



Local Development Framework

# Development Policies

Soundness Self Assessment

November 2009



**Colchester Borough Council  
Publication of the Development Policies Submission Document  
Soundness Self-Assessment**

**First published - September 2009**

**Revised when DPD submitted to Planning Inspectorate – November 2009**

The soundness self-assessment for the Development Policies Submission Document contains a number of components as recommended by the Planning Advisory Service.

The self-assessment was first published in September 2009 at the Publication Stage Consultation which ran from 18<sup>th</sup> September until October 30<sup>th</sup>. At that time the self-assessment included stages 1-4. Following the closure of this consultation period the Council have updated the self-assessment to include Stage 5: Submission. The Development Policies DPD and supporting documents including the comprehensive evidence base were all submitted to the Planning Inspectorate on Monday 30<sup>th</sup> November.

**Components of the self-assessment**

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## Legal compliance

### Stage 1: Inception

Activity	Legal Requirement	Guidance Reference	Evidence provided
1. Is the development plan document identified in the adopted local development scheme and have you recorded the timetable for its production?	The Act section 15(2); section 19(1)	PPS12 paragraphs 4.50; 4.53-4.58	At the time of commencement of the DPD Colchester's adopted Local Development Scheme (2005 – 2009) identified the Development Policies DPD and set out its timetable for production under the 2004 Regulations. As a result of the 2008 amendments to the regulations Colchester's Local Development Scheme was updated and a revised version produced (LDS 2008 – 2011). This includes a timetable for Regulation 25 Consultation (including revised SA scoping reports), Publication, and Submission.
2. Have you considered how community engagement will be programmed into the preparation of the development plan document?	1. The Act section 19(3) 2. Regulation 25	PPS12 paragraphs 4.19-4.29	The early stages of preparatory work was carried out in accordance with the 2004 regulations and Council's adopted statement of community involvement. After the 2008 amendments to the regulations an addendum to the SCI was produced to clarify how community engagement would be carried out. Community engagement has been carried out in accordance with the SCI and addendum to the SCI.
3. Have you considered the appropriate bodies you should consult?	Regulation 25	1. PPS12 paragraphs 4.25 -	The SCI and addendum to the SCI set out which bodies will be consulted and when.

Activity	Legal Requirement	Guidance Reference	Evidence provided
		4.26 2. Plan Making Manual – Consultee list	
4. Is baseline information being collected and evidence being gathered to keep the matters which affect the development of the area under review?	The Act, section13	PPS12 paragraphs 4.36 – 4.47	A considerable amount of baseline information was produced to aid the production of the Core Strategy. Much of this information will also be relevant to the Development Policies DPD. Further evidence base work has continued to inform the Development Policies submission document, including the following documents (Assessment of Open Countryside between Settlements in the Borough of Colchester, Colchester Borough Historic Environment Characterisation Project, Local Wildlife Sites Review, and the updated Hotel Study 2009).
5. Is baseline information being collected and evidence being gathered to set the framework for the sustainability appraisal?	The Act section19(5)	1. PPS12 paragraphs 4.50; 4.39-4.43 2. Strategic Environmental Assessment	Alongside the production of the Site Allocations document the Council undertook a Sustainability Appraisal Report which was subject to a five week consultation period. The findings of the AMR also assist with the collection of baseline information to inform the Sustainability Appraisal.

Activity	Legal Requirement	Guidance Reference	Evidence provided
		ent Guide, chapter five	
6. Have you consulted the statutory environment consultation bodies for five weeks on the scope and level of detail of the environmental information to be included in the sustainability appraisal report?	Regulations 9 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633.	PPS12 paragraph 4.40 SEA Guide Ch 3	The statutory consultation bodies are a key partner in the formulation and delivery of all aspects of the Colchester LDF. A scoping report was published alongside the Issues and Options consultation (Nov 2007) and a revised scoping report was published alongside the Regulation 25 consultation document (Jan 2009).

## Stage 2: Plan preparation - frontloading phase

Activity	Legal Requirement	Guidance Reference	Evidence provided
7. Have you notified the specific consultation bodies that have an interest in the subject of the development plan document and invited them to make representations about its contents?	Regulation 25(1) and (2)(a)	PPS12 paragraphs 4.24 – 4.29	The Council started production of the Development Policies document under the previous regulations and notified everybody on the LDF Contact Database that a consultation period was taking place. In order to ensure consistency following the introduction of the new regulations both those on the specific consultation bodies and the general consultation bodies list were notified during the Regulation 25 and 27 Consultation periods. A summary of the consultation responses received can be found in the reports to LDF Committee for 17 <sup>th</sup> March 2008 and 23 <sup>rd</sup> March 2009 as well as the Development Policies Consultation statement.
8. Have you notified the general consultation bodies that you consider have an interest in the subject of the development plan document and invited them to make representations about its contents?	Regulation 25(1) and (2)(b)	PPS12 paragraphs 4.24 – 4.29	See 1.
9. Are you inviting representations from people resident or carrying out business in your area about the content of the development	Regulation 25(3)	PPS12 paragraphs 4.24 – 4.29	See1.

Activity	Legal Requirement	Guidance Reference	Evidence provided
plan document?			
10. Are you engaging with stakeholders responsible for delivery of the strategy?	Regulation 25	PPS12 paragraphs 4.4; 4.27 – 4.29; 4.45	The Council recognised the importance of engaging with stakeholders during the production and successful adoption of the Core Strategy and this has continued during the Development Policies document. Stakeholders have been invited to respond to consultations at every stage and where necessary their expertise has been sought on technical matters and issues during the formulation of the document.
11. Are you taking into account representations made?	Regulation 25(5)	PPS12 paragraphs 4.19-4.29; 4.37	Consultation and the responses received at every stage have been taken into account during the production of the Development Policies document. The Regulation 25 document contained alternative options for each of the policies contained within it.
12. Does the consultation contribute to the development and sustainability appraisal of alternatives?	<ol style="list-style-type: none"> <li>1. The Act section 19(5)</li> <li>2. Regulations 12 and 13 of The Environmental Assessment of Plans</li> </ol>	<ol style="list-style-type: none"> <li>1. PPS12 paragraphs 4.39-4.43</li> <li>2. SEA Guide, chapter three</li> </ol>	During each consultation period the Council has also published a Sustainability Appraisal which has considered all reasonable alternatives. Details of consultation responses specifically on the Sustainability Appraisal can also be found in the Consultation Statement.

Activity	Legal Requirement	Guidance Reference	Evidence provided
	and Programmes Regulations 2004 No 1633.		
<p>13. Is the participation:</p> <ul style="list-style-type: none"> <li>• following the principles set out in your statement of community involvement</li> <li>• integrating involvement with the sustainable community strategy</li> <li>• proportionate to the scale of issues involved in the development plan document?</li> </ul>	<p>1. The Act s.19(3)</p> <p>2. Regulation 25</p>	<p>PPS12 paragraphs 4.19 – 4.26; 4.42</p>	<p>The Consultation statement sets out the process in full.</p>
<p>14. Are you keeping a record of:</p> <ul style="list-style-type: none"> <li>• the individuals or bodies invited to make representations</li> <li>• How this was done</li> <li>• The main issues raised?</li> </ul>	<p>Regulation 24</p>	<p>PPS12 paragraphs 4.24 – 4.29</p>	<p>Following the closure of each consultation period the Council summarises the representations and presents this report to LDF Committee. The Consultation statement also outlines the processes that were undertaken during the consultation period and both of these documents are always available on the Council's website for public access. All representations are</p>



Activity	Legal Requirement	Guidance Reference	Evidence provided
			available for viewing upon request to officers.
15. Are you developing a framework for monitoring the effects of the development plan document?	1. The Act section 35 2. Regulation 48 Reg 17 of The Environmental Assessment of Plans and Programmes Regulations 2004 No1363	1. PPS12 paragraphs 4.39 – 4.43 and 4.47 2. SEA Guide, Chapter five 3. Office of the Deputy Prime Minister monitoring guide	The impact of the policies will be monitored through the most relevant Core Strategy indicator targets set out within Appendix C of the Core Strategy and using the Annual Monitoring Report and other monitoring tools such as the Town Centre Land Use Database. Additional targets and indicators may be required to ensure adequate coverage of the impact of Development Policies and a table of appropriate monitoring targets and key indicators is provided within Appendix 4 of this document.
16. Have you arranged to send copies of documents used in consultation to the Government Office and Planning Inspectorate?	Not statutory, but will assist in identifying issues leading towards a sound development	Plan Making Manual - New Regulation 25	The Council has kept in close contact with the Government Office during the formulation of the Development Policies document and no general conformity issues have been raised. The Government Office responded to the Regulation 25 consultation and these comments were taken into account and addressed in the Submission document.

Activity	Legal Requirement	Guidance Reference	Evidence provided
	plan document		

### Stage 3: Plan preparation - formulation phase

Activity	Statutory Requirement	Guidance reference	Evidence provided
17. Are you preparing reasonable alternatives for evaluation during the preparation of the development plan document?	Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004 No. 1633	1. PPS12 paragraph 4.38 2. SEA Guide, Chapter five	A number of alternative approaches to each policy were considered and published in the Reg 25 Development Policies document.
18. Have you assessed alternatives against: <ul style="list-style-type: none"> <li>consistency with national policy</li> <li>general conformity with the regional spatial strategy?</li> </ul>	The Act section 19(2), section 24	PPS12 4.30 – 33	The Development Policies document is consistent with the Core Strategy which was found sound in October 2008. Officers met with the Government Office for the East of England in April 2009 and no major conformity issues were raised.
19. Are you having regard to: <ul style="list-style-type: none"> <li>adjoining regional spatial strategies, the spatial development strategy for London, or Welsh Spatial Plan (as appropriate)</li> <li>the National Planning</li> </ul>	1. The Act section 19(2) 2. Regulation 15(1)(g)		The East of England Regional Assembly stated by letter dated 20 <sup>th</sup> February 2009 that the consultation document that the consultation document does not raise any issues of general conformity in relation to the East of England Plan.

Activity	Statutory Requirement	Guidance reference	Evidence provided
Framework for Scotland?			
20. Are you having regard to: <ul style="list-style-type: none"> <li>the sustainable community strategy of the authority or other authorities whose area comprises part of the area of the council</li> <li>any other local development documents adopted by the council?</li> </ul>	The Act section19(2)	PPS12 paragraphs 1.6; 4.22 - 4.23; 4.34 - 4.35	The Council is a key partner within the sustainable community strategy and officers along with members play an active role in the Sustainable Community Strategy. The Local Strategic Partnership (Colchester 2020) is invited to comment on all consultation documents and have raised no general conformity issues during the formulation of the document.
21. Do you have regard to other matters and strategies relating to: <ul style="list-style-type: none"> <li>resources</li> <li>the regional development agencies' regional economic strategy</li> <li>the local transport plan and transport facilities and services</li> <li>waste strategies</li> <li>hazardous substances and accidents?</li> </ul>	1. The Act section19(2) 2. Regulation 15		The Development Policies document has had to have regard to a wide range of strategies and plans which deal specifically with associated infrastructure. Throughout the formulation of the document the Council has worked in partnership with Essex County Council to ensure that all issues regarding transport, waste and education are dealt with appropriately in the Colchester LDF, and to ensure that the policies reflect the strategies of other bodies such as the Environment Agency and Anglian Water.
22. Are you having regard to the		Annex to	The Core Strategy introduced the issue of Climate

Activity	Statutory Requirement	Guidance reference	Evidence provided
need to include policies on mitigating and adapting to climate change?		PPS1 on climate change	Change and this has been developed further by Policy DP25 (renewable Energy) in the Development Policies document.
23. Have you undertaken the necessary sustainability appraisal of alternatives, including consultation on the sustainability appraisal report?	1. The Act section 19(5) 2. Regulation 12 and 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633	1. PPS12 paragraphs 4.38 – 4.43 2. SEA Guide, Chapter five	During each consultation period the Council has also published a Sustainability Appraisal which has considered all reasonable alternatives. Details of consultation responses specifically on the Sustainability Appraisal can also be found in the Consultation Statement. Further specific details looking at the alternatives can be found in the final Sustainability Appraisal published alongside the Regulation 27 document.
24. Are you setting out clear reasons for any preferences between alternatives?	Regulation 13(1)	PPS12 paragraphs 4.36 – 4.38	Justification is provided within the Reg 25 document.
25. Have you taken into account	1. Regulation	PPS12	All consultation responses are logged and reported to

Activity	Statutory Requirement	Guidance reference	Evidence provided
<p>any representations made on the content of the development plan document and the sustainability appraisal?</p> <ul style="list-style-type: none"> <li>Are you keeping a record?</li> </ul>	<p>s 24, 25(5) and 30(1)(d)(iv)</p> <p>2. Regulation 13(4) of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633</p>	<p>paragraphs 4.19 – 4.29</p>	<p>LDF Committee at the earliest opportunity. The LDF Committee Reports from 17<sup>th</sup> March 2008 and 23<sup>rd</sup> March 2009 are contained within the consultation statement. Where deemed necessary the Council have undertaken further work in response to specific issues raised during the consultation period</p>
<p>26. Where sites are to be identified or areas for the application of policy in the development plan document, are you preparing sufficient illustrative material to:</p> <ul style="list-style-type: none"> <li>enable you to amend the currently adopted proposals map</li> </ul>	<p>Regulations 9 and 14</p>	<p>PPS12 paragraphs 4.6 - 4.7; 8.1-8.3</p>	<p>As the Development Policies has been developed the draft Proposals Map has also been amended (in particular relating to the town centre uses and neighbourhood centres) and taken to LDF Committee for approval prior to commencement of consultation. The draft Proposals Map and Site Allocations has been published for consultation in tandem with the Development Policies consultation.</p>

Activity	Statutory Requirement	Guidance reference	Evidence provided
<ul style="list-style-type: none"> <li>inform the community about the location of proposals?</li> </ul>			
27. Are the participation arrangements compliant with the statement of community involvement?	1. The Act, section 19(3) 2. Regulation 25	PPS12 paragraphs 4.19-4.29	The Council undertakes each consultation period in accordance with the adopted SCI and no consultation issues have been raised at any stage.
28. Have you remained in close contact with the Government Office and discussed any emerging issues that might affect the soundness of the development plan document?		Plan Making Manual - New Regulation 25	The Council has kept in close contact with the Government Office during the formulation of the Development Policies document and no general conformity issues have been raised. The Government Office responded to the Regulation 25 consultation and these comments were taken into account and addressed in the Submission document.

## Stage 4: Publication

Activity	Statutory Requirement	Guidance Reference	Evidence provided
29. Have you prepared the sustainability appraisal report?	<ol style="list-style-type: none"> <li>1. The Act section 19(5)</li> <li>2. Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004 No 1633</li> </ol>	<ol style="list-style-type: none"> <li>1. PPS12 paragraphs 4.38 – 4.43</li> <li>2. SEA Guide Chapter five</li> </ol>	To accompany the Development Policies Regulation 27 document the Council also published a Sustainability Appraisal which informed by previous scoping reports. The Sustainability Appraisal was made available from the beginning of the consultation period.
30. Have you made clear where and within what period representations must be made?	Regulation 28(2) and (3)		The Development Policies document contained a representation form with clear instructions and dates to assist with the consultation period.
31. Have you made copies of the following available for inspection: <ul style="list-style-type: none"> <li>• the proposed submission documents?</li> <li>• the statement of the</li> </ul>	Regulation 27(a)		At the start of every consultation period the Council ensures that the documents are available for viewing on the Council's website as well as Customer Service Centre and the local libraries as outlined in the SCI. Alongside these documents there is always representation forms available which give full details of



Activity	Statutory Requirement	Guidance Reference	Evidence provided
representations procedure?			the consultation. Details of where the documents can be seen are also always included in the Statutory Advert which is placed in the local press at the beginning of a consultation period.
32. Have you published on your website the following: <ul style="list-style-type: none"> <li>the proposed submission documents?</li> <li>the statement of the representations procedure?</li> <li>statement and details of where and when documents can be inspected?</li> </ul>	Regulation 27(b)		At the beginning of the consultation period (Friday 18 <sup>th</sup> September 2009) the Council made all documents publically available in line with the Statement of Community Involvement.
33. Have you sent to each of the specific consultation bodies invited to make representations under Regulation 25(1): <ul style="list-style-type: none"> <li>A copy of each of the proposed submission documents</li> <li>The statement of the representations procedure?</li> </ul>	Regulation 27(c)		Every organisation on the specific consultation bodies' database was consulted in accordance with the Regulations and the Statement of Community Involvement.
34. Have you sent to each of the	Regulation		See 5. above

Activity	Statutory Requirement	Guidance Reference	Evidence provided
<p>general consultation bodies invited to make representations under Regulation 25(1):</p> <ul style="list-style-type: none"> <li>the statement of the representations procedure?</li> <li>where and when the documents can be inspected?</li> </ul>	27(d)		
<p>35. Have you given notice by local advertisement setting out:</p> <ul style="list-style-type: none"> <li>the statement of the representations procedure</li> <li>where and when the documents can be inspected?</li> </ul>	Regulation 27(e)		<p>A public notice was placed in the Essex County Standard at the start of the consultation period on Friday 18<sup>th</sup> September 2009. The public notice outlined all the consultation arrangements and details of where the documents could be viewed.</p>
<p>36. Have you requested the opinion of the regional planning body (or the Mayor in London) on the general conformity of the development plan document with the regional spatial strategy (or spatial development strategy)?</p>	<ol style="list-style-type: none"> <li>The Act section 24</li> <li>Regulation 29</li> </ol>	PPS12 paragraph 4.21	<p>The East of England Regional Assembly (EERA) has been consulted at every stage of the Development Policies document. When the submission documents were published under Regulation 27 a request was sent to EERA for their opinion on the general conformity of the Development Policies DPD with the East of England Plan.</p>

## Stage 5: Submission

Question	Statutory Requirement	Guidance Reference	Evidence provided
<p>37. Are you ready to submit the DPD?</p> <ul style="list-style-type: none"> <li>Are there any major issues revealed by the representations on publication?</li> <li>Are all the relevant documents in place?</li> </ul>	<p>13. The Act section 20(2)(b)</p> <p>13. The Act section 20(1)</p> <p>13. Regulation 30(1)</p>		<p>The Council considers the Development Policies Allocations document is ready for Submission to the Planning Inspectorate following the submission consultation period running from 18<sup>th</sup> September until 30<sup>th</sup> October 2009. The issues raised following the submission consultation period are not considered major enough to delay the progress of the document. Any changes agreed are considered to lie within the scope of the minor changes process. In line with the regulations and best practice guidance the Council has submitted all the relevant documents and made these publically available on the Council's website as part of the evidence base.</p>
<p>38. Has the development plan document been prepared in accordance with the local development scheme?</p> <ul style="list-style-type: none"> <li>Does the development plan document's listing and description in the local development scheme match the document?</li> <li>Have the timescales set out in the local</li> </ul>	<p>The Act, section 19(1)</p>	<p>PPS12 paragraph 4.50; 4.53 – 4.55</p>	<p>The Development Policies document has been prepared in line with the adopted Local Development Scheme at every stage and all milestones have been met to date.</p>

Question	Statutory Requirement	Guidance Reference	Evidence provided
development scheme been met?			
39. Has the development plan document had regard to any sustainable community strategy for its area (like a county and district)?	The Act section 19(2)	PPS12 paragraph 4.34 – 4.35; 4.50	The Development Policies DPD has been compiled with regard to the Colchester 2020 Sustainable Community Strategy which was published in December 2003. CBC officers and members play an active role in the Sustainable Community Strategy and this provides a valuable contribution to both documents.
40. Is the development plan document in compliance with the statement of community involvement (where one exists)? <ul style="list-style-type: none"> <li>Has the council carried out consultation as described in the statement of community involvement?</li> </ul>	17. The Act s19(3) 27. Regulation 32(1)©	PPS12 paragraph 4.50; box after paragraph 4.26	At every stage of the Development Policies DPD the Council has had regard to the Adopted SCI. The SCI was the first part of the Colchester LDF to be adopted in 2006 and amended in October 2008 therefore the consultation arrangements have been in place since the start of the Development Policies document. The Council have carried out various rounds of public consultation in accordance with the Adopted SCI and no procedural issues have been raised at any stage.
41. Has the development plan document been subject to sustainability appraisal? <ul style="list-style-type: none"> <li>Has the council provided a final report of the findings of the appraisal?</li> </ul>	19. The Act section 19(5) 29. Regulation 32(1)(a)	20. PPS1 2 paragraph 4.39 – 4.43; 4.50 20. SEA	The Sustainability Appraisal has been a fundamental part of the Development Policies DPD preparation. At the early stages of the DPD a Scoping Report and Revised Scoping Report accompanied the consultation documents. In September 2009 the Council also published a Sustainability Appraisal to accompany the Submission document. Following the Regulation 27 consultation the Council have produced an Annexe to the Sustainability Appraisal to provide further monitoring

Question	Statutory Requirement	Guidance Reference	Evidence provided
		Practical Guide, chapter five	details and information as a result of the latest round of public consultation. All of the documents have been submitted to the Planning Inspectorate and are also available from the Programme Officer or on the Council's website.
42. Is the development plan document to be submitted consistent with national policy?	The Act section 20(2) and Schedule 8	PPS12 paragraphs 4.30 – 33; 4.50	<p>The Council consider the Development Policies document is consistent with national policy and good practice guidance. Regular discussions and a meeting with the Government Office during the formulation of the document have raised no general procedural issues.</p> <p>Representations at Submission stage raised one objection from the Government Office regarding consistency with national policy which the Council feels can be satisfactorily addressed through the examination process.</p>
<p>43. Does the development plan document contain any policies or proposals that are not in general conformity with the regional spatial strategy?</p> <ul style="list-style-type: none"> <li>• If yes, is there local justification?</li> <li>• Has the council got confirmation from the</li> </ul>	<p>22. The Acts 24(1)(a); 24(2) and 24(4)</p> <p>22. Regulation 29</p>	PPS12 paragraphs 4.30 – 33; 4.50	<p>The Council consider the Development Policies DPD to be in general conformity with the regional spatial strategy. At each stage of consultation the Council have consulted the East of England Regional Assembly to seek confirmation that the document is in general conformity with the East of England Plan. The Regional Assembly has confirmed in their representations at each and every stage that the Development Policies DPD is in general conformity with the East of England Plan.</p>

Question	Statutory Requirement	Guidance Reference	Evidence provided
regional planning body about the general conformity of the plan with the regional spatial strategy?			
<p>44. Does the development plan document comply with the 2004 regulations (as amended)?</p> <ul style="list-style-type: none"> <li>Specifically, has the council published the prescribed documents, and made them available at their principal offices and their website?</li> <li>Has the council placed local advertisements?</li> <li>Has the council notified the development plan document bodies?</li> <li>Does the development plan document contain a list of superseded saved policies?</li> </ul>	<p>i. The Act section 20(2), 20(3) and 20(5)(b)</p> <p>ii. Regulations 13(1), 13(2), 13(5) and 30(1)</p>	PPS12 paragraphs 4.36; 4.50	<p>The Development Policies DPD has been produced with the regulations in mind at every stage. The Council are confident that all aspects of the regulations have been satisfied to date and consultation responses have not raised any general conformity or procedural issues. At the start of each consultation period the Council have made sure that public notices have been placed in the local press and copies of these have been included within the evidence base. In line with the regulations the Council has also notified all specific and general consultation bodies on the LDF Contact Database prior to each consultation period and the submission to the Planning Inspectorate. Appendix 5 of the Development Policies Submission Document contains a list of the Local Plan Policies which will be superseded by the policies within the Development Policies DPD.</p>
45. Are there any policies applying to sites or areas by	Regulations 13(4) 14 and	PPS12 paragraphs	The Development Policies DPD contains a series of policies and guidance, some of which have a significant

Question	Statutory Requirement	Guidance Reference	Evidence provided
<p>reference to an Ordnance Survey map or to amend an adopted proposals map?</p> <ul style="list-style-type: none"> <li>• If yes, have you prepared a submission proposals map?</li> </ul>	30(1)(b)	4.6 -4.7; 8.1-8.3	influence on the Proposals Maps. During each consultation period the Council have consulted on various Proposals Maps and a full set of maps accompanied the latest round of Consultation.
<p>46. If the development plan document is not a core strategy, is it in conformity with the core strategy?</p>	Regulation 13(6)		The Core Strategy was adopted in December 2008 and provides the strategic framework and basis for the Development Policies DPD. The Development Policies DPD is consistent with the Core Strategy and this is reflected in the format of the document and the various chapters and sections within it.
<p>47. Have you prepared a statement setting out:</p> <ul style="list-style-type: none"> <li>• Which bodies and persons were invited to make representations under Regulation 25</li> <li>• How they were invited</li> <li>• A summary of the main issues raised</li> <li>• How the representations have been taken into account?</li> </ul>	The Act section20(3) Regulation 30(1)(d)		The Council published a Consultation Statement in September 2009 to accompany the Submission Consultation documents. The statement outlined those bodies, stakeholders, organisations and individuals that were notified and invited to participate in the forthcoming consultation period. The statement also outlined the representations and the stages that the Council had undertaken as well as the summaries of representations reported to LDF Committee following a consultation period. The Consultation Statement has been updated at Submission stage to form the Regulation 30(1)(d) statement which is part of the evidence base.

Question	Statutory Requirement	Guidance Reference	Evidence provided
<p>48. Have you prepared a statement giving:</p> <ul style="list-style-type: none"> <li>the number of representations made under Regulation 28(2)</li> <li>a summary of the main issues raised</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>that no representations were made?</li> </ul>	<p>The Act section20(3) Regulation 30(1)(e)</p>		<p>Following the closure of the latest consultation period the Council summarised all representations received and has included these within the Regulation 30 (1)(e) Statement which is part of the evidence base. This statement outlines the number of representations received as well as summarising the main issues raised for each policy in relation to the Tests of Soundness.</p>
<p>49. Have you collected together all the representations made under Regulation28?</p>	<p>The Act section20(3) Regulation 30(1)(f)</p>		<p>All of the representations received under Regulation 28 have been processed and summarised and put together to form the Regulation 30 (1) (e) statement. These are available for viewing at the Council offices, main library or interactively on the Council's website. Separate copies have also been made available for the Planning Inspectorate and the Programme Officer.</p>
<p>50. Have you assembled the relevant supporting documents?</p>	<p>1. The Act section20(3) 2. Regulation 30(1)(g)</p>		<p>A wide range of documents and reports support the Development Policies DPD. All of these are included within the comprehensive CBC Evidence Base which is publically available on the Council's website or viewing can be arranged at the Council Offices.</p>
<p>51. Has your council approved the development plan document</p>	<p>The Act section20</p>		<p>At the LDF Committee meeting on 26<sup>th</sup> August 2009, the Spatial Policy Manager was given delegated authority to</p>



Question	Statutory Requirement	Guidance Reference	Evidence provided
for submission?			submit the Development Policies DPD to the Secretary of State following the latest round of public consultation subject to minor amendments if necessary.
<p>52. Have you sent the Secretary of State (the Planning Inspectorate) a paper copy of the following:</p> <ul style="list-style-type: none"> <li>the development plan document?</li> <li>the submission proposals map (unless there are no site allocation policies)?</li> <li>the documents prescribed in Regulation 30(1)?</li> </ul>	<ol style="list-style-type: none"> <li>The Act s20(1) and 20(3)</li> <li>Regulation s 30(1) and 30(2)(a)</li> </ol>		<p>The Planning Inspectorate has been sent one paper copy of all the documents required as set out in the Regulations. All the documents were delivered to the Planning Inspectorate for arrival on Monday 30<sup>th</sup> November.</p> <p>A full copy has also been made available for the Programme Officer.</p>
<p>53. Have you sent the Secretary of State (the Planning Inspectorate) an electronic copy of the:</p> <ul style="list-style-type: none"> <li>development plan document?</li> <li>submission proposals map (unless there are no site allocation policies)?</li> <li>documents prescribed in</li> </ul>	<ol style="list-style-type: none"> <li>The Act s20(1) and 20(3)</li> <li>Regulation s 30(1) and 30(2)(b)</li> </ol>		<p>A copy of every document and correspondence that has been sent as paper copies to the Planning Inspectorate have also been sent electronically in the same packages.</p> <p>Electronic copies of every document and correspondence are also available on the Council's website or via request from the Planning Policy Team.</p>

Question	Statutory Requirement	Guidance Reference	Evidence provided
Regulation 30(1)?			
<p>54. Have you made the following available at the same places where the proposed submission documents were to be seen:</p> <ul style="list-style-type: none"> <li>• The development plan document?</li> <li>• The documents prescribed in Regulation 30(1)?</li> </ul>	Regulation 30(3)(a)		<p>The DPD and all supporting documents which make up the evidence base were made available for public viewing from Monday 30<sup>th</sup> November in the same locations the proposed documents were available including the main library and the Council offices. The Public Notice also outlines the locations documents can be viewed.</p>
<p>55. On your website, have you published the:</p> <ul style="list-style-type: none"> <li>• development plan document</li> <li>• submission proposals map</li> <li>• sustainability appraisal report</li> <li>• Regulation 30(1)(d) statement</li> <li>• Regulation 30(1)(e) statement</li> <li>• supporting documents (where practicable)</li> <li>• representations made under Regulation 28</li> </ul>	Regulation 30(3)(b)		<p>Every document, correspondence and supporting information submitted to the Planning Inspectorate on November 30<sup>th</sup> has been made available on the Council's website. Alongside the DPD which was subject to the latest round of public consultation it is also possible to view every representation received along with the Council's summary and schedule of minor changes proposed to the documents and the Proposals Maps as a result of the consultation.</p> <p>The Council's website outlines all the details with regards to where documents can be viewed by the public and other interested stakeholders.</p>

Question	Statutory Requirement	Guidance Reference	Evidence provided
(where practicable) <ul style="list-style-type: none"> <li>statement as to where and when the development plan document and the documents are available?</li> </ul>			
56. For each specific consultation body invited to make representations under Regulation 25(1), have you sent the: <ul style="list-style-type: none"> <li>development plan document</li> <li>submission proposals map</li> <li>sustainability appraisal report</li> <li>adopted statement of community involvement</li> <li>Regulation 30(1)(d) statement</li> <li>Regulation 30(1)(e) statement</li> <li>supporting documents you consider relevant to each body</li> <li>statement as to where and</li> </ul>	Regulation 30(3)(c)		In September 2009 each of the specific consultation bodies as outlined in the Regulations were sent copies of the relevant documents and invited to make representations during the 6 week consultation period. Following the submission of the Development Policies document on November 30 <sup>th</sup> 2009 the extra documents (Regulation 30 Statements and public notice) were also sent to the specific consultation bodies when these were published on the Council's website.

Question	Statutory Requirement	Guidance Reference	Evidence provided
when the development plan document and the documents are available?			
<p>57. For each general consultation body invited to make representations under Regulation 25(1), have you sent:</p> <ul style="list-style-type: none"> <li>notification that the documents prescribed in Regulation 30(1) are available for inspection</li> <li>where and when they can be inspected?</li> </ul>	Regulation 30(3)(d)		<p>In September 2009 each general consultation body was notified of the 6 week consultation period and invited to make representations. Following submission to the Planning Inspectorate the Council notified every general consultation body and outlined where representations and documents can be viewed either through the Programme Officer or at the Council Offices.</p>
<p>58. Have you given notice by local advertisement setting out:</p> <ul style="list-style-type: none"> <li>the title of the development plan document?</li> <li>the subject and area covered by the development plan document?</li> <li>notification that the documents prescribed in</li> </ul>	Regulation 30(3)(e)		<p>A Public Notice was placed in the Colchester Daily Gazette on Monday 30<sup>th</sup> November to advertise the Council's Submission to the Planning Inspectorate. The notice outlined joint submission of the Site Allocations and the Development Policies DPD's and provided details of where the documents and representations could be viewed as well as contact information to arrange viewings.</p>

Question	Statutory Requirement	Guidance Reference	Evidence provided
<p>Regulation 30(1) are available for inspection</p> <ul style="list-style-type: none"> <li>• where and when they can be inspected?</li> </ul>			
<p>59. Have you given notice to persons who have requested to be notified that submission has taken place?</p>	<p>Regulation 30(3)(f)</p>		<p>Following the Submission to the Planning Inspectorate the Council notified everybody on their LDF Contact Database (which includes Specific and General Consultation Bodies) with further details regarding the submission.</p>
<p>60. If an examination is being held, at least six weeks before its opening has the Programme Officer:</p> <ul style="list-style-type: none"> <li>• published the time and place of the examination and the name of the person appointed to carry out the examination on your website</li> <li>• notified those who have made representations on the published development plan document which have not been withdrawn of these</li> </ul>	<ol style="list-style-type: none"> <li>1. The Act section 20</li> <li>2. Regulation 34</li> </ol>		<p>A Programme Officer has been appointed to co-ordinate the forthcoming examination. At the stage of Submission to the Planning Inspectorate dates and details of the forthcoming pre-examination meeting and the examination have not yet been determined so can not be advertised yet. Once further details and dates are determined the Council in partnership with the Programme Officer will ensure the necessary adverts, notifications and public notices are published to ensure the relevant regulations are satisfied.</p>

Question	Statutory Requirement	Guidance Reference	Evidence provided
details <ul style="list-style-type: none"> <li>• advertised these details?</li> </ul>			

## Soundness

Key question	Possible evidence	Evidence provided
<b>Justified</b>		
<b>Participation</b>		
1. Has the consultation process allowed for effective engagement of all interested parties?	The consultation statement	The consultation statement sets out who was invited to be involved in the plan preparation, how and when they were invited, and how the issues they raised were addressed. A total of 41 organisations and individuals responded to the Reg 25 Consultation.
<b>Research/ fact finding</b>		
2. Is the content of the development plan document justified by the evidence? 3. What is the source of the evidence? 4. How up to date and convincing is it?	i. Sections of the development plan document which show how the evidence points towards the selected strategy, policies or proposals ii. Sections of the pre-submission proposals documents iii. Sections of the preferred strategy report iv. Sections of the sustainability appraisal report which set out its main conclusions in relation to the policies in the development plan	Much of the evidence base work for the Development Policies submission document also informed the preparation of the Core Strategy, which was found sound and adopted by the Council in December 2008. The policy direction set in the Core Strategy has been used as the cornerstone for the production of the DP submission document. Further evidence base work has continued to inform the Development Policies submission document, including the following documents (Assessment of Open Countryside between Settlements in the Borough of Colchester, Colchester Borough Historic Environment

Key question	Possible evidence	Evidence provided
	<p>document</p> <p>v. Sections of the consultation statement</p> <p>OR</p> <p>A very brief statement of how the main findings of consultation support the policies, with reference to:</p> <ul style="list-style-type: none"> <li>○ reports to the council on the issues raised during participation, covering both the front-loading and formulation phases</li> <li>○ any other information on community views and preferences</li> </ul> <p>vi. The studies, reports and technical papers that provide the evidence for the policies set out in the development plan document. The date of preparation and who they were produced by should be signposted</p> <p>OR</p> <p>For each policy (or group of policies dealing with the</p>	<p>Characterisation Project, Local Wildlife Sites Review, and the updated Hotel Study 2009), as well as work on town centre uses, neighbourhood centres, and the preparation of a Local List of historic environment assets.</p> <p>The main evidence documents relied upon are set out in Appendix 2 of the submission document.</p>



Key question	Possible evidence	Evidence provided
	<p>same issue), a very brief statement of the evidence documents relied upon and how they support the policy (where this is not already clear in the reasoned justification in the development plan document)</p>	
<p>5. What assumptions had to be made in preparing the development plan document?</p> <p>6. Are the assumptions reasonable and justified?</p>	<p>i. Sections of the development plan documents setting out the assumptions</p> <p>ii. Sections of the sustainability appraisal report setting out the assumptions</p> <p>iii. A very brief statement for each assumption as to how the evidence led to the assumption</p> <p>iv. Reference to national or regional policy, correspondence from bodies consulted or technical papers that provide the basis for assumptions</p>	<p>The Development Policies document has to conform with the Core Strategy and other documents which make up the Colchester Borough Council Local Development Framework. The adopted Core Strategy provided an up to date strategic context from which to begin work and address the development policies which deliver the Core Strategy targets and objectives.</p> <p>Development Policies should be consistent with national and regional policy objectives without unnecessary duplication.</p>
<b>Alternatives</b>		
7. Can it be shown that the	i. Sections of the consultation	The consultation statement demonstrates

Key question	Possible evidence	Evidence provided
<p>council's chosen approach is the most appropriate given the reasonable alternatives?</p> <p>8. Have realistic alternatives been considered and is there a clear audit trail showing how and why the preferred strategy/approach was arrived at?</p> <p>9. Where a balance had to be struck in taking decisions between competing alternatives is it clear how and why these decisions were made?</p>	<p>statement showing how the community was involved in considering issues, alternatives and options</p> <p>ii. Documents used in community involvement with stakeholders and communities encouraging them to identify the issues and options they wished to see considered</p> <p>iii. Any report produced at the end of the front loading phase of plan preparation setting out the issues and options raised</p> <p>iv. Sections of the preferred strategy report explaining:</p> <ul style="list-style-type: none"> <li>• how alternatives were developed and evaluated, and</li> <li>• why alternatives were rejected in favour of the preferred strategy</li> </ul> <p>v. Sections of the sustainability appraisal report showing the options and alternatives and explaining how they were objectively assessed</p> <p>vi. Reports prepared during the plan preparation process (including</p>	<p>that the community involvement from the Issues and Options Document, which sought views on a range of matters to give a general direction of proposed policy, through to the Reg 25 consultation document where views on specific worded policies were sought. These included a Preferred policy and Alternative options). The Reg 27 submission document, sought to amend the Reg 25 consultation document in the light of the comments expressed. The report to Committee on 23 March 2009, reproduced in the consultation statement summarised how the consultation responses were taken into account in the formulation of the submission document.</p> <p>The consultation statement highlights the key changes made to the submission document.</p> <p>Sustainability appraisals were undertaken throughout the process and considered each of the options/policies in turn to guide the choice of policy and to ensure it met local sustainability objectives.</p>

Key question	Possible evidence	Evidence provided
	<p>after the preferred strategy participation) contributing to the decisions made on the inclusion of policies in the development plan document</p> <p>vii. Sections of the consultation statement explaining how the main findings of consultation support the decisions</p> <p>viii. Sections of the representations statement</p> <p>OR</p> <p>A brief statement of the influence upon decisions of:</p> <p>the issues raised during stakeholder and community engagement, and how they have been addressed</p> <p>ix. Any other documentation showing how alternatives were developed and evaluated</p> <p>x. A very brief statement and any other supporting documentation of the way decisions have been taken</p>	
10. Does the sustainability appraisal show how the	i. A structure to the development plan document which reports the	Sustainability appraisal incorporating the requirements of the Strategic Environmental

Key question	Possible evidence	Evidence provided
<p>different options perform and is it clear that sustainability considerations informed the content of the development plan document from the start?</p>	<p>sustainability appraisal findings in relation to each policy</p> <ul style="list-style-type: none"> <li>ii. Sections of the sustainability appraisal report which set out how sustainability appraisal has influenced the development of the preferred strategy and how policies have been revised in the light of sustainability appraisal findings</li> <li>iii. Reports made as part of plan-making which indicate how sustainability appraisal has influenced the choice of strategy and the content of policies</li> </ul>	<p>Assessment has been undertaken at each stage of the document's production. A Sustainability Report has been published for consultation alongside the submission version of this DPD. This sets out the outcomes of the sustainability assessment of the policy options and demonstrates how the options meet the local sustainability objectives. Amendments to the wording of the preferred policies were made, where appropriate.</p>
<p>11. Does the development plan document adequately expand upon regional guidance rather than simply duplicate it?</p> <p>12. Does the strategy take forward the regional context reflecting the local issues and objectives?</p>	<ul style="list-style-type: none"> <li>i. Sections of the development plan document which explain where and how regional guidance has been elaborated upon and the reasons</li> <li>ii. The regional development agency/regional planning body letter confirming that the development plan document is in general conformity with the regional special strategy</li> </ul>	<p>The East of England Regional Assembly stated by letter dated 20<sup>th</sup> February 2009 that the consultation document that the consultation document does not raise any issues of general conformity in relation to the East of England Plan.</p> <p>GO-East in their letter dated 25<sup>th</sup> February 2009 highlighted a number of areas of duplication between the draft consultation document, the Core Strategy and national</p>

Key question	Possible evidence	Evidence provided
	<ul style="list-style-type: none"> <li>iii. Representations received from the regional development agency/regional planning body</li> <li>iv. Representations from the Government Office</li> <li>v. Reports or copies of correspondence as to how the representations have been considered and dealt with</li> </ul>	planning policy. These comments were taken into account and addressed in the submission document.

Effective		
Deliverable		
<p>13. Has the council clearly identified what the issues are that the development plan document is seeking to address?</p> <p>14. Have priorities been set so that it is clear what the development plan document is seeking to achieve?</p>	<ul style="list-style-type: none"> <li>i. Sections of the development plan document which refer to the vision and objectives of the sustainable community strategy and the issues identified there</li> <li>ii. A statement prepared following stakeholder and community engagement in the front-loading phase of plan-making setting out the identified issues for the development plan document A spatial portrait based on the advice</li> </ul>	The purpose of the Issues and Options stage (para 2.2) was to explore how general principles in the Core Strategy could be fleshed out and reworked into detailed Development Policies sufficient to guide specific development and projects. At that stage no detailed policy wording had been written. The Council wanted to gather people's views about the general direction of proposed policy and the level of detail needed to ensure that new policies addressed local needs while avoiding the

	<p>in 'Policies for spatial plans' presented as part of the core strategy</p> <ul style="list-style-type: none"> <li>iii. A core strategy vision which is framed to set out the outcomes which are sought for the future</li> <li>iv. Sections of the development plan document which identify the main issues addressed</li> <li>v. Sections of the development plan document which indicate the priority outcomes</li> </ul>	<p>repetition of national/regional policy</p> <p>An analysis of the responses is provided as Table 1 in the consultation statement which is structured around the 9 themes of the consultation document.</p> <p>Responses to the Reg 25 consultation were more extensive than to the first, given that general topics had been replaced by specific policies. The views received reflect the wide ranging nature of responding consultees and are summarised as Table 2 in the consultation statement.</p> <p>The Introduction to the Reg 25 and 27 documents indicates the intention is to provide further details to assist the delivery of the Core Strategy and the consideration of planning applications</p>
<p>15. Are there any cross-boundary issues that should be addressed and, if so, have they been adequately addressed?</p>	<ul style="list-style-type: none"> <li>i. Sections of the regional special strategy which identify cross-boundary issues.</li> <li>ii. Sections of the development plan document setting out cross-boundary issues and the response to them</li> <li>iii. Reports on relevant studies which cover wider areas than the local authority and how the development plan document</li> </ul>	<p>Tendring District Council was the only neighbouring Authority to respond to the consultation – no cross boundary issues were raised with regard to the Development Policies DPD.</p>

	<p>addresses their findings or recommendations</p> <p>iv. Records of meetings with adjoining authorities or relevant agencies which confirm that there are no cross-boundary issues of significance</p>	
16. Does the development plan document contain clear objectives?	<p>i. A spatial portrait which identifies the key issues facing the area</p> <p>ii. A core strategy vision which is framed to set out the outcomes which are sought for the future</p> <p>iii. The strategic objectives of the development plan document, and the commentary in the development plan document of how they derive from the spatial portrait and vision</p>	The Development Policies DPD aid the decision making process by providing detail as needed for particular issues and areas dealt with more generally in the Core Strategy. The Development Policies document sets out the specific criteria against which planning applications for the development and use of land and buildings will be considered and provides local standards for the development of sites.
<p>37. Are the objectives specific to the place; as opposed to being general and applicable to anywhere?</p> <p>18. Is there a direct relationship between the identified issues and the objectives?</p>	<p>i. The spatial portrait and the commentary in the development plan document as to how the objectives derive from it</p> <p>ii. Confirmation from the local strategic partnership and partner organisations that they agree the objectives as being specific to the place</p>	<p>The local strategic partnership (Colchester 2020) confirmed that they agreed with the objectives and spatial portrait set out within the Core Strategy. No specific comments have been received from the local strategic partnership to the Development Policies DPD.</p> <p>The policies encourage development within</p>

		the most sustainable locations in accordance with the overarching spatial strategy set by the Core Strategy.
<p>39. Is it clear how the policies will meet the objectives?</p> <p>20. Are there any obvious gaps in the policies, with regard to the objectives of the development plan document?</p>	<ul style="list-style-type: none"> <li>i. Relevant sections of the development plan document which explain how policies derive from the objectives and are designed to meet them</li> <li>ii. Relevant sections of the sustainable community strategy which identify its objectives</li> <li>iii. Confirmation from the local strategic partnership and partner organisations that they believe the policies will achieve the agreed objectives</li> <li>iv. Research reports and studies which address the means to address objectives and conclude that the policies are appropriate and should succeed</li> <li>v. Sections of the development plan document, reports or other documents which discuss the matters which should be addressed in the development plan document.</li> </ul>	<p>A series of tables within the DPD point to the link between the Core Strategy objective-based policies and the Development Policies which assist in providing further consideration as to how planning applications will be considered. The Explanatory Text underneath each of the policies provides an explanation as to why the policy is required.</p> <p>No obvious gaps</p>



<p>21. Are there realistic timescales related to the objectives?</p>	<p>i. Sections of the development plan document which address delivery and the timescales for key developments and initiatives</p> <p>ii. Confirmation from the local strategic partnership and partner organisations that the timescales are realistic in terms of their contribution to delivery</p>	<p>The Core Strategy (and the Site Allocations DPD) set out objectives and timescales – not appropriate to the Development Policies DPD.</p>
<p>22. Are the policies internally consistent?</p>	<p>i. Sections of the development plan document, documents used in community involvement, and technical papers which demonstrate that the objectives are consistent</p> <p>ii. A very brief statement explaining how the council considers its objectives are consistent</p>	<p>The preparation for the DPD and its publication for consultation took place in accordance with the Council's Addendum to Colchester Borough Council's Statement of Community Involvement (October 2008).</p> <p>Each Development Policy in the submission document is linked back to the adopted Core Strategy policies through a series of tables and further explanation in the text where appropriate.</p>
<p>23. Does the development plan document contain material which:</p> <ul style="list-style-type: none"> <li>• is already in another plan</li> <li>• should be logically be in</li> </ul>	<p>iii. Information in the local development scheme, or provided separately, about the scope and content (actual and intended) of each development plan document. This should show how they combine to provide a coherent</p>	<p>The Local Development Scheme was revised in November 2008 and provides a brief description of all the DPD's and SPD's to be prepared and explains how they will relate to each other and especially to the Core Strategy.</p>

<p>a different plan</p> <ul style="list-style-type: none"> <li>• should not be in a plan at all?</li> </ul>	<p>policy structure</p> <p>iv. Representations from the Government Office</p> <p>v. Reports or copies of correspondence as to how the representations have been considered and dealt with</p>	<p>GO-East referred to duplication of a number of the Development Policies within the Reg 25 consultation document as reported in Appendix A of the report to Committee on 23<sup>rd</sup> March 2009. The wording of policies 1, 7, 10, 11, 13, 14, 15, and 24 were accordingly amended, 2 and 9 were deleted and 17 was combined with 23 (numbering relates to the policies in the Reg 25 document). The Reg 27 consultation statement sets out the key changes made to the consultation document, and includes the changes noted above.</p>
<p>24. Does the development plan document explain how its key policy objectives will be achieved?</p>	<p>i. Sections of the development plan document that identify the key objectives and how they will be delivered upon</p> <p>ii. Confirmation from the relevant agencies that they support the objectives and the identified means of delivery</p> <p>iii. Other supporting material – for example, commitments in the local area agreement that will support the delivery of the strategy in the development plan document</p>	<p>The Development Policies themselves provide guidance as to how applications relating to the objectives set out in the Core Strategy will be achieved. Some policies list the forms of evidence and background information that needs to be submitted in order to assess this.</p>
<p>25. If there are development management policies, are</p>	<p>i. Sections of the development plan document that show how the</p>	<p>A series of tables within the DPD point to the link between the Core Strategy objective-</p>

they supportive of the strategy and objectives?	<p>development management policies:</p> <ul style="list-style-type: none"> <li>• will help to deliver the strategy</li> </ul> <p>37. derive from, and elaborate on, the objectives and policies of the plan</p>	<p>based policies and the Development Policies which assist in providing further consideration as to how planning applications will be considered. The Explanatory Text underneath each of the policies provides an explanation as to why the policy is required.</p>
26. Have the infrastructure implications of the strategy/policies clearly been identified?	<ul style="list-style-type: none"> <li>i. A section or sections of the development plan document where infrastructure needs are identified and the proposed solutions put forward</li> <li>ii. Representations in respect of infrastructure</li> <li>iii. Reports or copies of correspondence as to how representations in relation to infrastructure have been considered and dealt with</li> </ul>	<p>This is identified in the Core Strategy.</p>
27. Are the delivery mechanisms and timescales for implementation of the policies clearly identified?	<ul style="list-style-type: none"> <li>i. Sections of the development plan document setting out delivery mechanisms and timescale</li> <li>ii. Other development plan documents being prepared that develop the policies of the core strategy further and set out how they will be delivered</li> </ul>	<p>This is identified in the Core Strategy.</p>

	<ul style="list-style-type: none"> <li>iii. Research or studies that address matters of delivery and the realistic timescales</li> <li>iv. Documents that set out arrangements made or planned for local delivery vehicles, or other delivery mechanisms</li> <li>v. Very brief statements on how other stakeholders intend to support the delivery of the policies, with any supporting correspondence or reports by the authority or the relevant stakeholder</li> <li>vi. Correspondence from stakeholders on delivery mechanisms and timescale</li> <li>vii. Reports or copies of correspondence as to how representations on delivery and implementation have been considered and dealt with</li> </ul>	
28. Is it clear who is going to deliver the required infrastructure and does the timing of the provision complement the timescale of the strategy/policies?	<ul style="list-style-type: none"> <li>i. Confirmation from infrastructure providers that they support the solutions proposed and the identified means and timescales for their delivery</li> <li>ii. Representations in respect of</li> </ul>	This is identified in the Core Strategy.

	<p>infrastructure</p> <p>iii. Reports or copies of correspondence on how representations in relation to infrastructure and its timing have been considered and dealt with</p>	
<p>29. Is it clear who is intended to implement each part of the strategy/ development plan document?</p> <p>30. Where actions required to implement policy are outside the direct control of the council, is there evidence of commitment from the relevant organisation to implement the policies?</p>	<p>i. Sections of the development plan document setting out responsibilities for delivery</p> <p>ii. Correspondence showing how other stakeholders intend to support the delivery of the policies</p> <p>iii. Reports by the council or the relevant stakeholder</p> <p>iv. Representations from stakeholders on implementation</p> <p>v. Reports or copies of correspondence as to how representations on delivery and implementation have been considered and dealt with</p>	<p>This is identified in the Core Strategy.</p>
<p>31. Does the development plan document reflect the concept of spatial planning?</p> <p>32. Does it go beyond traditional land use planning by bringing together – and</p>	<p>i. Sections of the development plan document that reflect the plans or strategies of other bodies</p> <p>ii. Expressions of support from bodies responsible for other strategies affecting the area</p>	<p>The DPD reflects the concept of spatial planning by encouraging development in the most sustainable locations, but contains generic criteria-based policies rather than considering specific sites. The Core Strategy (which identifies key locations for new</p>

integrating – policies for development, and the use of land, with other policies and programmes from a variety of organisations that influence the nature of places and how they function?	<ul style="list-style-type: none"> <li>iii. Representations in respect of services provided by other agencies</li> <li>iv. Reports or copies of correspondence as to how the representations have been considered and dealt with. These should either clarify the issues raised in the representation, or include a copy of the substance of the representation</li> </ul>	development, new infrastructure and community facilities), the Site Allocations DPD and Area Action Plans provide a more appropriate vehicle for integrating with other organisations to ensure delivery of objectives.
33. Does the development plan document take into account matters which may be imposed by circumstance, notwithstanding the council's views about the matter?	<ul style="list-style-type: none"> <li>i. Explicit recognition within the development plan document that this may happen, and clear information about how the plan strategy can accommodate them</li> <li>ii. Consideration of the options in relation to such matters as part of the evaluation of alternatives in a report on the preferred strategy</li> </ul>	The DPD reflects existing national policy direction. DP3 recognises and supports the prospective introduction of the Community Infrastructure Levy.
<b>Flexible</b>		
34. Is the development plan document flexible enough to respond to a variety of, or unexpected changes in, circumstances?	<ul style="list-style-type: none"> <li>i. Sections of the development plan document setting out the assumptions of the plan and identifying the circumstances when policies might need to be reviewed</li> <li>ii. Sections of the annual monitoring</li> </ul>	Appendix 4 sets out the monitoring targets and indicators for each of the Development Policies in the DPD. Paragraphs 11.3 through to 11.6 in the DPD explain that the AMR is the principal tool used by the Council for monitoring the effectiveness of its

	<p>report and sustainability appraisal report describing how the council will monitor:</p> <ul style="list-style-type: none"> <li>• the effectiveness of policies and what evidence is being collected to undertake this</li> <li>• changes affecting the baseline information and any information on trends on which the development plan document is based</li> <li>iii. Statements or correspondence from stakeholders which commit to providing information to be used in monitoring the progress of the policies and changes in the baseline</li> <li>iv. Risk analysis of the strategy and policies to demonstrate robustness and how the plan could cope with changing circumstances</li> </ul>	<p>policies, so that they can be changed where appropriate.</p> <p>The Council has separated out specific elements of the LDF into individual documents such as this Development Policies document in order to ensure that parts can be reviewed and amended individually to deliver a more rapid and responsive system of forward planning.</p>
<p>35. Is the development plan document sufficiently flexible to deal with any changes to, for example, housing figures from an emerging regional special strategy?</p>	<p>i. Sections within the development plan document dealing with possible change areas and how they would be dealt with, including mechanisms for the rate of development to be increased or slowed and how that would impact on other aspects of the strategy</p>	<p>The Council has separated out specific elements of the LDF into individual documents such as this Development Policies document in order to ensure that parts can be reviewed and amended individually to deliver a more rapid and responsive system of forward planning.</p>

	<p>and on infrastructure provision</p> <p>ii. Risk analysis of the strategy and policies to demonstrate robustness and how the plan could cope with changing circumstances</p>	
36. Does the development plan document include the remedial actions that will be taken if the strategies/policies are failing?	<p>i. A section of the development plan document which expressly addresses flexibility</p> <p>ii. Sections of the development plan document identifying the key indicators of success of the strategy, and the remedial actions which will be taken if they are failing</p>	The monitoring section of the Development Policies document sets out how indicators and targets will be used to monitor the implementation of the policies. The Annual Monitoring Report will assess how the policies have performed and the Development Policies document will be reviewed as necessary as noted in paragraph 11.6 of the DPD.
<b>Monitoring</b>		
37. Does the development plan document contain targets and milestones that relate to the delivery of the policies, including housing trajectories where the plan contains housing allocations?	<p>i. Sections of the development plan document setting out indicators, targets and milestones</p> <p>ii. Sections of the current annual monitoring report which report on indicators, targets, milestones and trajectories</p> <p>iii. Reference to any other reports or technical documents which contain</p>	The impact of the policies will be monitored through the most relevant Core Strategy indicator targets set out within Appendix C of the Core Strategy and using the Annual Monitoring Report and other monitoring tools such as the Town Centre Land Use Database. Additional targets and indicators may be required to ensure adequate coverage of the impact of Development Policies and a table of appropriate monitoring



	information on the delivery of policies	targets and key indicators is provided within Appendix 4 of the document
38. Is it clear how these are to be measured and are these linked to the production of the annual monitoring report?	<ul style="list-style-type: none"> <li>i. Sections of the development plan document setting out indicators, targets and milestones</li> <li>ii. Sections of the current annual monitoring report and the sustainability appraisal report setting out the framework for monitoring, including monitoring the effects of the development plan document against the sustainability appraisal</li> <li>iii. Reference to any other reports or technical documents which contain information on the collection or measurement of indicators</li> </ul>	<p>Each AMR looks back over the previous year and assesses how the adopted documents have performed in relation to the aims and objectives set out. Typically the monitoring assessment includes:</p> <ul style="list-style-type: none"> <li>• How the policies, targets or milestones are being met through the implementation of the plan, or where they are not being met reasons as to why.</li> <li>• The impact the policies are having with regards to national, regional and local policy targets and other elements of the LDF.</li> <li>• Whether any of the policies within the LDF need adjusting because they are not performing as envisaged.</li> <li>• Whether policies need to be changed to accurately reflect the latest national or regional policy guidance.</li> <li>• Whether elements of the LDF need to be reviewed and changed and how this can be done.</li> </ul>

39. Are suitable targets and indicators present (by when, how and by whom)?	<ul style="list-style-type: none"> <li>i. Sections of the development plan document setting out indicators, targets and milestones</li> <li>ii. Sections of the current annual monitoring report that report on indicators, targets, milestones and trajectories</li> </ul>	See above
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National policy		
<p>40. Does the development plan document contain any policies or proposals that are not consistent with national planning policy?</p> <p>41. If yes, is there a local justification?</p>	<ul style="list-style-type: none"> <li>i. Sections of the development plan document which refer to planning policy statements and justify why any policies are not consistent with national policy</li> <li>ii. Sustainable community strategy, studies forming evidence for the development plan document or other information which provide the stimulus for departing from national planning policy</li> <li>iii. Evidence provided from the sustainability appraisal (including reference to the sustainability report) and/or from the results of community involvement</li> <li>iv. Representations from the</li> </ul>	<p>The Development Policies are generally considered to be consistent with national planning policy.</p> <p>DP19 on Parking Standards is not wholly consistent with PPG 13, which refers to maximum parking standards, in that it proposes minimum parking standards for new residential development. Experience has shown that although maximum parking standards in residential areas has restricted the amount of parking available, the ownership of cars has not accordingly been reduced. The design, appearance and the servicing of many recently completed residential areas has been compromised by lack of off street parking. Highly accessible</p>

	<p>Government Office on the preferred strategy or the submitted development plan document</p> <p>v. Reports or copies of correspondence as to how Government Office representations have been considered and dealt with</p>	<p>town centre locations, however, are considered to be examples of appropriate candidates for car free parking and the minimum parking standards will not apply to “destinations” such as places of employment, schools and shops. This approach is consistent with revisions being made to the EPOA Vehicle Parking Standards. GO-East raised no adverse comments to the wording of this policy when commenting upon the Reg 25 consultation document.</p> <p>GO-East raised no objection to any of the proposed Development Policies on the grounds of inconsistency with national policy.</p>
<p>42. Does the development plan document contain policies that do not add anything to existing national guidance?</p> <p>43. If so, why have they been included?</p>	<p>i. Sections of the development plan document which explain where and how national policy has been elaborated upon and the reasons</p> <p>ii. Representations from the Government Office</p> <p>iii. Reports or copies of correspondence as to how the representations have been considered and dealt with</p>	<p>The policies have been kept down to 25 – a significant reduction from over 150 policies in the Local Plan – in order to avoid duplication with national guidance.</p> <p>It is recognised that there is inevitably some overlap with national guidance (particularly in DP14 and DP25). Colchester has a wealth of historic and archaeological sites and DP14 on historic environment assets seeks to draw together strands of national as well as local guidance into one single policy. PPS22 stresses the benefits of renewable energy</p>

		opportunities and Policy DP25 draws attention to and gives encouragement to this, whilst setting out the framework by which planning applications for such schemes will be considered.
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