improve environmental quality and provide opportunities for creating or improving wildlife habitats.
	- Will it enhance designated areas of the countryside and coastal environment?	n/a	n/a	

biodiversity of the Borough.	- Will it protect and improve biodiversity?	+	O	
	- Will it improve environmental quality in terms of water air and soil quality?	++	O	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	n/a	n/a	This policy is not applicable to 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	
Habitats Regulations Assessment		Opt 1	Opt 2	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		No	No	Neither of these options will lead to the development of land and so will not affect an international site.
Summary	The draft policy will ensure that sustainable urban drainage systems are incorporated into new development, which will reduce the risk of flooding, improve environmental quality and provide opportunities for creating or improving wildlife habitats. Under the no plan option the risk of flooding will be reduced through policies which direct development to areas at low risk of flooding, however the no plan option will fail to address surface water flooding. Neither of the options are likely to have a significant affect on the integrity of any of the international sites within the Borough.			
Recommendation	It is recommended that the draft policy is included in the DPD.			

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

✓ - The options that best achieves the objective

DP24 – Conserving Energy and Promoting Renewable Energy Sources

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

Option 2 is the no plan scenario.

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

	- Will it provide good quality and sustainable housing?	n/a	n/a	
2. To ensure that development is located sustainably and makes efficient use of land	- Will it promote regeneration?	n/a	n/a	This policy is not applicable to this objective.
	- Will it reduce the need for development on greenfield land?	n/a	n/a	
	- Will it provide people with good access to their needs?	n/a	n/a	
	- Will the densities make efficient use of land?	n/a	n/a	
	- Will it reduce the risk of flooding?	n/a	n/a	
3. To achieve a prosperous and sustainable economy and improve the vitality of town centres	- Will it improve the delivery of employment to support the growing population?	n/a	n/a	This policy is not applicable to this objective.
	- Will it support the vitality and viability of town centres?	n/a	n/a	
	- Will it provide peoples needs at accessible locations?	n/a	n/a	
	- Will it help sustain the rural economy?	n/a	n/a	
4. To achieve more sustainable travel behaviour and reduce the need to travel.	- Will it reduce the need to travel?	n/a	n/a	This policy is not applicable to this objective.
	- 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 policy is not applicable to this objective.
6. To create safe and attractive public spaces and reduce crime.	- Will attractive and safe public spaces be created?	n/a	n/a	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	- Will it enhance the historic and cultural assets of the Borough?	+	O	Whilst renewable energy schemes are unlikely to enhance the historic environment and character of the Borough's settlements the draft policy will ensure that historic assets are

character, historic and cultural assets of the Borough.	- Will it enhance the character and attractiveness of the Borough's settlements?	+	○	protected and proposals for renewable energy schemes that would affect either of these will not be supported.
8. To conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.	- Will it enhance the landscape character of the borough?	+	○	The draft policy will ensure that the landscape character of the Borough is protected as renewable energy schemes will not be supported if they have an adverse impact on the landscape, which includes the undeveloped coast and areas of open countryside. The draft policy will also ensure that renewable energy schemes protect biodiversity.
	- Will it enhance designated areas of the countryside and coastal environment?	+	○	
	- Will it protect and improve biodiversity?	+	○	
	- Will it improve environmental quality in terms of water air and soil quality?	○	○	
9. To make efficient use of energy and resources, and reduce waste and our contribution to climate change.	- Will it reduce pollution and greenhouse gas emissions?	++	+	The draft policy sets out criteria to be used to determine planning applications for renewable energy schemes, which will result in an increase in renewable energy production, which will reduce greenhouse gas emissions. Although renewable energy schemes are likely under the no plan option without a policy in place setting out the criteria to use to determine planning applications there may be come uncertainty, which could hinder development.
	- Will it increase the use of renewable energy and reduce the use of fossil fuels?	++	+	
	- Will it reduce, reuse and recycling resources and minimise waste?	○	○	
Habitats Regulations Assessment		Opt 1	Opt 2	General Evaluation (probability, duration, frequency, reversibility of effects)
Is there likely to be a significant effect on an International Site? (Yes/ No/ Possibly)		Possibly	No	The draft policy encourages renewable energy technologies; such schemes could potentially affect an international site depending on the location. However, policy ENV1 of the Core Strategy reflects the statutory requirement to ensure that development is not permitted if it would adversely affect an international site and it is considered that this will ensure that this policy will not affect a site.
Summary	<p>The draft policy sets out criteria to be used to determine planning applications for renewable energy schemes, which will result in an increase in renewable energy production, which will reduce greenhouse gas emissions. The policy will ensure that renewable energy schemes do not adversely affect the historic environment, character of the Borough's settlements, biodiversity and landscape, which will result in positive sustainability effects.</p> <p>Although renewable energy production is likely under the no plan option (policy ER1 of the Core Strategy requires 15% of energy from new development to come from renewable or low carbon sources) without a policy in place setting out the criteria to use to determine planning applications there may be some uncertainty, which could hinder development of renewable energy technologies. Furthermore, in the absence of a criteria based policy some issues, such as protection of the historic environment, may be overlooked.</p> <p>Neither of the options will adversely affect an international site.</p>			
Recommendation	It is recommended that the draft policy is included in the DPD.			

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

✓ - The options that best achieves the objective

Appendix B. Colchester's Economic, Social and Environmental Baseline Data

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

% of population over the age of 65 in 2021	16.1					2006-based Subnational Population Projections, ONS. © Crown Copyright, 2008.
% of Colchester that is 'White'	92.86%, 158,600 people	94.15	92.25	88.68	This is a decrease from 96.18% on Census Day 2001.	Mid-2006 Experimental Population Estimates by Ethnic Group, ONS, 2008.
% of population in an ethnic minority group (excluding 'other white')	7.09%, 12,100 people	5.85%			This is an increase from 3.82% on Census Day 2001. The Colchester proportion is probably higher than the Essex proportion due to the University of Essex residents being counted.	Mid-2006 Experimental Population Estimates by Ethnic Group, ONS, 2008.
Inflow migration	8,900					Internal Migration Estimates, mid-2006 to mid-2007, ONS, 2008.
Outflow migration	7,800					Internal Migration Estimates, mid-2006 to mid-2007, ONS, 2008.
Housing						
Number of dwellings	72,634					Colchester Hip Return, April 2008.
Number and % of privately owned households	58,465 dwellings = 80.5%					Colchester Hip Return, April 2008.
Number and % of Registered Social Landlord	3,260 dwellings = 4.5%					Colchester Hip Return, April 2008.
Average household size	2.37	2.38	2.37	2.36	Colchester's average household size is the same as that of the East of England. Expected that this may have decreased in recent years.	Census 2001, ONS

Housing Stock Conditions						Retrieve from AMR.
Number of vacant dwellings	2,227 = 3.1%					Colchester Hip Return, April 2008.
Mean house prices	£198,728	£230,588		£218,910		The Strategic Housing Market Assessment (SHMA), 2007.
Average number of rooms	5.5					Census 2001, ONS
% of households with an occupancy rating of -1 or less	5.57	4.91			'Occupancy rating' measures overcrowding. A value of -1 implies that there is one room too few and that there is overcrowding in the household.	Census 2001, ONS
Net additional dwellings for the five year period	7,128					Retrieve from AMR 2008.
Net additional dwellings for the current year	1,243					Retrieve from AMR 2008.
Projected net additional dwellings	15,786					Retrieve from AMR 2008.
Annual net additional dwellings requirement	825					Retrieve from AMR 2008.
Annual average number of net additional dwellings needed to meet overall housing requirement	830					Retrieve from AMR 2008.
Annual completion of flats.	921				An significant increase from 735 the previous year.	Retrieve from AMR 2008.
Annual completion of houses.	555				Not much increase from 515 the previous year.	Retrieve from AMR 2008.
% of new and converted dwellings on PDL	1,027 = 81.0%					Retrieve from AMR 2008.
Affordable housing completions	265 completions				Currently unable to measure the 25% target of affordable houses in developments over 1ha or	HIP Return (National), 2007-2008.

					25 units.	
% of new dwellings completed at less than 30 dwellings per hectare	none					Retrieve from AMR 2008.
% of new dwellings completed at between 30 and 50 dwellings per hectare	23.34%					Retrieve from AMR 2008.
% of new dwellings completed at above 50 dwellings per hectare	76.60%					Retrieve from AMR 2008.
% of households with one or more car or van	78.9	80.7				Census 2001, ONS
Average gross household income (£)	24,065		27,000	22,500		Housing Needs Survey, Colchester Borough Council, 2002.
Number of registered homeless people	283					CBC Policy Performance Team, 2007-08
Number of people on the housing register	5,085					CBC Policy Performance Team, 2007-08
Number of people in Temporary Accommodation	223				This figure is a snapshot at the end of each quarter and is not cumulative for the financial year. However, it is a decrease from the previous year's snapshot of 279 people.	CBC Policy Performance Team, 2007-08
% of new residential development within 30 minutes public transport time of a GP, hospital and major health centre	GP = 99.7% (1,239 homes) Hospital = 99.5% (1,237 homes)					Retrieve from AMR 2008.

% of new residential development within 30 minutes public transport time of a employment and major retail centre	Employment area = 99.8% (1,240 homes) Retail Centre = 99.5% (1,237 homes)					Retrieve from AMR 2008.
% of new residential development within 30 minutes public transport time of a primary and secondary school.	Primary school = 99.5% (1,237 homes) Secondary school = 99.0% (1,230 homes)					Retrieve from AMR 2008.
Total No. of Gypsy & Traveller Caravans	23	1039	4,443	17,898	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of social rented caravans on authorised sites (with planning permission)	0	183	1,333	6,696	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of private caravans on authorised sites (with planning permission)	15	498	2,126	7,351	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on authorised, gypsies own land (tolerated)	1	51	237	1,054	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008

Number of caravans on authorised, gypsies own land (not tolerated)	7	296	491	1,233	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on unauthorised sites and not owned by gypsies (tolerated)	0	2	141	731	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Number of caravans on unauthorised sites and not owned by gypsies (not tolerated)	0	9	115	833	Data is a snap shot at January 2008. Produced annually by Colchester Borough Council	Colchester Borough Council's Annual Monitoring Report, 2008
Education						
% of working age population qualified to NVQ level 1 and above	78.2%	76.8%	78.2%		Fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1, intermediate 1 national qualification (Scotland) or equivalent	Annual Population Survey, via Nomis Labour Market Profile, Jan-Dec 2007
% of working age population qualified to NVQ level 4 and above	29.9%	23.4%	26.0%		HND, Degree and Higher Degree level qualifications or equivalent	Annual Population Survey, via Nomis Labour Market Profile, Jan-Dec 2007
% of the population with no qualifications	9.5%	14.4%	12.5%		Colchester is below both the Essex and Eastern %s.	Annual Population Survey, via Nomis Labour Market Profile, Jan-Dec 2007
Employment						
Number of population economically active	92,000					Annual Population Survey, 2008
No. and % of people in employment	87,000 = 94.6%				% is of those economically active (92,000 people).	Annual Population Survey, 2008
Number of people of working age classed as employees	76,600				An increase over the previous year's estimate of 5,200 people, equivalent growth of 7.3%.	Annual Population Survey, 2008

Number of people of working age classed as self-employed	9,500					Annual Population Survey, 2008
% of population who are economically active but unemployed	3,800 = 4.2%				% is of the economically active population (model-based unemployment).	Annual Population Survey, 2008
No. of people claiming Job Seekers Allowance (JSA)	1,773				Equates to 1.6% of the resident working age population (110,600). Males =1,228, Females = 545.	Annual Population Survey, 2008
No. of young people aged 18-24 claiming JSA	570				Equates to 32.1% of those claiming JSA.	Annual Population Survey, 2008
Number of population economically inactive	21,200				% is of the working age population (110,600 people).	Annual Population Survey, 2008
% of economically inactive people classified as 'wanting a job'	25% (5,300 people)				A reduction from 24,200 in the previous year.	Annual Population Survey, 2008
% of economically inactive people classified as 'not wanting a job'	75% (15,900 people)				% is of those economically inactive (21,200 people)	Annual Population Survey, 2008
Gross weekly pay for full time workers in Colchester (2007)	£479.00	£503.20	£479.10		Colchester's gross weekly pay is in line with the Eastern figure but below that of Essex for the same period.	Earnings by residence 2007, ONS Annual Survey of hours and earnings
Job Density	87,000 jobs = 0.80 density	0.75	0.82		The density figures represent the ratio of total jobs to working-age population. Colchester's job density is higher than the Essex average and closer to the eastern average.	Job Density 2005, Nomis Official Labour Market Statistics, 2008

Amount of floorspace developed for employment by type which is on PDL	B1 - B8 Total = 25,710sqm				95% of all new employment floorspace was achieved on brownfield sites.	Colchester Borough Council's Annual Monitoring Report, 2008
Number of jobs in the tourism sector	4,496 jobs				This has risen by 67% since 1993.	Colchester Borough Council's Annual Monitoring Report, 2008
Visitor trips	54,000 staying trips taken by overseas visitors. 218,000 staying trips taken by domestic staying visitors. 4m day trippers.					Colchester Borough Council's Annual Monitoring Report, 2009
Number of VAT registered businesses in 2006	5,325					VAT Registered Buildings 2006, Nomis Official Labour Market Statistics, 2008
Deprivation						
% of people in Colchester living in seriously deprived small areas.	5% (7,790 people)				% is from 2001 Census population estimate for Colchester of 155,796 people).	Index of Multiple Deprivation Data, 2007.
Levels of deprivation in Essex	Colchester had 2nd highest local concentration score of all 12 Essex districts				This suggests that where deprivation exists in Colchester, it is concentrated in small areas.	Index of Multiple Deprivation Data, 2007.
Number of areas in Colchester in the top 20% most deprived in England	3 small areas - St Andrew's, St Anne's and				The most deprived small area in Colchester was located in St Anne's Estate within St Anne's ward.	Index of Multiple Deprivation Data, 2007.

	Harbour					
Number of areas in Colchester in the top 40% most deprived in England	21 areas					Index of Multiple Deprivation Data, 2007.
% of areas within the top 20% most affected bby Barriers to Housing and Services.	28%	19%				Index of Multiple Deprivation Data, 2007.
% of small areas that are seriously deprived in terms of living environment	2%					Index of Multiple Deprivation Data, 2007.
% of small areas that are seriously deprived in terms of education, skills and training	15%					Index of Multiple Deprivation Data, 2007.
Health						
Number of doctors surgeries	32					National Health Service Online
Number of Clinics	6					National Health Service Online
Number of dentists	26					National Health Service Online
Number of Opticians	15					National Health Service Online
Number of Pharmacies	21					National Health Service Online
Number of Hospitals	2					National Health Service Online
No. of live births	1,932	15,370				Key Population and Vital Statistics, ONS, 2006.
Total Fertility Rate	1.51	1.84				Key Population and Vital Statistics, ONS, 2006.
Live Birth Rate	11.3	11.3	11.9	12.5		Key Population and Vital Statistics, ONS, 2006.
No. of deaths	1,413	12,831	51,846			Key Population and Vital Statistics, ONS, 2006.
Standardised Mortality Ratio (SMR)	94	93	93			Key Population and Vital Statistics, ONS, 2006.

Infant Mortality Rate	3.6 deaths per 1,000 live births under 1 year old	4.0	4.1			Key Population and Vital Statistics, ONS, 2006.
% of households containing one or more people suffering with a limiting long-term illness	30.6					Census 2001, ONS
% of people of working age suffering from a limiting long-term illness	11.8					Census 2001, ONS
Number of conceptions per 1,000 females under the age of 18 years	43.3	34.9			Above the Essex average.	Key Population and Vital Statistics, ONS, 2000.
Crime						
Number of incidents in Colchester between 2007 and 2008	12,084					Essex Police Data, 2007-2008
Rate of burglaries per 1,000 households	6.7				A decrease from the previous year.	Essex Police Data, 2007-2008
Criminal damage per 1,000 people	16.3					Essex Police Data, 2007-2008
Theft per 1,000 people	13.9					Essex Police Data, 2007-2008
Robberies per 1,000 people	0.5				Decrease from 0.6 the previous year.	Essex Police Data, 2007-2008
% of residents who think people being attacked because of their skin colour, ethnic origin or religion was a very big or fairly big problem in Colchester	13.2					ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who feel 'very safe' outside after dark	2.0					ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.

% of residents who think that vandalism, graffiti and other deliberate damage to property or vehicles is a very big or fairly big problem in their area	48.9	63.6			Lower than the Essex average.	ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who think that people using or dealing drugs is a very big or fairly big problem in their area	44.2	56.2			Lower than the Essex average.	ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
% of residents who think that people being rowdy or drunk in public places is a very big or fairly big problem in their area	41.7	48.2			Lower than the Essex average.	ODPM 2003-2004, located through the Audit Commission Area Profiles, 2006.
Floorspace						
All bulk classes (count)	3,842		132,500	1,318,246		Office for National Statistics, ONS, April 2005.
Retail premises (count)	1,369		46,543	516,864		Office for National Statistics, ONS, April 2005.
Offices (count)	941		29,827	310,707		Office for National Statistics, ONS, April 2005.
Commercial offices (count)	814		25,334	263,910		Office for National Statistics, ONS, April 2005.
Other offices (count)	127		4,493	46,797		Office for National Statistics, ONS, April 2005.
Factories (count)	742		27,594	246,470		Office for National Statistics, ONS, April 2005.
Warehouses (count)	614		21,947	189,631		Office for National Statistics, ONS, April 2005.
Other bulk premises sqm	176		6,589	54,574		Office for National Statistics, ONS, April 2005.
All bulk classes sqm (000s)	1,393		55,476	557,302		Office for National Statistics, ONS, April 2005.
Retail premises sqm (000s)	388		9,860	97,273		Office for National Statistics, ONS, April 2005.
Offices sqm (000s)	220		8,271	94,216		Office for National Statistics, ONS,

						April 2005.
Commercial offices sqm (000s)	189		6,741	78,238		Office for National Statistics, ONS, April 2005.
Other offices sqm (000s)	30		1,530	15,978		Office for National Statistics, ONS, April 2005.
Factories sqm (000s)	395		19,581	204,237		Office for National Statistics, ONS, April 2005.
Warehouses sqm (000s)	335		15,742	142,853		Office for National Statistics, ONS, April 2005.
Other bulk premises sqm (000s)	55		2,023	18,723		Office for National Statistics, ONS, April 2005.
Vacant Property Estimates	11		8	9	There have been fluctuations between 10% and 11%.	Office for National Statistics, ONS, April 2004 - March 2005.
Cultural Heritage & Material Assets						
Number of Grade 1 listed buildings	41					Essex County Council, 2005.
Number of Grade II* listed buildings	99					Essex County Council, 2005.
Number of Grade II listed buildings	1,410					Essex County Council, 2005.
Number of Grade B listed buildings (church only)	4					Essex County Council, 2005.
Number of Grade C listed buildings (church only)	2					Essex County Council, 2005.
Number of conservation areas	22					Colchester Borough Council, 2006.
Number of Scheduled Ancient Monuments	40					Colchester Borough Council, 2006.
Number of Countryside Conservations Areas (CCA)	8					Colchester Adopted Local Plan, 2004.
Number of parks on the National Register of Special Historic Interest	4					Colchester Borough Council, 2006.
Loss of listed buildings (by demolition)	0					Colchester Borough Council's Annual Monitoring Report, 2008

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

Condition of internationally and nationally important wildlife and geographical sites (SSSI, SPA, SAC & Ramsar)						
Number of sites of international or national importance for nature, or ANOB, SSSIs or SINC, to be lost to or damaged by development	0					Colchester Borough Council's Annual Monitoring Report, 2008
% of residential development on greenfield land	19%				An increase from 7.4% the previous year.	Colchester Borough Council's Annual Monitoring Report, 2008
Amount of development in designated areas	34 applications were approved in a SINC. 5 applications approved in a SSSI. 49 applications approved in an ANOB.				None of these applications resulted in damage or loss. More applications were submitted than approved due to environmental constraints on the site.	Colchester Borough Council's Annual Monitoring Report, 2008
Applications involving Tree Preservation Orders (TPOs) trees	141 applications for works to TPO trees. 130 were consented and 11 were refused.					Colchester Borough Council's Annual Monitoring Report, 2008
Flagship species	Beautiful Demoiselle Damselfly, Great Crested Newt, Sea Holly, Stag					Essex County Council, Sustainability Appraisal, 2006.

	Beetle, Lesser Calamint.					
Areas of unimproved acid grassland that remain in Essex	Tiptree Heath SSSI and Roman River SSSI.					Essex County Council, Sustainability Appraisal, 2006.
Designated international and national areas of nature conservation	The Blackwater Estuary and Cole Estuary - both contain areas of drained grassland within the marshes.					Essex County Council, Sustainability Appraisal, 2006.
Orchards	Found to the north of Colchester around West Bergholt, Great Horkesley and Langham					Essex County Council, Sustainability Appraisal, 2006.
Environment						
Number of planning applications approved contrary to advice given by the EA on flood risk/flood defense grounds	0					Colchester Borough Council's Annual Monitoring Report, 2008
Number of Air Quality Management Areas	2				These are Mersea Road and Brook Street.	Colchester Borough Council, 2006.

Proportion of journeys to work by public transport against the proportion of journeys to work by car	12.96% by public transport, 61.1% by car/van and 9.11% work from home.				Percentages are based on working-age population including full-time, part-time, self-employed workers and full-time students.	Census 2001, ONS.
Amount of household waste collected between 2007 and 2008	63,995.97 tonnes				Slight decrease from the previous year.	CBC Waste Policy Team - 2007-2008
% of household waste that was dry recycled	19.70%				Increase from 17.8% the previous year.	CBC Waste Policy Team - 2007-2008
% of household waste that has been green composted	12.00%					CBC Waste Policy Team - 2007-2008
Provision of recycling facilities in new development					Data not available - CBC is in the process of setting up a working group that will look at developing guidance for the designing in of recycling into developments before a planning application is submitted. In the future, developers will have to accommodate recycling facilities in new developments.	CBC Waste Policy Team - 2005/2006
% of stretches of watercourse that are compliant with River Quality Objectives (RQO's)					Data not available - 62.28% of Colchester's river length was assessed as good biological quality and 35.23% was assessed as good chemical quality.	OFWAT, 2004.
% of local street and environment cleanliness (litter)	11.0					Best Value Performance Indicators, 2005/2006.
% of local street and environment cleanliness (graffiti)	1.0					Best Value Performance Indicators, 2005/2006.

% of local street and environment cleanliness (fly-posting)	2.0					Best Value Performance Indicators, 2005/2006.
% of local street and environment cleanliness (fly-tipping)					No data available	Best Value Performance Indicators, 2005/2006.
Kg of household waste collected per head	391.0					Best Value Performance Indicators, 2005/2006.
Cost per household of waste collection	51.6					Best Value Performance Indicators, 2005/2006.
% of people satisfied with the cleanliness standard of their area					No data available - 68% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
% of people satisfied with household waste collection					No data available - 85% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
% of people satisfied with recycling					No data available - 76% is 2006/07 target.	Best Value Performance Indicators, 2005/2006.
Identifying contaminated land - number of sites of potential concern	624					CBC Environmental and Protective Services, 2008.
% with sufficient information to decide whether remediation is necessary	5%					CBC Environmental and Protective Services, 2008.
% of pollution control improvements completed on time	95.0					Best Value Performance Indicators, 2005/2006.
Abandoned vehicles investigated within 24 hours	100.0					Best Value Performance Indicators, 2005/2006.
Abandoned vehicles removed within 24 hours of legal entitlement	50.0					Best Value Performance Indicators, 2005/2006.
% of developed land that is derelict	0					National Land Use Database, CBC data, March 2006.
% of relevant land and highways assessed as having combined deposits of litter and deritus.	11%				This has increased from 9% the previous year.	Audit Commission, BVPI 199, (2005-05)
% of land designated as sites of specific scientific interest (SSSI) in favourable condition	69					English Nature, 2005

Amount of Local Nature Reserve land per 1,000 people	0.6 hectares					English Nature, 2005
Annual average domestic consumption of gas	18,365kWh				This is a decrease from 20,336 in 2004.	DTI Energy Trends, 2005
Annual average domestic consumption of electricity	4,787kWh				This is a slight decrease from 4,875 kWh in 2004.	DTI Energy Trends, 2005
Daily domestic water use (per capita consumption)	145 litres					OFWAT, 2004
Rivers at risk of pollution	Laver Brook, Roman River, Colne, St Botolph's Brook					Essex County Council, Sustainability Appraisal, 2006.
Extensive Flood Risk Areas	North coast of Mersea Island and opposite on the mainland.					Essex County Council, Sustainability Appraisal, 2006.
High Flood Risk Areas	Abberton Reservoir, Ardleigh Reservoir, Stour Valley and Colne Valley					Essex County Council, Sustainability Appraisal, 2006.
Main source of NOx emissions	Road traffic emissions					Essex County Council, Sustainability Appraisal, 2006.

Appendix C. International Sites within Colchester Borough

Abberton Reservoir SPA

Abberton Reservoir is a large, shallow freshwater storage reservoir and lies in the Layer Brook valley just before the Brook joins with the Roman River. It is the largest freshwater body in Essex. It is one of the most important reservoirs nationally for wintering wildfowl, with a key role as a roost for wildfowl and waders feeding in adjacent estuarine areas. The site is also important for winter feeding and autumn moulting of waterbirds. The margins of the reservoir have well developed plant communities that provide important opportunities for feeding, nesting and shelter.

Site Name	Abberton Reservoir
Designation	Special Protection Area & Ramsar Site
Qualification	The site qualifies as an SPA under Article 4.1 and 4.2 of the Birds Directive (79/409/EEC) by supporting populations of European species of importance listed on Annex 1 of the Directive and of regularly occurring migratory species and under Article 4.2 of the Birds Directive by regularly supporting at least 20,000 waterfowl. The site qualifies as a Ramsar Site under criterion 6 of the Convention on Wetlands of International Importance especially as Waterfowl Habitat.
Date designated	December 1991 (SPA) and July 1981 (Ramsar)
Area	726.2 hectares
General Site Cover	90% Inland water bodies 10% Improved grassland
Soil and geology	Clay, neutral
Geomorphology & landscape	Lowland, valley
Sensitivity	Abberton Reservoir is a public water supply reservoir. Reduced water availability, and increased demand, in recent years has led to generally low water levels; greater numbers of waders therefore use the site, and as a result no decrease in wildfowl has been attributed to low water levels. Water entering the site has elevated nitrate levels, leading in most summers to algal blooms, but there is no evidence of impacts on wildlife. The Water Company has a consultative committee which addresses conservation issues at all its sites, and the Abberton Reservoir Committee (involving Essex Wildlife Trust and Natural England) addresses local issues.

General ecological features of Ramsar designation	Abberton Reservoir is a large storage reservoir. The main habitat type is freshwater; there are no important vegetated habitats.
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Key Features	Conservation objectives	Qualifies under	Season	SPA Status	Attributes
Cormorant (sea bird) (<i>Phalacrocorax carbo</i>)	To maintain in favourable condition, the habitats for the populations of cormorant with particular reference to open water and surrounding marginal habitats.	Article 4.2	Breeding	Abberton Reservoir is the largest inland colony for Cormorants nationally with 490 pairs representing at least 7% of the breeding national population (5 year mean 1993-7)	Numbers of the species have increased in recent years, which are thought to result from relaxation in former persecution & increased provision of food sources such as fish farms and hatcheries.
Gadwall (waterfowl) (<i>Anas strepera</i>)	To maintain in favourable condition, the habitats for the populations of gadwall with particular reference to open water and surrounding marginal habitats.	Article 4.2 & criterion 6 of the Ramsar Convention	Over winter (SPA) Spring/ autumn (Ramsar)	550 representing at least 6.3% of the national population (5 year mean 1998/9-2002/3) The latest WeBS has triggered a medium alert.	Gadwall inhabit inland, eutrophic, still waters in lowland areas, including reservoirs & flooded gravel pits as well as marshy grassland/flood meadows. In winter, they tend to concentrate locally in suitable habitats within larger wetland areas. The population has increased significantly in recent years as new habitats have been created.

Shoveler (waterfowl) (<i>Anas clypeata</i>)	To maintain in favourable condition, the habitats for the populations of shoveler with particular reference to open water and surrounding marginal habitats.	Article 4.2 & criterion 6 of the Ramsar Convention	Over winter (SPA) Spring/ autumn (Ramsar)	Abberton Reservoir and the Ouse Washes are consistently the most important sites for this species, with peak counts regularly in excess of 600 and occasionally over 1,000. 654 average, representing at least 6.5% of the national population (5 year mean 1993-7). The latest WeBS has triggered a medium alert.	The distribution of Shoveler is predominantly coastal, although they also occur inland along major river systems & elsewhere where they can find suitable wetland habitats. Britain is the most northerly part of their winter range.
Teal (waterfowl) (<i>Anas crecca</i>)	To maintain in favourable condition, the habitats for the populations of teal with particular reference to open water and surrounding marginal habitats.	Article 4.2	Over winter	5,326 representing at least 3.9% of the national population (5 year mean 1993-7). The latest WeBS has triggered a high alert.	In winter the species occur across much of Europe, wherever there are suitable wetland (inland and coastal) habitats. They favour areas of shallow freshwater.
Coot (<i>Fulica atra</i>)		Article 4.2	Over winter	Abberton Reservoir holds by far the largest non-breeding numbers of this species – approximately double that of any other UK site. 12,602 representing at least 11% of the national population. The latest WeBS has triggered a medium alert.	Coots favour large, slow moving, shallow water bodies.
Tufted Duck (<i>Aythya fuligula</i>)		Article 4.2	Over winter	1,864 representation 3.1% of the national population. The latest WeBS has triggered a medium alert.	Tufted ducks winter in temperate climates. They prefer large freshwater lakes and feed by diving.

Goldeneye (<i>Bucephala clangula</i>)		Article 4.2	Over winter	463 representing 2.7% of the national population	During the winter, this species favours coastal areas in the northern part of its range and large rivers, lakes, reservoirs and coastal lagoons further south. There is some indication that during periods of harsh weather birds move from frozen inland waters to the coast.
Wigeon (<i>Anas Penelope</i>)		Article 4.2 & criterion 6 of the Ramsar Convention	Over winter	2,888 representing 1% of the national population. The latest WeBS has triggered a high alert.	In winter, Wigeon occur in large, mobile flocks that rapidly move to other areas should conditions change for the worse. Wigeon is largely a coastal species, feeding on mud-flats, coastal flooded grassland & saltmarsh pastures. In the UK, the species is also widespread on inland flooded grassland. The use of inland sites appears to have increased in recent years, as birds have adapted their feeding habits in response to changes in the availability of food.
Pochard (<i>Aythya ferina</i>)		Article 4.2 (& future consideration under criterion 6 of the Ramsar Conventions)	Over winter	1,901 representing 4.4% of the national population.	They are widespread in winter forming large flocks on lakes, reservoirs, brackish coastal lagoons, tidal estuaries and inshore coastal waters. They prefer water bodies less than 3 metres deep.

Great crested Grebe (Podiceps cristatus)		Article 4.2	Over winter	132 representing 1.4% of the national population	Some Great Crested Grebes move immediately after breeding to large lakes & reservoirs & certain coastal areas to moult.
Golden Plover (wader) (Pluvialis apricaria)	To maintain in favourable condition, the habitats for the populations of golden plover with particular reference to open water and surrounding marginal habitats.	Article 4.1	Over winter	3,714 individuals representing at least 1.5% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6) The latest WeBS has triggered a high alert.	The Golden Plover is partially migratory in Great Britain. They occur at traditional wintering grounds and are seldom found inland. Grassland and the inter-tidal zone are the most important feeding habitats.
39763 waterfowl (5 year peak mean 01/04/1998)	To maintain in favourable condition, the habitats for the populations of waterfowl assemblage with particular reference to open water and surrounding marginal habitats.	Article 4.2 (a wetland of international importance regularly supporting at least 20,000 waterfowl)	Over winter	Species include: Podiceps cristatus , Anas penelope , Anas strepera , Anas crecca , Anas clypeata , Aythya ferina , Aythya fuligula , Bucephala clangula , Fulica atra	
Bird assemblages of international importance		Criterion 5 of the Ramsar Convention	Over winter	23787 waterfowl (5 year peak mean 1998/99-2002/2003)	

Blackwater Estuary SPA

The Blackwater Estuary is the largest estuary in Essex north of the Thames and is one of the largest estuarine complexes in East Anglia. Its mudflats, fringed by saltmarsh on the upper shores, support internationally and nationally important numbers of overwintering waterfowl. Shingle and shell banks and offshore islands are also a feature of the tidal flats. The surrounding terrestrial habitats; the sea wall, ancient grazing marsh and its associated fleet and ditch systems, plus semi-improved grassland are also of high conservation interest. This rich mosaic of habitats supports an outstanding assemblage of nationally scarce plants and a nationally important assemblage of rare invertebrates. There are 16 British Red Data Book species and 94 notable and local species.

Site Name	Blackwater Estuary (Mid-Essex Coast Phase 4)
Designation	Special Protection Area and Ramsar Site

Qualification	The site qualifies as an SPA under Article 4.1 and 4.2 of the Birds Directive (79/409/EEC) by supporting populations of European species of importance listed on Annex 1 of the Directive and of regularly occurring migratory species and under Article 4.2 of the Birds Directive by regularly supporting at least 20,000 waterfowl. The site qualifies as a Ramsar Site under criteria 1, 2, 3, 5 and 6 of the Convention on Wetlands of International Importance especially as Waterfowl Habitat.
Date designated	May 1995
Area	4395.15 hectares
General Site Cover	50% Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons (including saltwork basins) 33% Salt marshes. Salt pastures. Salt steppes 5% Bogs. Marshes. Water fringed vegetation. Fens 12% Humid grassland. Mesophile grassland
Soil and geology	Clay, Mud, Neutral, Nutrient-rich, Sedimentary, Shingle
Geomorphology & landscape	Coastal, Estuary, Intertidal sediments (including sandflat/mudflat), Islands, Lowland, Shingle bar, Subtidal sediments (including sandbank/mudbank)
Sensitivity	<p>Coastal erosion The main threat to the site is erosion of intertidal habitats due to a combination of sea level rise and isostatic forces operating on the land mass of Great Britain. The situation is worsened with increasing winter storm events, whilst the hard sea walls along this coastline are preventing the saltmarsh and intertidal areas from migrating inland. This situation is starting to be addressed by alternative flood defence techniques. A shoreline management plan has been prepared for the Essex coast which seeks to provide a blueprint for managing the coastline sustainably.</p> <p>Nutrient enrichment Nutrient enrichment occurs from agricultural run-off and treated sewage effluent. This problem will be addressed through the Essex Estuaries SAC scheme of management as well as review of discharge consents under the Habitats Regulations.</p> <p>Water-based recreation The control of motorised craft (with particular reference to jet-skis) is being addressed through the Blackwater Estuary Management Plan. Enforcement of speed limits should ensure that roosting birds are not subjected to disturbance and saltmarsh habitats are protected from damage by jet-skis.</p> <p>Drought The droughts over the last five years have resulted in lowered water tables in grazing marshes. Attempts are being made to restore this by pumping water from adjacent ditches and use of tertiary treated sewage effluent.</p>
General ecological features of Ramsar designation	At low tide a vast expanse of intertidal mud is exposed from shore to shore. This enriched mud is a feeding ground for variety of molluscs, crustaceans and worms, and encourages the growth of the green algae <i>Enteromorpha</i> , and eelgrass <i>Zostera</i> spp. at the seaward edges of the saltings. Wildfowl and waders amass to exploit this rich food supply in numbers over twice the maximum required to confer international status to the site. On arrival in October, brent geese feed in the estuary on <i>Enteromorpha</i> and <i>Zostera</i> . All three species, <i>Zostera marina</i> , <i>Z. angustifolia</i> , <i>Z. noltei</i> , once formed large beds in the estuary but are now scarce. This decline in eelgrasses combined with a recovery in brent geese numbers in the 1970s, prompted a change in feeding habits and the geese now spend more time landward of the sea wall grazing on arable crops and improved grassland. Areas of improved, reseeded grassland are managed for brent geese at Old Hall, Goldhanger, Steeple, and Osea and Northey Islands. The inclusion of these established grassland feeding areas within the SSSI will continue to help ease the pressure on arable land. The Blackwater Estuary contains the largest area of saltmarsh in Essex (1,102.85 ha), representing the fifth-largest area in Great Britain; though, like other saltmarshes on this coastline, much of it is eroding at a rate of between 0.3-1 m each year. The saltings serve as important high tide wader roosts and support a specialised flora grazed by wigeon and brent geese. Large expanses of saltings exist at Tollesbury and Old Hall and along the northern shore of the Salcott Channel. At high tide, they accommodate large roosting populations of dunlin, grey plover and curlew. The inlet marshes of Gor Saltings, Cooper's and Steeple Creeks, and the saltings associated with Northey and Osea Islands, also act as high tide refuges for dense populations of waders. Ray Island, in the

	<p>Strood Channel, is one of the few sites in Essex where the transition from saltmarsh to grassland has not been truncated by the imposition of a sea wall. However, elsewhere, the saltings fronting the sea wall also show distinct zones of vegetation. The lower marsh is comprised of the primary colonisers of mud - glassworts <i>Salicornia</i> spp., including the nationally scarce <i>S. perennis</i> and <i>S. pusilla</i> and the invasive common cord-grass <i>Spartina anglica</i>. The scarce native small cordgrass <i>Spartina maritima</i> can still be found in places, despite the incursions of the more vigorous hybrid form. Further up the marsh, where tidal immersions are less frequent, sea purslane <i>Atriplex portulacoides</i> and common saltmarsh-grass <i>Puccinellia maritima</i> predominate, with sea aster <i>Aster tripolium</i> and common sea lavender <i>Limonium vulgare</i>. The nationally scarce lax-flowered sea lavender <i>Limonium humile</i> is sometimes interspersed among the more common species, but the main site for this is at Old Hall. Scarce saltmarsh grasses usually associated with the higher zone of the marsh, such as stiff saltmarsh-grass <i>Puccinellia rupestris</i> and Borrer's saltmarsh grass <i>Puccinellia fasciculata</i>, are encountered growing behind the sea wall in wheel-ruts along the folding. Two Mediterranean plants at the northerly limit of their distributions, golden-samphire <i>Inula crithmoides</i> and shrubby sea blite <i>Suaeda vera</i>, in the absence of high marsh, having adapted to growing at the base and outer face of the sea wall. Shrubby sea-blite is also able to colonise unstable shingle along the drift line and large populations are present at West Mersea and Osea Island. The higher wave energies at creek mouths and the upper reaches of the estuary promote the deposition of shingle and sand. Where this has occurred on the foreshore at West Mersea the county rarity, sea spurge <i>Euphorbia paralias</i>, has been discovered along with sea mayweed <i>Tripleurospermum maritimum</i>, which has a limited distribution in Essex. The sandy parts of the beach have a typical plant community of sand couch <i>Elytrigia juncea</i>, marram <i>Ammophila arenaria</i> and the very local sea-holly <i>Eryngium maritimum</i>, while frosted orache <i>Atriplex laciniata</i> occurs on the drift line. This section of coastline shows a transition from saltmarsh to freshwater marsh backed by a sandy cliff face. The clay sea wall surrounding the estuary, as well as harbouring many of the species which would otherwise have colonised the sheltered, high-level marsh, also contains plants more typically associated with grazing marsh. This type of community develops where the topography and management of the grassland mimic conditions of the grazing marshes beyond - well-drained, grazed slopes and/or areas of disturbed ground. The nationally scarce slender hare's-ear <i>Bupleurum tenuissimum</i> is frequent along the footpath edge, and the uncommon strawberry clover <i>Trifolium fragiferum</i> is present in the close-cropped sward. The brackish-water borrow dykes also contain a similar species complement to the ditches of the land-claimed estuarine marsh. The extensive unmown stretches of the sea wall are dominated largely by sea couch <i>Elytrigia atherica</i>, common couch <i>E. repens</i>, with herbs such as wild carrot and the regionally notable grass vetchling and the nationally uncommon dittander <i>Lepidium latifolium</i>. The tall grasslands of the Essex coast are the British stronghold of the nationally uncommon Roesel's bush-cricket <i>Metrioptera roeselii</i>, whilst two other characteristic species, the short-winged conehead <i>Conocephalus dorsalis</i>, another bush-cricket, and the Essex skipper butterfly <i>Thymelicus lineola</i> are also abundant. Landward of the sea wall, extensive areas of grazing marsh have survived at Old Hall and Tollesbury, while, elsewhere, only fragments remain among the arable land and patches of improved, leveled pasture. Grazing of these ancient marshes since their enclosure in the Middle Ages, have created a characteristic undulating landscape, with the channels of the old saltmarsh creeks still evident. The ant hills of the yellow meadow ant <i>Lasius flavus</i> give credence to the antiquity of the landscape, their dry mounds of spoil providing a micro-habitat for common whitlowgrass <i>Erophila verna</i> and the nationally scarce upright chickweed <i>Moenchia erecta</i>. The grassy sward is dominated by creeping bent <i>Agrostis stolonifera</i>, perennial rye-grass <i>Lolium perenne</i> and, red fescue <i>Festuca rubra</i>, with abundant meadow barley <i>Hordeum secalinum</i> and meadow foxtail <i>Alopecurus pratensis</i>. Crested dog's-tail <i>Cynosurus cristatus</i> and yellow oat-grass <i>Trisetum flavescens</i>, grasses indicative of relict grassland, have a frequent distribution while marsh foxtail <i>Alopecurus geniculatus</i> is locally abundant in the wetter low-ways. Traditional plants of estuarine grazing marsh occur within the turf including hairy buttercup <i>Ranunculus sardous</i> and the nationally scarce divided sedge <i>Carex divisa</i> and a variety of leguminous species: spiny rest-harrow <i>Ononis spinosa</i>, narrow-leaved bird's-foot-trefoil <i>Lotus tenuis</i> and common bird's-foot-trefoil <i>Lotus corniculatus</i>, plus the nationally scarce sea clover <i>Trifolium squamosum</i> and bird's-foot clover <i>T. ornithopodioides</i>. Two further nationally scarce species, mouse-tail <i>Myosurus minimus</i> and red goosefoot <i>Chenopodium botryoides</i> occur on disturbed ground, the former frequently colonising sheep tracks and gateways. The ditch systems of the Blackwater's coastal marshes have a diverse range of plant species that mark the transition from saline to freshwater. A saline influence is indicated by stands of the saltmarsh rush <i>Juncus gerardii</i>, and the tasselweeds, beaked tasselweed <i>Ruppia maritima</i> and the nationally scarce spiral tasselweed <i>Ruppia cirrhosa</i>. Where the water is less saline, sea club-rush <i>Bolboschoenus maritimus</i> becomes the dominant emergent species, along with several aquatics including two nationally scarce species, brackish water-crowfoot <i>Ranunculus baudotii</i> and soft hornwort <i>Ceratophyllum submersum</i>, which occur among the more frequent fennel pondweed <i>Potamogeton pectinatus</i> and spiked water-millfoil <i>Myriophyllum spicatum</i>. The transition to freshwater is demarcated by stands of common reed <i>Phragmites australis</i> and reedmace <i>Typha</i> spp. Farther inland, species characteristic of the swamp-fed community are encountered, such as reed sweet-grass <i>Glyceria maxima</i> and branched bur-reed <i>Sparganium erectum</i>.</p>
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Key Features	Conservation objectives	Qualifies under	Season	SPA Status	Attributes
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Little Tern (<i>Sterna albatross</i>)	<p>To maintain in favourable condition the habitats for the populations of little tern, with particular reference to:</p> <ul style="list-style-type: none"> - Semi-improved grassland - Unimproved grazing marsh inc. ditches - Semi- improved grazing marsh - London clay with deep water fish fauna inc cliffs - Swamp with open water - Intertidal mud and saltmarsh - Intertidal mud - Intertidal mud with shingle and sand - Sand - Shingle - Saltmarsh - Saltmarsh and shingle - Coastal lagoon and sea wall with borrow dyke 	Article 4.1	Breeding	36 pairs representing at least 1.5% of the breeding population in Great Britain (5 year mean 1992-6)	Little Terns nest on the coast, utilising sand and shingle beaches and spits, as well as tiny islets of sand or rock close inshore. Feeding takes place close to the colony, no more than 1.5km offshore.
Hen Harrier (bird of prey) (<i>Circus cyaneus</i>)	<p>To maintain in favourable condition the habitats for the populations of hen harrier, with particular reference to:</p> <ul style="list-style-type: none"> - Semi-improved grassland - Unimproved grazing marsh inc. ditches - Semi- improved grazing marsh - London clay with deep water fish fauna inc cliffs - Swamp with open water - Intertidal mud and saltmarsh - Intertidal mud - Intertidal mud with shingle and sand - Sand - Shingle - Saltmarsh - Saltmarsh and shingle - Coastal lagoon and sea 	Article 4.1	Over winter	4 individuals representing at least 05.% and up to 2.5% of the wintering population in Great Britain (5 year mean 1994/5 - 1998/9) The adjacent sites of the Colne Estuary, Dengie and Foulness also contain a high number of Hen Harriers.	The winter distribution of Hen Harriers significantly differs from that during the breeding season. Hen Harriers hunt especially over saltmarshes taking small passerines, small mammals and waders.

	wall with borrow dyke				
Black-tailed Godwit (<i>Limosa limosa islandica</i>)	<p>To maintain in favourable condition the habitats for the populations of regulatory occurring migratory black tailed godwit, with particular reference to:</p> <ul style="list-style-type: none"> - Semi-improved grassland - Unimproved grazing marsh inc. ditches - Semi- improved grazing marsh - London clay with deep water fish fauna inc cliffs - Swamp with open water - Intertidal mud and saltmarsh - Intertidal mud - Intertidal mud with shingle and sand - Sand - Shingle - Saltmarsh - Saltmarsh and shingle - Coastal lagoon and sea wall with borrow dyke 	Article 4.2 & criterion 6 of the Ramsar convention	<p>1,280 individuals representing at least 17.3% of the national population (5 yr peak mean 1991/2 – 1995/6) (SPA designation)</p> <p>2174 individuals, representing an average of 6.2% of the population (5 year peak mean 1998/9-2002/3) (Ramsar designation)</p>	Over winter	<p>The main concentrations are on the muddy estuaries of the south coasts of Ireland and England, inland in the Shannon valley, on the Stour and Hamford Water in eastern England and on the Ribble and Dee in NW England. They feed on worms whilst the tide is out and normally roost on damp pasture, often inland. Peak numbers occur in the period from mid August to mid September. Nests in dispersed colonies to avoid predators.</p>

Grey Plover (<i>Pluvialis squatarola</i>)	<p>To maintain in favourable condition the habitats for the populations of regulatory occurring migratory grey plover, with particular reference to:</p> <ul style="list-style-type: none"> - Semi-improved grassland - Unimproved grazing marsh inc. ditches - Semi- improved grazing marsh - London clay with deep water fish fauna inc cliffs - Swamp with open water - Intertidal mud and saltmarsh - Intertidal mud - Intertidal mud with shingle and sand - Sand - Shingle - Saltmarsh - Saltmarsh and shingle - Coastal lagoon and sea wall with borrow dyke 	Article 4.2 & Ramsar criterion 6	Over winter	<p>5,090 individuals representing 11.8% of the national population (SPA designation)</p> <p>4215 individuals, representing an average of 1.7% of the population (5 year peak mean 1998/9-2002/3) (Ramsar designation)</p> <p>The latest WeBS has triggered a medium alert.</p>	Their over-winter habitat is principally the larger, muddier, estuaries and other soft-sediment coastlines. In Britain they occur on most coasts, with concentrations in the south-east and north-west.
Ringed Plover (<i>Charadrius hiaticula</i>)	Article 4.2		<p>Over winter (SPA)</p> <p>Spring/ autumn (Ramsar)</p>	955 individuals representing at least 3.2% of the wintering European/ Northern Africa wintering population (SPA designation).	<p>Ringed Plovers migrate through Britain and Ireland in spring and autumn either to stay over winter or migrate to breeding grounds. Ringed Plovers are found on almost all coasts in Britain and there is evidence that they show fidelity to their wintering sites on British estuaries. They feed on invertebrates on sand and shingle shores, sandbanks and mudflats, saltmarshes, short grassland and flooded fields.</p>

Dark-bellied Brent Goose (Branta bernicla bernicla)	To maintain in favourable condition the habitats for the populations of regulatory occurring migratory dark- bellied brent goose, with particular reference to: - Semi-improved grassland - Unimproved grazing marsh inc. ditches - Semi- improved grazing marsh - London clay with deep water fish fauna inc cliffs - Swamp with open water - Intertidal mud and saltmarsh - Intertidal mud - Intertidal mud with shingle and sand - Sand - Shingle - Saltmarsh - Saltmarsh and shingle - Coastal lagoon and sea wall with borrow dyke	Article 4.2 & Criteria 6 of the Ramsar Convention	Over winter	15,392 individuals representing at least 14.9% of the national population (SPA designation) 8689 individuals, representing an average of 4% of the population (5 year peak mean 1998/9-2002/3) (Ramsar designation) The latest WeBS has triggered a medium alert.	The traditional wintering habitat is mostly shallow coasts and estuaries with extensive mudflats and intertidal areas, as Dark-bellied Brent Geese rarely occur far from the sea and feed on intertidal plants and a small range of littoral plants. Population growth during the 1980s resulted in more rapid seasonal depletion of natural food sources. Thus, since the late 1970s, the geese have adapted to use coastal grasslands and the early growth of cultivated cereal crops.
Dunlin (Calidris alpina alpina)	To maintain in favourable condition the habitats for the populations of regulatory occurring migratory dunlin, with particular reference to: - Semi-improved grassland - Unimproved grazing marsh inc. ditches - Semi- improved grazing marsh - London clay with deep water fish fauna inc cliffs - Swamp with open water - Intertidal mud and saltmarsh - Intertidal mud - Intertidal mud with shingle and sand - Sand	Article 4.2 & criterion 6 of the Ramsar convention	Over winter	33,267 individuals representing 6.3% of the national population (SPA designation) 27655 individuals, representing an average of 2% of the population (5 year peak mean 1998/9-2002/3) (Ramsar designation) The latest WeBS has triggered a medium alert.	After Lapwings, Dunlins are the most numerous wader in the UK in winter and are found on estuaries and open coasts throughout the country. They occur in particularly high densities in estuaries. They are loyal to their sites and move little within and between winters. Numbers have increased rapidly in the south and east over recent years, but have fell in the rest of the country.

	<ul style="list-style-type: none"> - Shingle - Saltmarsh - Saltmarsh and shingle - Coastal lagoon and sea wall with borrow dyke 				
109,964 waterfowl (5 year peak mean 01/04/1998)	<p>To maintain in favourable condition the habitats for the populations of waterfowl that contribute to the wintering waterfowl assessmblage, with particular reference to:</p> <ul style="list-style-type: none"> - Semi-improved grassland - Unimproved grazing marsh inc. ditches - Semi- improved grazing marsh - London clay with deep water fish fauna inc cliffs - Swamp with open water - Intertidal mud and saltmarsh - Intertidal mud - Intertidal mud with shingle and sand - Sand - Shingle - Saltmarsh - Saltmarsh and shingle - Coastal lagoon and sea wall with borrow dyke 	Article 4.2 (a wetland of international importance regularly supporting at least 20,000 waterfowl)	Over winter	Species include: Branta bernicla bernicla , Charadrius hiaticula , Pluvialis squatarola , Calidris alpina alpina , Limosa limosa Islandica.	
The extent and diversity of saltmarsh habitat present.		Ramsar criterion 1	N/A	This site, and the four others in the Mid-Essex Coast complex, includes a total of 3,237 ha that represent 70% of the saltmarsh habitat in Essex and 7% of the total area of saltmarsh in Britain.	

The invertebrate fauna is well represented and includes at least 16 British Red Data Book species.	Ramsar criterion 2	N/A	In descending order of rarity these are: Endangered: a water beetle <i>Paracymus aeneus</i> ; Vulnerable: a damselfly <i>Lestes dryas</i> , the flies <i>Aedes flavescens</i> , <i>Erioptera bivittata</i> , <i>Hybomitra expollicata</i> and the spiders <i>Heliophanus auratus</i> and <i>Trichopterna cito</i> ; Rare: the beetles <i>Baris scolopacea</i> , <i>Philonthus punctus</i> , <i>Graptodytes bilineatus</i> and <i>Malachius vulneratus</i> , the flies <i>Campsicemus magius</i> and <i>Myopites eximia</i> , the moths <i>Idaea ochrata</i> and <i>Malacosoma castrensis</i> and the spider <i>Euophrys</i> .	
This site supports a full and representative sequences of saltmarsh plant communities covering the range of variation in Britain.	Ramsar criterion 3	N/A		
Assemblage of species of international importance	Ramsar criterion 5	Over winter	105061 waterfowl (5 year peak mean 1998/99-2002/2003)	

Shelduck (<i>Tadorna tadorna</i>)	Possible designation under Ramsar criterion 6	Over winter	3141 individuals, representing an average of 1% of the population (5 year peak mean 1998/9-2002/3) The latest WeBS has triggered a medium alert.	Shelduck wintering in the UK are found at the coast and favour muddy estuaries.
Golden Plover (wader) (<i>Pluvialis apricaria</i>)	Possible designation under Ramsar criterion 6	Over winter	16083 individuals, representing an average of 1.7% of the population (5 year peak mean 1998/9-2002/3)	The Golden Plover is partially migratory in Great Britain. They occur at traditional wintering grounds and are seldom found inland. Grassland and the inter-tidal zone are the most important feeding habitats.
Redshank (wader) (<i>Tringa totanus</i>)	Possible designation under Ramsar criterion 6	Over winter	4169 individuals, representing an average of 1.6% of the population (5 year peak mean 1998/9-2002/3)	Over winter Redshank appear at most coastal areas and some inland wet grassland. Approximately 70% occur at estuaries.

Colne Estuary SPA

The catchment area of the River Colne is approximately 250 km² to the tidal limit. Being a long and narrow catchment it has few tributaries, with most contributions being from field drains or minor watercourses. The Colne Estuary is located in the southern end of Colchester's coastal area. It is a comparatively short and branching estuary, with five tidal arms that flow into the main channel of the River Colne. The estuary has a narrow intertidal zone predominantly composed of flats of fine silt with mud-flat communities typical of southeastern English estuaries. The estuary is of importance for a range of wintering wildfowl and waders, in addition to breeding Little Tern which nest on shell, sand and shingle spits. There is a wide variety of coastal habitats which include mudflat, saltmarsh, grazing marsh, sand and shingle spits, disused gravel pits and reedbeds which provide feeding and roosting opportunities for the large numbers of waterbirds that use the site (JNCC, 2008).

Site Name	Colne Estuary (Mid Essex Coast Phase 2)
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Designation	Special Protection Area and Ramsar Site
Qualification	The site qualifies as an SPA under Article 4.1 and 4.2 of the Birds Directive (79/409/EEC) by supporting populations of European species of importance listed on Annex 1 of the Directive and of regularly occurring migratory species and under Article 4.2 of the Birds Directive by regularly supporting at least 20,000 waterfowl. The site qualifies as a Ramsar Site under criterion 6 of the Convention on Wetlands of International Importance especially as Waterfowl Habitat.
Date designated	July 1994
Area	2719.93 hectares
General Site Cover	52% Tidal rivers, estuaries, mudflats, sandflats, lagoons 25% salt marshes, salt pastures, salt steppes 15% humid grassland, mesophile grassland 5% improved grassland 2% shingle, sea cliffs islets 1% coastal sand dunes, sand beaches
Soil and geology	Alloviium, clay, gravel, mud, sand, shingle
Geomorphology & landscape	Coastal, Estuary, Intertidal sediments (including sandflat/mudflat), Islands, Lagoon, Lowland, Open coast (including bay), Shingle bar, Subtidal sediments (including sandbank/mudbank), Valley
Sensitivity	The Colne Estuary encompasses a diversity of soft coastal habitats, dependent upon natural coastal processes. The vulnerability of these habitats is linked to changes in the physical environment: the intertidal zone is threatened by coastal squeeze and changes to the sediment budget , especially up drift of the site. Limited beach feeding is under way to alleviate the sediment problem. The site is vulnerable to recreational pressures which can lead to habitat damage (saltmarsh and sand dunes) and to disturbance of feeding and roosting waterfowl. Pressures for increased use and development of recreational facilities are being addressed through the planning system and under the provisions of the Habitat Regulations. Jet and water-skiing are largely contained by the Harbour Authorities. Most grazing marshes are managed under ESA/ Countryside Stewardship Agreements, but low water levels are of great concern, and low freshwater flows into the estuary, may be affecting bird numbers and/or distribution. This is being addressed through reviews of consents under the Habitats Regulations. Unregulated samphire harvesting is being addressed by notifying all pickers of the legal implications of uprooting plants without the consent of landowners. To secure protection of the site, an Estuarine Management Plan is in preparation, which will work alongside the Essex Shoreline Management Plan and the emerging Marine Scheme of Management. The Environment Agency's Local Plan aims to reduce the nutrient enrichment arising from sewage and fertiliser run-off .

General ecological features of Ramsar designation	<p>The Colne Estuary has a narrow intertidal zone predominantly composed of flats of fine silt with mudflat communities typical of south-eastern estuaries. The fauna is dominated by <i>Hydrobia ulvae</i> with <i>Macoma balthica</i>, <i>Scrobicularia plana</i>, <i>Hediste diversicolor</i>, and <i>Nephtys hombergii</i>. Towards the mouth of the estuary the substratum becomes more sandy; <i>Zostera noltei</i> and <i>Zostera marina</i> have been recorded at Sandy Point. Saltmarsh has colonised a large proportion of the estuary at Geedon Saltings, Colne Point and the Strood. The majority of this is high-level marsh dominated by saltmarsh grass <i>Puccinellia maritima</i>, sea purslane <i>Atriplex portulacoides</i> and annual seablite <i>Suaeda maritima</i> while the creek edges and disused oyster pits have been colonised by glasswort <i>Salicornia</i> spp, sea aster <i>Aster tripolium</i>, and cord grass <i>Spartina</i> spp. There are extensive salt pans on Geedon Saltings and Colne Point where there is a shorter sward of saltmarsh grass, thrift <i>Armeria maritima</i> and common sea-lavender <i>Limonium vulgare</i>. Nationally uncommon species such as golden samphire <i>Inula crithmoides</i> and shrubby sea blite <i>Suaeda vera</i> occur frequently in the upper marsh and at the foot of the sea-walls. Shrubby sea blite is particularly extensive at Colne Point where there is a transition from saltmarsh to sand dune and shingle. This transition habitat is also important for the nationally uncommon rock sea-lavender <i>Limonium binervosum</i> and is one of the few East Anglian sites for sea heath <i>Frankenia laevis</i>.</p>
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Key Features	Conservation objectives	Qualifies under	Season	SPA Status	Attributes
Little Tern (<i>Sterna albatross</i>)	Subject to natural change, maintain the habitats for the internationally important populations of the regularly occurring Annex 1 bird species in favourable conditions, in particular: - Sand & gravel shores - Shallow coastal waters	Article 4.1	Breeding	38 pairs representing at least 1.6% of the breeding population in Great Britain (5 year mean 1992-6)	Little Terns nest on the coast, utilising sand and shingle beaches and spits, as well as tiny islets of sand or rock close inshore. Feeding takes place close to the colony, no more than 1.5km offshore.
Hen Harrier (bird of prey) (<i>Circus cyaneus</i>)	Subject to natural change, maintain the habitats for the internationally important populations of the regularly occurring Annex 1 bird species in favourable conditions, in particular: - Sand & gravel shores - Shallow coastal waters	Article 4.1	Over winter	4 individuals representing at least 0.5% and up to 2.5% of the wintering population in Great Britain (5 year mean 1994/5 - 1998/9) The adjacent sites of the Blackwater Estuary, Dengie and Foulness also contain a high number of Hen Harriers.	The winter distribution of Hen Harriers significantly differs from that during the breeding season. Hen Harriers hunt especially over saltmarshes taking small passerines, small mammals and waders.

Avocet (wader) (Recurvirostra avosetta)	Subject to natural change, maintain the habitats for the internationally important populations of the regularly occurring Annex 1 bird species in favourable conditions, in particular: - Sand & gravel shores - Shallow coastal waters	Article 4.1	Over winter	75 individuals representing at least 5.9% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)	The over-wintering population has increased over recent decades. The preferred non-breeding habitat is estuaries where the substrate is largely composed of fine silt.
Golden Plover (wader) (Pluvialis apricaria)	Subject to natural change, maintain the habitats for the internationally important populations of the regularly occurring Annex 1 bird species in favourable conditions, in particular: - Sand & gravel shores - Shallow coastal waters	Article 4.1	Over winter	2,530 individuals representing at least 1.0% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)	The Golden Plover is partially migratory in Great Britain. They occur at traditional wintering grounds and are seldom found inland. Grassland and the inter-tidal zone are the most important feeding habitats.
Dark-bellied Brent Goose (Branta bernicla bernicla)	Subject to natural change, maintain the habitats for the internationally important populations of regularly occurring migratory bird species in favourable conditions, in particular: - Saltmarsh - Intertidal mudflats & sand flats - Boulder and cobble shores	Article 4.2 & Criteria 6 of the Ramsar Convention	Over winter	4,907 individuals representing at least 1.6% of the wintering Western Siberia/ Western Europe population (5 year peak mean 1991/2 - 1995/6) The latest WeBS has triggered a medium alert.	The traditional wintering habitat is mostly shallow coasts and estuaries with extensive mudflats and intertidal areas. Dark-bellied Brent Geese rarely occur far from the sea and feed on intertidal plants such as <i>Zostera</i> , <i>Enteromorpha</i> and a small range of littoral plants.
Redshank (wader) (Tringa totanus)	Subject to natural change, maintain the habitats for the internationally important populations of regularly occurring migratory bird species in favourable conditions, in particular: - Saltmarsh - Intertidal mudflats & sand flats - Boulder and cobble shores	Article 4.2	Over winter	2,077 individuals representing at least 1.2% of the wintering Eastern Atlantic wintering population (5 year peak mean 1991/2 - 1995/6)	Over winter Redshank appear at most coastal areas and some inland wet grassland. Approximately 70% occur at estuaries.

Ringed Plover (<i>Charadrius hiaticula</i>)	Subject to natural change, maintain the habitats for the internationally important populations of regularly occurring migratory bird species (including the nationally important breeding populations) in favourable conditions, in particular: - Saltmarsh - Intertidal mudflats & sand flats - Boulder and cobble shores	Article 4.2	Over winter	The latest WeBS has triggered a medium alert.	Ringed Plovers migrate through Britain and Ireland in spring and autumn either to stay over winter or migrate to breeding grounds. Ringed Plovers are found on almost all coasts in Britain and there is evidence that they show fidelity to their wintering sites on British estuaries. They feed on invertebrates on sand and shingle shores, sandbanks and mudflats, saltmarshes, short grassland and flooded fields.
38,548 waterfowl	Subject to natural change, maintain the habitats for the internationally important assemblage of waterfowl in favourable condition, in particular: - Saltmarsh - Intertidal mudflats & sand flats - Boulder and cobble shores - Shallow coastal waters	Article 4.2 (a wetland of international importance regularly supporting at least 20,000 waterfowl)	Over winter	Species include: Black-tailed Godwit <i>Limosa limosa islandica</i> , Dunlin <i>Calidris alpina alpina</i> , Lapwing <i>Vanellus vanellus</i> , Grey Plover <i>Pluvialis squatarola</i> , Ringed Plover <i>Charadrius hiaticula</i> , Shelduck <i>Tadorna tadorna</i> , Cormorant <i>Phalacrocorax carbo</i> , Great Crested Grebe <i>Podiceps cristatus</i> , Redshank <i>Tringa totanus</i> , Dark-bellied Brent Goose <i>Branta bernicla bernicla</i> , Golden Plover <i>Pluvialis apricaria</i> , Avocet <i>Recurvirostra avosetta</i> The latest WeBS has triggered a medium alert for brent geese, shelduck, ringed plover and dunlin.	

Extent and diversity of saltmarsh		Criteria 1 of the Ramsar Convention	N/A	The site is important due to the extent and diversity of saltmarsh present. This site, and the four other sites in the Mid-Essex Coast complex, includes a total of 3,237 ha, that represent 70% of the saltmarsh habitat in Essex and 7% of the total saltmarsh in Britain.	
The site supports 12 species of nationally scarce plants and at least 38 British Red Data Book invertebrate species.		Criteria 2 of the Ramsar Convention	N/A		
This site supports a full and representative sequences of saltmarsh plant communities covering the range of variation in Britain.		Criteria 3 of the Ramsar Convention	N/A		
Bird assemblages of international importance		Criteria 5 of the Ramsar Convention	Over winter	32041 waterfowl (5 year peak mean 1998/99-2002/2003)	
Common Redshank		Criteria 6 of the Ramsar Convention	Over winter	1624 individuals, representing an average of 1.3% of the GB population (5 year peak mean 1998/9-2002/3)	

Essex Estuaries SAC

Site Name	Essex Estuaries
Designation	Special Area of Conservation
Date designated	April 2005
Area	46140.82 hectares

General Site Cover	Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons (including saltwork basins) (56.5%) Marine areas. Sea inlets (30%) Salt marshes. Salt pastures. Salt steppes (11%) Shingle. Sea cliffs. Islets (0.5%) Improved grassland (2%)
Soil and geology	Clay, Cobble, Mud, Neutral, Nutrient-rich, Pebble, Sand, Sedimentary, Shingle
Geomorphology & landscape	Coastal, Estuary, Floodplain, Intertidal sediments (including sandflat/mudflat), Islands, Lowland, Open coast (including bay), Subtidal sediments (including sandbank/mudbank)
Sensitivity	The saltmarshes and mudflats are under threat from coastal squeeze , man-made sea defences prevent landward migration of these habitats in response to sea-level rise. These habitats are also vulnerable to plans or projects (onshore and offshore) which have impacts on sediment transport . A scheme of management is being established with the aim of addressing such problems.

Key Features/ objectives	conservation	Qualifies under	SAC Status	% cover	Attributes
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Estuaries	Annex 1 habitats (primary reason)	One of the best areas in the UK	40.93	<p>This is a large estuarine site in south-east England, and is a typical, undeveloped, coastal plain estuarine system with associated open coast mudflats and sandbanks. The site comprises the major estuaries of the Colne, Blackwater, Crouch and Roach rivers and is important as an extensive area of contiguous estuarine habitat. Essex Estuaries contains a very wide range of characteristic marine and estuarine sediment communities and some diverse and unusual marine communities in the lower reaches, including rich sponge communities on mixed, tide-swept substrates. Sublittoral areas have a very rich invertebrate fauna, including the reef-building worm <i>Sabellaria spinulosa</i>, the brittlestar <i>Ophiothrix fragilis</i>, crustaceans and ascidians. The site also has large areas of saltmarsh and other important coastal habitats.</p>
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Mudflats and sandflats not covered by sea water at low tide	Annex 1 habitats (primary reason)	One of the best areas in the UK	51.16	Essex Estuaries represents the range of variation of this habitat type found in south-east England and includes the extensive intertidal mudflats and sandflats of the Colne, Blackwater, Roach and Crouch estuaries, Dengie Flats and Maplin Sands. The area includes a wide range of sediment flat communities, from estuarine muds, sands and muddy sands to fully saline, sandy mudflats with extensive growths of eelgrass <i>Zostera</i> spp. on the open coast. The open coast areas of Maplin Sands and Dengie Flats have very extensive mudflats and an unusually undisturbed nature. Maplin Sands is particularly important for its large, nationally-important beds of dwarf eelgrass <i>Zostera noltei</i> and associated animal communities.
<i>Salicornia</i> and other annuals colonising mud and sand	Annex 1 habitats (primary reason)	One of the best areas in the UK	0.72	Glasswort <i>Salicornia</i> spp. saltmarsh in the Essex estuaries on the east coast of England forms an integral part of the transition from the extensive and varied intertidal mud and sandflats through to upper saltmeadows. Although the saltmarshes in this area are generally eroding, secondary pioneer communities appear as a precursor to erosion on the seaward edge of degraded mid-marsh communities. The area of pioneer marsh includes gradation into extensive cord-grass <i>Spartina</i> spp. swards.

<i>Spartina</i> swards (<i>Spartinion maritimae</i>)	Annex 1 habitats (primary reason)	1 of only 2 known outstanding localities in the UK	0.04	The most extensive remaining stand of the native small cord-grass <i>Spartina maritima</i> in the UK and possibly in Europe is found in the Essex Estuaries. The stand is located at Foulness Point and covers approximately 0.17 ha. Other smaller stands are found elsewhere in the estuary complex, notably in the Colne estuary, where it forms a major component of the upper marsh areas.
Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>)	Annex 1 habitats (primary reason)	One of the best areas in the UK	7.37	Although the saltmarshes in this area are generally eroding, extensive salt meadows remain and Essex Estuaries represents Atlantic salt meadows in south-east England, with floristic features typical of this part of the UK. Golden samphire <i>Inula crithmoides</i> is a characteristic species of these marshes, occurring both on the lower marsh and on the drift-line. It represents a community of south-east England also found to the south in mainland Europe.
Mediterranean and thermo-Atlantic halophilous scrubs (<i>Sarcocornetea fruticosi</i>)	Annex 1 habitats (primary reason)	1 of only 4 known outstanding localities in the UK	0.05	In this complex of estuarine marshes on the east coast of England the occurrence of Mediterranean and thermo-Atlantic halophilous scrubs is currently artificially restricted by sea-walls. It now occurs principally as a strandline community or at the foot of sea-walls. Recent managed retreat schemes offer the prospect of future expansion of the habitat type. The local variant of this vegetation, which features sea-lavenders <i>Limonium</i> spp. and sea-heath <i>Frankenia laevis</i> , occurs at one location, Colne Point.

Sandbanks which are slightly covered by sea water all the time	Annex 1 habitats (qualifying feature)	The area is considered to support a significant presence	3.89	<p>Sandbanks which are slightly covered by sea water all the time consist of sandy sediments that are permanently covered by shallow sea water, typically at depths of less than 20 m. The habitat comprises distinct banks (i.e. elongated, rounded or irregular 'mound' shapes) which may arise from horizontal or sloping plains of sandy sediment. The diversity and types of community associated with this habitat are determined particularly by sediment type together with a variety of other physical, chemical and hydrographic factors. These include geographical location (influencing water temperature), the relative exposure of the coast (from wave-exposed open coasts to tide-swept coasts or sheltered inlets and estuaries), the topographical structure of the habitat, and differences in the depth, turbidity and salinity of the surrounding water.</p>
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Appendix D. Habitat Regulations Assessment: Likely in-combination effects**RSS**

Policy/ies	Site	Reason for likely significant effect & inclusion in appropriate assessment	Avoidance measures/ mitigation	Likely in-combination effects
SS3 H1 T10 ETG1 ETG4 ETG5 CH1	Essex Estuaries SAC	<p>Coastal management/ recreation</p> <p>Development in the area, including an increased number of homes, would be expected to give rise to an increase in visitors. Increased boat ownership may also result from new residential development in the surrounding area. There are many facilities for mooring boats, marinas and accessible slipways along the Blackwater. There is the potential for habitat damage from water based leisure activities using the Essex estuaries, including boat wash and wash created by jet skiing and water skiing.</p>	<p>The Essex Estuaries SAC is covered by the Essex Coast and Estuaries Coastal Habitat Management Plan (CHaMP), which was prepared for the Environment Agency and English Nature and published in 2002. The purpose of the CHaMP was to provide a long-term strategic view on how to manage habitat change in the light of rising sea levels and flood defence measures. It concluded that changes to the extent and distribution of the protected habitats are inevitable if flood defences are largely maintained as set out in the current Essex Shoreline Management Plan. The Essex Estuaries Initiative was set up to "promote responsible use and management of the coast". It comprises a management group of relevant authorities and advisory groups who have developed a draft management scheme for the Essex Estuaries. That plan identifies a number of actions to address the effects of human activity on those features identified as being moderately or highly vulnerable. These include physical damage to saltmarsh as a result of boat wave action; bird disturbance resulting from leisure boat related development, and bird disturbance as a result of human activity on seawalls and foreshore. The pressures on this site from increased recreation as a result of the proposed housing and leisure development policies are not likely to give rise to significant effects in addition to those already identified and for which plans are in place or proposed.</p>	<p>This DPD does not allocate land for development, therefore no in-combination effects are likely.</p>

SS3 H1 HG1	Colne Estuary (Mid Essex Coast Phase 2) SPA/ Ramsar	<p>Coastal management/ recreation</p> <p>Policy SS3 identifies Colchester as a key centre for development and change and Policy H1 sets out a minimum total target of 25,600 new dwellings in Tendring and Colchester local authority areas. Policy HG1 relates to the strategy for the Haven Gateway sub-region including housing growth in Colchester and expansion of the tourism sector.</p> <p>There is the potential for habitat damage due to wash from leisure craft using the Colne Estuary, and disturbance to wildfowl and waders from shore based recreation including dog walking.</p>	<p>Management measures are already in place for the Essex coast, including this site, and in addition the Colne Estuary project is taking forward site specific initiatives. Thus the AA of the RSS concluded that the increased recreation as a result of the proposed housing and leisure development policies would not give rise to any additional adverse effects on the site.</p>	As above.
SS3 H1 HG1	Blackwater Estuary (Mid Essex Coast Phase 4) SPA/ Ramsar	<p>Coastal management/ recreation</p> <p>Policy SS3 identifies Chelmsford as a key centre for development and change, the strategy for which, including residential development, is set out in Policy CH1. Policy H1 sets out a minimum total target of 18,400 new dwellings in the Chelmsford and Maldon local authority areas.</p> <p>There is the potential for habitat damage due to wash from leisure craft using the Colne Estuary, and disturbance to wildfowl and waders from shore based recreation including dog walking.</p>	<p>Management measures are already in place for the Essex coast including this site and in addition, following on from the Blackwater Estuary Project, coastal management of the Blackwater is being delivered by a designated team within Maldon District Council. Thus the AA of the RSS concluded that increased recreation as a result of the proposed housing and leisure development policies would not give rise to any additional adverse effects on the site.</p>	As above.
SS3 H1 WAT2	Abberton Reservoir SPA/ Ramsar	<p>Water supply</p> <p>It is intended that the increase in water demand from housing growth in the supply zone of Abberton Reservoir will be met by increasing the water storage capacity of the reservoir. This will have short term adverse effects during construction and long term there is an increased risk of the reservoir switching to an algal dominated plant community.</p>	<p>Studies and proposals in advance of a published appropriate assessment for the enlargement of the reservoir indicate that adverse effects can be removed through a series of design and mitigation actions.</p>	<p>Information to support the planning application for the scheme to increase capacity of Abberton Reservoir demonstrates that there will be no adverse effects on site integrity and the competent authorities concluded this and granted permission. There will be no adverse in-combination effects and the scheme may even reduce pressure on other international sites as recreational opportunities at Abberton will increase.</p>

Chelmsford Borough's Core Strategy and Development Policies DPD (adopted)

Policy	Site	Reason for likely significant effect & inclusion in appropriate assessment	Avoidance measures/ mitigation	In-combination effects
DC3: Managing development density in different locations	Crouch and Roach Estuaries SPA/ Ramsar Site and Essex Estuaries SAC	The area of concern for this policy is the high density housing levels proposed for South Woodham Ferrers Town Centre due to its proximity to the Crouch and Roach Estuaries SPA/ Ramsar Site and Essex Estuaries SAC. High density housing in this area could potentially result in increased recreational pressure that could in turn impact upon the adjacent European Site.	Inclusion of the following additional paragraph to Policy DC3: <i>"Development proposals must avoid any significant adverse environmental impacts and where possible enhance the biodiversity interest of neighbouring internationally designated sites for nature conservation."</i>	This DPD does not allocate land for development, therefore no in-combination effects are likely.
DC54: Promotion of employment clusters	Crouch and Roach Estuaries SPA/ Ramsar Site and Essex Estuaries SAC	The policy is promoting new development of employment clusters in a number of sectors. Eight specific locations have been outlined, the majority being within the urban area of Chelmsford, and hence not considered to result in adverse effects upon European Sites. However, Ferrers Road Industrial Area, South Woodham Ferrers has been identified as a potential site and this area is located within close proximity to the Essex Estuaries SAC and Crouch and Roach Estuaries SPA/Ramsar Site. Specifics of the location of any new development has not been provided but there is certainly potential for adverse effects to occur as a result of new development in this area.	Inclusion of the following additional paragraph to Policy DC54: <i>"Development proposals must avoid any significant adverse environmental impacts and where possible enhance the biodiversity interest of neighbouring internationally designated sites for nature conservation."</i>	As above
DC55: Location of business development	Crouch and Roach Estuaries SPA/ Ramsar Site and Essex Estuaries SAC	This policy explicitly identifies employment areas where new development will be permitted. The majority of locations identified, as with policy DC54 are within Chelmsford however, the Ferrers Road Industrial Area is identified as a potential site for the focus of this new development. This industrial estate is in close proximity to a European Site and no consideration has been made within the policy text to ensure that new development does not result in adverse effects upon European Sites.	Inclusion of the following additional paragraph to Policy DC55: <i>"Development proposals must avoid any significant adverse environmental impacts and where possible enhance the biodiversity interest of neighbouring internationally designated sites for nature conservation."</i>	As above

DC56: Industrial and warehouse development	Crouch and Roach Estuaries SPA/ Ramsar Site and Essex Estuaries SAC	As with policies D54 and D55, proposals for new development in the area of South Woodham Ferrers could potentially lead to significant effects upon European Sites within the vicinity. Furthermore, rural proposals for industrial/warehouse development include a location at Mayphil Industrial Estate, Battlesbridge. This area is also within close proximity to and upstream of the Essex Estuaries SAC and Roach and Crouch SPA/Ramsar Site. As such, proposals at this site could result in adverse effects upon the European Sites within the vicinity.	Inclusion of the following additional paragraph to Policy DC56: <i>"Development proposals must avoid any significant adverse environmental impacts and where possible enhance the biodiversity interest of neighbouring internationally designated sites for nature conservation."</i>	As above
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Maldon District's Core Strategy Issues and Options paper

Policy	Site	Reason for likely significant effect & inclusion in appropriate assessment	Avoidance measures/ mitigation	In-combination effects
The spatial objectives include increasing number of visitors by 50% by 2015.	Colne SPA/ Ramsar, Blackwater SPA/ Ramsar and Essex Estuaries SAC	Increasing the number of visitors to the area could lead to increased pressure from recreational activities. This has been identified as one of the vulnerabilities of the designated sites due to the potential disturbance to waterfowl caused by use of the sea wall footpaths by dog walkers, bird watchers and tourists. There is also the potential for damage to valuable habitats through the use of motorised craft such as jet skis, however this is largely controlled. Overall, an increase in visitors is considered to have a significant effect on the designated sites as it could cause disturbance to qualifying species.		Whilst the in-combination effect of more visitors in Maldon accessing the Colne SPA/ Ramsar, Blackwater SPA/ Ramsar and Essex Estuaries SAC for recreational purposes could, in-combination with the increase in population/ visitors in Colchester, result in an adverse impact on the integrity of these sites this DPD does not allocate land for development and so no increase in population will be likely as a result of the Development Policies DPD.

Urban regeneration of key Sites such as the Causeway area of Maldon/Heybridge	Blackwater Estuary SPA/ Ramsar and Essex Estuaries SAC	The Causeway area occupies land adjacent to the Blackwater Estuary SPA/ Ramsar and Essex Estuaries SAC. Whilst development here would meet the criteria of using previously developed land, regeneration may require improvements to flood defences. Man-made defences can lead to coastal squeeze where the inland migration of saltmarsh and mudflats in response to rising sea levels is prevented. If this option is pursued then there could be loss of saltmarsh and mudflat habitats, which would be contrary to the conservation objectives of the designated sites, which state that the favourable conservation status of these habitats should be maintained. This would therefore represent a significant effect.		Coastal squeeze in this location may impact on the areas of the designated sites within Colchester as species may be forced to move along the coast, thus potentially upsetting the balance of micro-habitats and causing habitat fragmentation.
Linear transport corridor – development at points along communication routes e.g. Crouch Valley Branch Line or a bus route that can develop with the extra housing.	Blackwater Estuary SPA/ Ramsar and Essex Estuaries SAC	The Crouch Valley Branch Line runs to the immediate north of the Crouch and Roach Estuary. The protection afforded to the designated sites should prevent any new developments being located within the sites themselves and therefore there would not be direct effects from habitat loss. However, the railway line skirts the coast for a distance of approximately 15km. Development along this route corridor could lead to significant effects on the designated sites due to increased disturbance over a considerable area. Overall, the potential effect of this option is considered to be significant for the integrity of species for which the sites are designated.		As this railway is some distance from the borough it is not considered that there will be any in-combination effects.

Focus on existing urbanised areas and seek their effective protection from the effects of climate change.	Blackwater Estuary SPA/ Ramsar and Essex Estuaries SAC	Man-made defences can lead to coastal squeeze where the inland migration of saltmarsh and mudflats in response to rising sea levels is prevented. If this option is pursued then there could be loss of saltmarsh and mudflat habitats, which would be contrary to the conservation objectives of the designated sites, which state that the favourable conservation status of these habitats should be maintained. This would therefore represent a significant effect.		Coastal squeeze in this location may impact on the areas of the designated sites within Colchester as species may be forced to move along the coast, thus potentially upsetting the balance of micro-habitats and causing habitat fragmentation.
Marina development	Blackwater Estuary SPA/ Ramsar and Essex Estuaries SAC	Further marina proposals could lead to disruption to sediment transport mechanisms, which could potentially affect the qualifying habitats of the designated sites. In addition, extensions to the marina could lead to increased recreational activities which have the potential to cause disturbance to the qualifying species of the designated sites. This therefore represents a potentially significant effect.		Whilst the in-combination effect of more visitors in Maldon could, in-combination with the increase in population/ visitors in Colchester, result in an adverse impact on the integrity of these sites this DPD does not allocate land for development and so no increase in population will be likely as a result of the Development Policies DPD.
Improve access to the countryside by the introduction of additional footpaths, cycleways and bridleways and other associated recreational infrastructure facilities.	Blackwater Estuary SPA/ Ramsar and Essex Estuaries SAC	Some disturbance to waterfowl is likely to be caused by recreational use of the sea wall footpaths by dog walkers, bird watchers etc. An increase in visitors is considered to have a significant effect on the designated sites as it could cause disturbance to qualifying species.		As above.

Large scale renewable energy infrastructure	Blackwater Estuary SPA/ Ramsar and Essex Estuaries SAC	The possibility of developing offshore wind farms, wave and tidal energy schemes could potentially impact upon the qualifying species and habitats of the designated sites through direct habitat loss or indirect effects from changes to sediment transfer processes.		Significant effects to international sites are likely if habitat is lost, this DPD does not propose habitat loss and it is therefore unlikely that this option from the Maldon Issues and Options paper, in-combination with this DPD would result in adverse effects to site integrity.
New nuclear power station	Blackwater Estuary SPA/ Ramsar and Essex Estuaries SAC	The provision of a new nuclear power plant in the District to replace Bradwell nuclear power station which has been decommissioned and is being dismantled. Provision of a nuclear power plant would have the potential to cause significant effects to the designated sites if located on the coast. This could be as a result of direct land-take, disturbance to birds during construction and operation and changes to the temperature of the estuary from the release of warm water. These would represent a significant effect.		Although this proposal would be likely to have significant effects alone, it is unlikely that there would be any additional significant effects in-combination with this DPD.

Colchester's Core Strategy (adopted)

Policy	Site	Reason for likely significant effect & inclusion in appropriate assessment	Avoidance measures/ mitigation	In-combination effects
SD1 – Sustainable Development Locations	Colne SPA/ Ramsar, Blackwater SPA/ Ramsar, Essex Estuaries, Abberton Reservoir SPA/ Ramsar	Policy SD1 fundamentally seeks to provide sustainable patterns of development within the district. The policy provides strategic guidance relating to patterns of development, but does not offer any degree of site specifics, beyond the provision of a settlement hierarchy. Clearly, with increased development and an increase in population, increased visitation and disturbance to nearby international sites cannot be ruled out. Even with the provision of open space to support this development, international sites will continue to offer an attractive recreational resource for walking etc. For these reasons, there is a need to support this policy with avoidance measures to ensure that in the implementation of this core policy, effects on international sites are prevented.	Survey and monitoring, site management and mitigation green space.	There is unlikely to be an in-combination effect as this DPD provides further detail to supplement the Core Strategy. It does not provide for additional levels of growth to that set out in the Core Strategy.

H1 – Housing Delivery	Colne SPA/ Ramsar, Blackwater r SPA/ Ramsar, Essex Estuaries, Abberton Reservoir SPA/ Ramsar	This policy provides the strategic framework and specifies the levels of housing growth in the Borough. This is supported by indicative figures relating to areas where development will be encouraged. Whilst the policy specifies a preference for development on previously developed land, this does not preclude development in locations that will lead to increased levels of disturbance relating to international sites.	Survey and monitoring, site management and mitigation green space.	As above.
PR2 Open Space and TA2 Walking and Cycling	Colne SPA/ Ramsar, Blackwater r SPA/ Ramsar, Essex Estuaries, Abberton Reservoir SPA/ Ramsar	Policy PR2 simply provides the recognition of the role of open space, and supports this with guidance relating to levels and types of space required. Policy TA2 is specific to the beneficial role of sustainable walking and cycling routes in the Borough. The effects on international sites are very limited here, however, any enhancement of a network of green links or corridors has the potential to make international sites more accessible to walkers, dog walkers and cyclists etc. This increased visitation and resulting disturbance cannot be discounted and for this reason, there is a need for the council to monitor and respond to any localised levels of disturbance that may arise.	Site management	As above.
NE2 – Rural Communit ies	Colne SPA/ Ramsar, Blackwater r SPA/ Ramsar, Essex Estuaries, Abberton Reservoir SPA/ Ramsar	This policy provides direction in regard to types and patterns of rural development which are considered to be appropriate in the Borough. This does provide the potential for increased levels of development in rural areas, which may be in close proximity to international sites. Whilst the actual level of development will be of a lower order of magnitude in comparison with urban areas, the effect of this development on international sites is not known.	Survey and monitoring, site management and mitigation green space.	As above.

In addition, the Haven Gateway Green Infrastructure Strategy and Colchester's local strategy will relieve sites of visitor pressure and avoid adverse impacts from disturbance.

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Appendix E. List of Consultees

Sustainability Appraisal Consultation Organisations

The following organisations should be consulted for a sustainability appraisal under the Environmental Assessment of Plans and Programmes Regulations 2004.

- Natural England
- The Environment Agency
- The Historic Buildings & Monuments Commission for England (English Heritage)

Specific Consultation Organisations

The Town and Country Planning (Local Development) (England) Regulations 2004 specify that the following organisations must be consulted if the council considers that they may be affected by what is proposed to be covered in a DPD. The following organisations are those the Council believe may be affected by the LDF.

- Regional Planning Body (East of England Regional Assembly)
- Regional Development Agency (EEDA)
- Essex County Council
- Adjoining Local Planning Authorities (Tendring District Council, Maldon District Council, Babergh District Council and Braintree District Council). This also includes adjoining parish councils.
- The Highways Agency
- The Strategic Rail Authority
- Essex Strategic Health Authority
- Mono Consultants (on behalf of the Mobile Operators Association)
- Relevant electricity and gas companies
- Relevant sewerage and water undertakers

Government Departments

Under the Town and Country Planning (Local Development) (England) Regulations, 2004, local planning authorities are strongly advised to consult any Government Departments or agencies where those departments or agencies have large land holdings in the area covered by a local development document.

- Home Office
- Department for Education and Skills (through Government Offices)
- Department for Environment, Food and Rural Affairs
- Department for Transport (through Government Offices)
- Department of Health (through relevant Regional Public Health Group)
- Department of Trade and Industry (through Government Offices)
- Ministry of Defence

- Department of Work and Pensions
- Department of Constitutional Affairs
- Department for Culture, Media and Sport
- Office of Government Commerce (Property Advisers to the Civil Estate)
- Primary Care Trust

The information will also be publicly available on Colchester's Borough Council's website on www.colchester.gov.uk.

Appendix F. Glossary

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

Appropriate Assessment - An assessment of a plan or project under the Habitats Regulations. This assessment relates to the integrity of Special Areas of Conservation and Special Protection Areas and is conducted specifically and solely in relation to the features for which they were designated and any supporting habitats, species or processes. Only projects determined as having no significant effect on site integrity may proceed.

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

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

Community Facilities – Developments which enable a variety of local activities to take place including, but not limited to, the following:

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

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

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

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

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

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

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

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

Green Links (also known as Green Infrastructure) – Green links are open spaces or links between open spaces that provide for walking and cycling and/or the movement of biodiversity. These areas of land are vital parts of the public realm and encourage sustainable travel behaviour. Green links provide attractive, safe and accessible spaces which contribute to positive social, economic and environmental benefits, improving public health, well being and quality of life. Strategic green links are shown on the Core Strategy Key Diagrams.

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

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

Lifetime Homes - Lifetime Homes make life as easy as possible, for as long as possible because they are thoughtfully designed. They are homes for everyone and bring benefits to anyone who lives in them because of the individual choices that they make possible. The flexibility and adaptability of Lifetime Homes accommodate life events quickly, cost effectively and without upheaval. (www.lifetimehomes.org.uk).

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

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

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

Neighbourhood Centre - Centres are mixed use places where we shop, work, learn, relax and live. A Neighbourhood Centre is a collection of local shops, services and community facilities at the centre of both villages and urban neighbourhoods. Neighbourhood Centres could range from a small parade of shops through to larger commercial areas providing a variety of services and facilities.

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

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

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

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

Ramsar Sites - Ramsar sites are wetlands of international importance designated under the Ramsar Convention.

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

Regional Spatial Strategy (RSS) - see East of England Plan.

Retail Frontages – A term given to areas within the Town Centre where shopping is the primary function. The front of the shopping facing the street is used to calculate the retail frontages within the Development Policies DPD.

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

Site Specific Allocations - Land allocated for specific uses will be identified in specific Development Plan Documents. Specific policies that relate to these designations will be set out in a Development Plan Document and will cover principles such as design or specific requirements for implementation. Policies

relating to the delivery of the Site Specific Allocations, such as any critical access requirements, any broad design principles or any planning obligations, which may be sought, must be set out in a development plan document.

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

Special Areas of Conservation - Special Areas of Conservation are strictly protected sites designated under Article 3 of the EC Habitats Directive. Article 3 requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended). The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Of the Annex I habitat types, 78 are believed to occur in the UK. Of the Annex II species, 43 are native to, and normally resident in, the UK.

Special Protection Areas - Special Protection Areas are strictly protected sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (the Birds Directive). They are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species.

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

Strategic Environmental Assessment (SEA) - This is an assessment that is required (by a European Directive) to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adaption of plans with a view to promoting sustainable development.

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

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

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

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

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

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

Sustainable Urban Drainage Systems (SuDS) - A sequence of management practices, techniques and control structures designed to drain surface water in a more sustainable fashion than some conventional piped drainage techniques.

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

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

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

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

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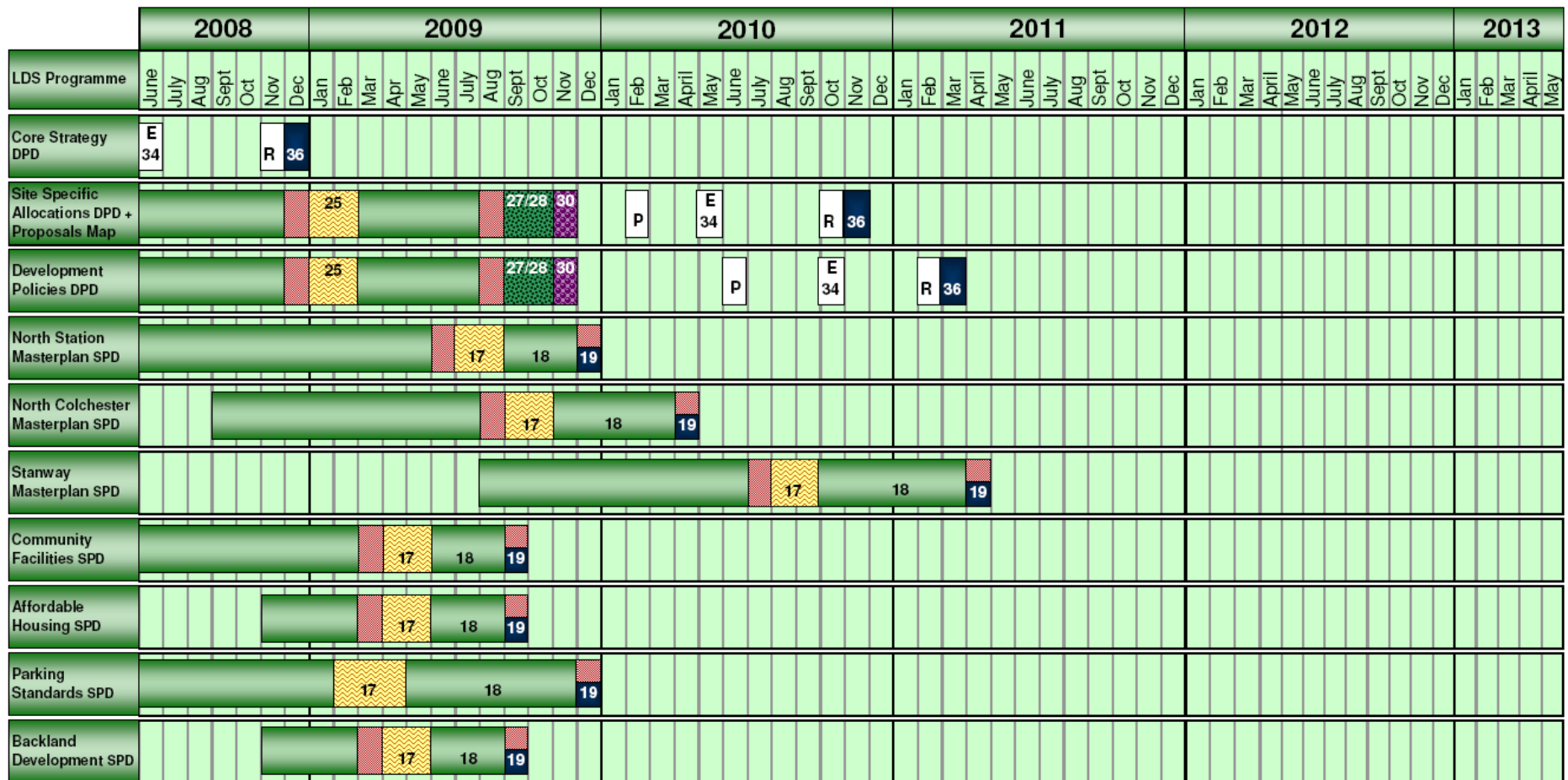
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Appendix H. Local Development Scheme extract

Local Development Framework Project Chart 2008

	Document preparation or amendments
	Member approval
	Public Participation Stage/Options
	Publication Public Participation Stage
	Submit to GO / SOS
P / E / R	Pre-exam meeting / Examination / Report
	Adopt document

2004 Regulations
The Town and Country Planning (Local Development) (England) Regulations 2004
17 - Public Participation on Draft SPD
18 - Consider representations on Draft SPD
19 - Adoption of SPD
34 - Independent examination
36 - Inspector's Report & adoption

<u>2008 Regulations</u>	The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008
25 - Public participation in the preparation of a development plan document	
27 - Publication of a development plan document	
28 - Representations relating to a development plan document	
30 - Submission of documents and information to the Secretary of State	