

Colchester Borough Council

Draft Publication Local Plan (Regulation 19) – Section Two

Sustainability Appraisal Environmental Report

Spatial Policy Team

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Contents

1	Introduction.....	1
1.1	Colchester Borough Local Plan.....	1
1.2	The SA of the Colchester Borough Local Plan Sections One and Two.....	2
2	Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA).....	3
2.1	Scoping.....	4
2.2	Issues and Options	5
2.3	Preferred Options.....	5
2.4	Sustainable Development	5
2.5	Consultation Responses Received	6
2.6	Review of relevant plans, programmes and sustainability objectives.....	7
2.7	Baseline environment, key issues and likely evolution without the Local Plan.....	10
2.8	Likely evolution without the implementation of the Local Plan	24
2.9	Key Sustainability Issues	26
3	Sustainability Framework and Site Assessment Pro Forma	32
3.1	The Sustainability Framework.....	32
3.2	The Application of the Framework.....	37
3.3	The Site Pro Forma.....	38
4	The Appraisal of the Vision and Objectives	50
4.1	The Vision: Colchester in 2033	50
4.2	The Objectives	51
5	The Appraisal of the Sustainable Growth Policies	54
5.1	Policy SG1 – Colchester’s Spatial Strategy	54
5.2	Policy SG2 – Housing Delivery	65
5.3	Policy SG3 – Economic Growth Provision	71
5.4	Policy SG4 – Local Economic Areas.....	75
5.5	Policy SG5 – Existing Mixed Use Commercial Areas within Colchester	77
5.6	Policy SG6 – Town Centre Uses.....	80
5.7	Policy SG6a – Local Centres	84
5.8	Policy SG7 – Infrastructure	87
5.9	Policy SG8 – Neighbourhood Plans	92
6	The Appraisal of the Environmental Assets Policies.....	95
6.1	Policy ENV1 – Natural Environment.....	95
6.2	Policy ENV2 – Coastal Areas.....	100
6.3	Policy ENV3 – Green Infrastructure	103
6.4	Policy ENV4 – Dedham Vale Area of Outstanding Natural Beauty	107
6.5	Policy ENV5 - Pollution and Contaminated Land	111
6.6	Policy CC1 – Climate Change Policy	113
7	The Appraisal of the Places Policies - Colchester	118
7.1	Policy PP1 – Generic Infrastructure and Mitigation Requirements.....	118
7.2	Policy TC1 – Town Centre Policy and Hierarchy	121
7.3	Policy TC2 – Retail Frontages (Central).....	125
7.4	Policy TC3 – Town Centre Allocations.....	128
7.5	Policy TC4 – Transport in Colchester Town Centre	133
7.6	Policy NC1 – North Colchester and Severalls Strategic Economic Area (North)	136
7.7	Policy NC2 – North Station Special Policy Area (North).....	140
7.8	Policy NC3 – North Colchester	143
7.9	Policy NC4 – Transport in North Colchester	145
7.10	Policy SC1 – South Colchester	148

7.11 Policy SC2 – Middlewick Ranges.....	151
7.12 Policy SC3 – Transport in South Colchester	154
7.13 Policy EC1 – Knowledge Gateway and University of Essex Strategic Economic Area (East)	157
7.14 Policy EC2 – East Colchester – The Hythe Special Policy Area (East).....	161
7.15 Policy EC3 – East Colchester	165
7.16 Policy EC4 – Transport in East Colchester	168
7.17 Policy WC1 – Stanway Strategic Economic Area	172
7.18 Policy WC2 – Stanway.....	176
7.19 Policy WC3 – Colchester Zoo	180
7.20 Policy WC4 – West Colchester (West).....	184
7.21 Policy WC5 – Transport in West Colchester	186
8 The Appraisal of the Places Policies – Sustainable Settlements	190
8.1 Policy SS1 – Abberton and Langenhoe	190
8.2 Policy SS2 – Boxted.....	193
8.3 Policy SS3 – Chappel and Wakes Colne	194
8.4 Policy SS4 – Copford	197
8.5 Policy SS5 – Eight Ash Green	200
8.6 Policy SS6 – Fordham	201
8.7 Policy SS7 – Great Horkesley	204
8.8 Policy SS8 – Great Tey.....	207
8.9 Policy SS9 – Langham.....	210
8.10 Policy SS10 – Layer de la Haye.....	213
8.11 Policy SS11 – Marks Tey	216
8.12 Policy SS13 – Rowhedge.....	217
8.13 Policy SS14 – Tiptree.....	221
8.14 Policy SS15 – West Bergholt	222
8.15 Policy SS12a – Mersea.....	223
8.16 Policy SS12b – Coast Road.....	227
8.17 Policy SS12c – Caravan Parks	230
8.19 Policy SS16 – Wivenhoe.....	233
9 The Appraisal of the Places Policies – Other Villages and Countryside	235
9.1 Policy OV1 – Development in Other Villages	235
9.2 Policy OV2 – Countryside	238
10 The Appraisal of the Development Management Policies	241
10.1 Policy DM1 – Health and Wellbeing.....	241
10.2 Policy DM2 – Community Facilities	245
10.3 Policy DM3 – Education Provision	248
10.4 Policy DM4 – Sports Provision.....	251
10.5 Policy DM5 – Tourism, Leisure, Culture and Heritage	253
10.6 Policy DM6 – Economic Development in Rural Areas and the Countryside.....	257
10.7 Policy DM7 – Agricultural Development and Diversification	261
10.8 Policy DM8 – Affordable Housing.....	265
10.9 Policy DM9 – Housing Density	270
10.10 Policy DM10 – Housing Diversity	274
10.11 Policy DM11 – Gypsies, Travellers and Travelling Showpeople	277
10.12 Policy DM12 – Housing Standards.....	279
10.13 Policy DM13 – Domestic Development: Residential alterations, extensions and outbuildings.....	282
10.14 Policy DM14 – Rural Workers Housing	286

10.15 Policy DM15 – Design and Amenity	290
10.16 Policy DM16 – Historic Environment.....	294
10.17 Policy DM17 – Retention of Open Space and Outdoor and Indoor Sport and Recreation Facilities.....	298
10.18 Policy DM18 – Provision for Open Space	301
10.19 Policy DM19 – Private Amenity Space	304
10.20 Policy DM20 – Promoting Sustainable Transport and Changing Travel Behaviour	308
10.21 Policy DM21 – Sustainable Access to Development.....	311
10.22 Policy DM22 – Parking.....	315
10.23 Policy DM23 – Flood Risk and Water Management.....	319
10.24 Policy DM24 – Sustainable Urban Drainage Systems	323
10.25 Policy DM25 – Renewable Energy, Water, Waste and Recycling.....	326
11 The Cumulative and Synergistic Effects of the Local Plan (Section Two) Policies	330
11.1 The Cumulative and Synergistic Effects of the Sustainable Growth Policies	330
11.2 The Cumulative and Synergistic Effects of the Environmental Assets Policies	337
11.3 The Cumulative and Synergistic Effects of the Places Policies - Colchester	342
11.4 The Cumulative and Synergistic Effects of the Places Policies – Sustainable Settlements and Other Villages and Countryside.....	351
11.5 The Cumulative and Synergistic Effects of the Development Management Policies	357
12 Whole Plan Sustainability Impacts.....	364
13 Conclusions and Recommendations	372
13.1 Conclusions	372
13.2 Summary of Broad Cumulative Impacts of Garden Communities and Other Plan Allocations in Close Proximity	377
13.3 Whole Plan Sustainability.....	378
13.4 Recommendations	382
14 Monitoring.....	385
15 Consultation.....	386
16 Appendix 1 - Detailed Site Allocation and Alternative Appraisals	387
16.1 Introduction	387
16.2 Qualifying Settlements for Growth.....	388
Exclusionary Criteria	389
16.3 Assumptions Made in the Appraisal of Sites and Difficulties Encountered.....	392
Existing Commitments	392
16.4 Colchester Town Centre Allocations (Policy TC3).....	395
16.5 North Colchester and Severalls Strategic Economic Area Allocations (Policy NC1)	400
16.6 North Colchester Allocations (Policy NC3).....	404
16.7 East Colchester & Magdalen Street (Policy EC3) including Hythe Special Policy Area Allocations (EC2).....	409
16.8 South Colchester Allocations (Policy SC1) including Middlewick Ranges (Policy SC2).....	424
16.9 Stanway Allocations (Policy WC2) including Stanway Economic Area (WC1) and Colchester Zoo (Policy WC3).....	429
16.10 West Colchester Allocations (Policy WC4).....	435
16.11 Abberton and Langenhoe Allocations (Policy SS1).....	439
16.12 Boxted Allocations (Policy SS2).....	444
16.13 Chappel and Wakes Colne Allocations (Policy SS3).....	446

16.14 Copford Allocations (Policy SS4)	450
16.15 Eight Ash Green Allocations (Policy SS5).....	456
16.16 Fordham Allocations (Policy SS6).....	460
16.17 Great Horkesley Allocations (Policy SS7)	464
16.18 Great Tey Allocations (Policy SS8)	470
16.19 Langham Allocations (Policy SS9)	474
16.20 Layer de la Haye Allocations (Policy SS10)	480
16.21 Marks Tey Allocations (Policy SS11)	484
16.22 Rowhedge Allocations (Policy SS13).....	489
16.23 Tiptree Allocations (Policy SS14).....	493
16.24 West Bergholt Allocations (Policy SS15).....	499
16.25 Mersea Island Allocations (Policy SS12a).....	504
16.26 Wivenhoe Allocations (Policy SS16)	509
17 Appendix 2 – Consultations Comments.....	5132
18 Appendix 3 – Quality Assurance Checklist	5209

1 Introduction

Colchester Borough Council together with Place Services (Essex County Council) prepared a Sustainability Appraisal, incorporating Strategic Environmental Assessment (SA/SEA), on the proposed Colchester Local Plan 2017-2033. This Sustainability Appraisal Report is a key evidence base document for the Colchester Borough Publication Draft Local Plan consultation document. It is also supported by a Non- Technical Summary.

1.1 Colchester Borough Local Plan

1.1.1 Background

Colchester Borough Council adopted a Core Strategy in 2008, Site Allocations in 2010 and Development Policies in 2010, which are now collectively known as the Colchester Borough Local Plan. In 2013 work commenced on a two staged review of the Local Plan. The first stage of this was a Focused Review, which involved those policies that could be amended without the need for further evidence to ensure compatibility with the NPPF. The Focused Review was adopted in July 2014.

The second stage is a full review of the Local Plan, to which this SA Report relates. The Local Plan sets the framework for future development in Colchester Borough to 2033 and beyond. It includes a strategic vision and objectives, which are translated into strategic policies; site allocations; and policies that will be used to determine planning applications throughout the Borough.

A key change in the plan development process post-NPPF is the new requirement to generate a local Objectively Assessed Need (OAN) for housing and employment land since these targets are no longer set nationally. As part of developing this OAN figure, Colchester has prepared a joint Strategic Housing Market Assessment (SHMA).

The Colchester Borough Council Local Plan is formed of two distinct sections that explore different elements of planning requirements, broadly summarised as strategic issues over the Housing Market Area (HMA) and the specific requirements of the Borough itself. These two 'Sections' of the Local Plan are explained in the corresponding sub-sections.

1.1.2 Colchester Borough Council Local Plan Section One

Section One of the Local Plan provides allocations and policies to be included in each of the three Local Plans prepared by Braintree, Colchester and Tendring Councils; representing those authorities within the HMA that have identified a requirement to explore the meeting of growth needs through strategic, cross-boundary solutions.

Section One provides a strategic approach to the requirement for the authorities to meet the objectively assessed need for development land. It includes policies on sustainable development; overall housing and employment needs; infrastructure; place shaping; the spatial strategy; and Garden Communities.

Garden Communities are being explored as a way of meeting need which, by being locally driven, will ensure that infrastructure, facilities and services will be put in place when they are needed and that the local authority can control how quickly land is released for housing,

employment, retail and other uses. If approved, work on the potential Garden Communities in these areas will continue to be progressed, both through the draft Local Plan and through additional plans and frameworks which will be developed jointly by the relevant authorities.

1.1.3 Colchester Borough Council Local Plan Section Two

Section Two provides the specific policies and allocations for Colchester Borough. This part of the Local Plan includes allocations and policies organised by area, so that residents will be able to easily find planning information specific to their local community.

This place-based approach aligns with the latest best practice put forward by the Local Plans Experts Group in their March 2016 Report to Government, Discussion Paper No. 5, which states: *“The policies and site allocations within the Plan should, where possible, be place-structured, enabling a user to quickly identify what the Plan proposes for their geographical area of interest, and should also include a succinct vision and strategy for the main places.”*

1.2 The SA of the Colchester Borough Local Plan Sections One and Two

In response to meeting the requirements of the SEA Regulations, two SAs have been produced for consultation; responding to Sections One and Two respectively. This reflects the different geographical scope of Section One and Section Two, which have different sustainability issues; Section One being a joint approach covering the additional authorities of Braintree and Tendring Districts.

This SA Environmental Report responds to Section Two of the Colchester Borough Local Plan. A separate SA Environmental Report has been produced by consultants Place Services of Essex County Council covering the strategic content of the Local Plans of the contributing HMA authorities (Braintree and Tendring Districts), and is also available for consultation alongside this SA and the Colchester Borough Local Plan.

2 Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

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 plan options are assessed against these to compare their environmental, economic and social effects and ultimately to assess how sustainable an option is. The SA is a mechanism for considering the impacts of a draft plan as well as the alternatives to that approach in terms of key sustainability issues, with a view to avoiding and mitigating adverse impacts, maximising the positives and contributing to sustainable development. Under the Planning and Compulsory Purchase Act 2004 (as amended), SA is mandatory for Local Plans.

In addition to SA, Local Plans 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 has a larger focus 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. Colchester Borough Council has followed this approach as part of all SA work since 2008. Therefore all references to SA in this and subsequent reports also refer to and incorporate the requirements of SEA.

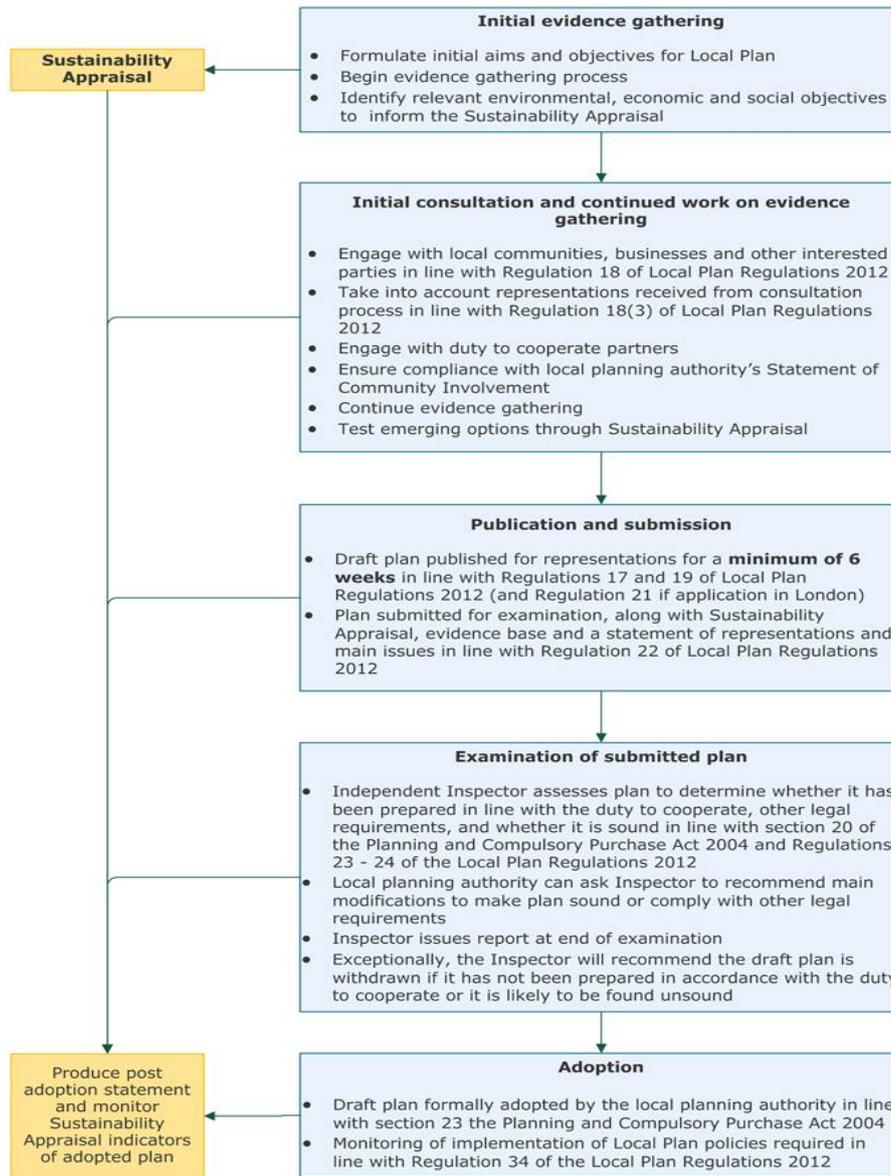
Article 5.2 of the SEA Directive is clear that SA Reports should include the information that may reasonably be required taking into account knowledge, methods of assessment, the content and level of detail of the plan, its stage in the decision making process, and the extent to which matters are more appropriately assessed at different levels in the process to avoid duplication.

This is reiterated in the National Planning Practice Guidance states that SA should be proportionate to the plan it supports. It should only focus on what is needed to assess the likely effects of the Local Plan. It does not need to be done in any more detail than appropriate for the content and level of detail in the Local Plan (11-009-20140306).

The figure¹ below outlines the key stages of Local Plan preparation. This includes how the SA fits into each stage of plan preparation.

1 National Planning Practice Guidance, Paragraph: 005 Reference ID: 12-005-20140306

Figure 1: The Key Stages of Local Plan preparation



2.1 Scoping

A Scoping Report was prepared and consulted upon for five weeks between 1 July and 5 August 2014. Scoping includes the following information:

- The relationship of the plan with other relevant plans and programmes (Annex I[a]).
- The environmental protection objectives established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation (Annex I [e]).
- Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan (Annex I [b]).
- The environmental characteristics of areas likely to be significantly affected [Annex I(c)].

- Any existing environmental problems which are relevant to the plan including in particular those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/ECC and 92/43/EEC [Annex I(d)].

A total of 16 organisations and 1 individual submitted comments on the Scoping Report.

2.2 Issues and Options

An Issues and Options paper was prepared and consulted upon from 16 January – 27 February 2015. These issues and options were based on national planning policy guidance, Council priorities as set forth in the Strategic Plan, existing local policies, and the current evidence base. Following the close of the Issues and Options consultation on Friday 27th February 2016, the Spatial Policy team collated and summarised the representations received through the Issues and Options consultation, including comments to the SA Report. The comments have been used alongside the evidence gathered to produce the Preferred Options Paper for consultation. The Preferred Options consultation document was in the form of a draft Local Plan.

2.3 Preferred Options

An SA Report accompanied the Preferred Options Paper. It included further appraisal of options for growth, policy direction and allocations included in the document in light of updated proportionate evidence available. In addition, the appraisal of any alternative, realistic, deliverable options that have been suggested by third parties as a result of the Issues and Options Local Plan consultation or come forward through development of the evidence base were included. The audit trail of alternative options was also incorporated into the report, accompanied by reasons for rejection or inclusion where relevant.

2.4 Sustainable Development

Sustainability and sustainable development are commonly used terms and it is important to consider what sustainable development actually means.

The European Commission, through its 2009 review of the EU Sustainable Development Strategy, defines sustainable development as follows:

Sustainable Development stands for meeting the needs of present generations without jeopardizing the ability of futures generations to meet their own needs – in other words, a better quality of life for everyone, now and for generations to come. It offers a vision of progress that integrates immediate and longer-term objectives, local and global action, and regards social, economic and environmental issues as inseparable and interdependent components of human progress.

Sustainable development will not be brought about by policies only: it must be taken up by society at large as a principle guiding the many choices each citizen makes every day, as well as the big political and economic decisions that have. This requires profound changes in thinking, in economic and social structures and in consumption and production patterns.

The National Planning Policy Framework sets out the following definition of sustainable development:

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

local planning authorities should positively seek opportunities to meet the development needs of their area;

Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- specific policies in this Framework indicate development should be restricted².*

For decision-taking this means³:

approving development proposals that accord with the development plan without delay; and

where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- specific policies in this Framework indicate development should be restricted.*

2.5 Consultation Responses Received

The SA Issues and Options Report was made available for consultation alongside the Local Plan of the same stage between the 16 January – 27 February 2015. The comments and their corresponding responses (and actions taken where necessary) are highlighted in Table 1a in Appendix 2. The SA Report on the Preferred Options Local Plan was made available for comment during the consultation period between 9th July and 16th September 2016. The comments received and the corresponding response are indicated the Table 1b in Appendix 2. Both stages included consultation with all key Statutory and non-Statutory

² For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119 of the NPPF) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.

³ Unless material considerations indicate otherwise.

Stakeholders and the public throughout the communities in the Borough. Consultation methods included drop in events, written communication and web based information.

2.6 Review of relevant plans, programmes and sustainability objectives

A review of relevant plans and programmes relevant to Section Two of the Local Plan was undertaken for the Scoping Report and updated for the Issues and Options and Preferred Options stages. The list of documents reviewed is outlined below. Please note that additional relevant plans, programmes and sustainability objectives have been identified for Section One of the Local Plan commensurate to its scope and the cross-boundary nature of the Garden Communities, and this can be found in the separate Section One SA.

International

Review of the European Sustainable Development Strategy (2009)
European Community Biodiversity Strategy to 2020 (2012)
Environment 2010: Our Future, Our Choice (2003)

National

Adapting to Climate Change: Ensuring Progress in Key Sectors (2013)
National Planning Policy Framework (2012)
National Planning Practice Guide (2014)
DECC National Energy Policy Statement EN1 (2011)
DCLG: An Introduction to Neighbourhood Planning (2012)
JNCC/Defra UK Post-2010 Biodiversity Framework (2012)
Biodiversity 2020: A strategy for England's wildlife and ecosystems services (2011)
Mainstreaming Sustainable Development (2011)
National policy for travellers (2012)
PPS 5 Historic Environment Guide (2010)
Flood and Water Management Act (2009)
Safeguarding our soils (2009)
Community Infrastructure Levy Guidance (April 2013)
UK Marine Policy Statement, HM Government (2011)
Planning Policy Statement 10: Planning for Sustainable Waste Management (2011)
The Rights of Way Circular 1/09, Department for Environment, Food & Rural Affairs, October 2009
Encouraging Sustainable Travel, Highways Agency
A12/ A120 Route based strategy, Highways Agency (2013)
East of England Route Strategy Evidence Report, Highways Agency (2014)
The Housing White Paper (February 2017)

Regional

Haven Gateway: Programme of Development: A Framework for Growth, 2008 -2017 (2007)

Haven Gateway: Integrated Development Plan (2008)

South East LEP Investment and Funding (March/April 2014)

Anglian Water Business Plan (2015-2020) (2012)

Draft Water Resource Management Plan (2014 – 2039) (2014)

Anglian River Basement Management Plan (2009 and draft 2015)

Catchment Abstraction Management Plan

Haven Gateway Water Cycle Study: Stage 1 Report (2008)

Atkins A120 Wider Economic Impacts Study (2008)

The draft Anglian River Basin Flood Risk Management Plan (2015)

The Combined Essex Catchment Abstraction Management Strategy (CAMS) (2013)

The Suffolk Shoreline Management Plan (2014)

South East LEP Investment and Funding (March/April 2014)

County

Commissioning School Places in Essex 2014/19 (2015)

ECC developer contributions document (2010)

Education contributions guideline supplement

ECC Corporate Plan 2013 – 2017

Vision for Essex 2013 – 2017: Where innovation brings prosperity (2013)

Corporate Outcomes Framework 2014 - 2018 Essex County Council (2014)

Essex and Southend Waste Local Plan (2001)

Essex and Southend-on-Sea Replacement Waste Local Plan (expected to be adopted 2016)

Essex Minerals Local Plan (2014)

Colchester draft Surface Water Management Plan (2014)

Essex Biodiversity Action Plan (2011)

Essex Transport Strategy: the Local Transport Plan for Essex (2011)

Highway Authority's Development Management Policies (2011)

Economic Growth Strategy (2012)

Integrated County Strategy (2010)

Essex Wildlife Trust's Living Landscapes

Combined Essex Catchment Abstraction Management Strategy (2013)

Essex Design Guide (2005)

North Essex Catchment Flood Management Plan (2009)

Essex and South Suffolk Shoreline Management Plan (second phase) (2011)

Dedham Vale AONB and Stour Valley Management Plan 2010 – 2015

Essex Public Rights of Way Improvement Plan, Essex County Council

Joint Municipal Waste Management Strategy for Essex 2007 – 2032 (2008)

Local Flood Risk Management Strategy, Essex County Council (2013)

Essex Gypsy and Traveller Accommodation Assessment (2014)

Local

Creative Colchester Strategy & Action Plan (2012)
Colchester Borough Council Strategic Plan 2012-2015 (2012)
PPG17 Open Space , Sport & Recreation (2008)
Safer Colchester Partnership: Strategic Assessment of Crime and Annual Partnership Plan 2012-2013 (2012)
Townscape Character Assessment (2006)
Landscape Character Assessment (2006)
Scott Wilson Strategic Flood Risk Assessment (2008)
Affordable Housing SPD (2011)
Communities Facilities SPD (updated 2012)
Better Town Centre SPD (2012)
Sustainable Design and Construction SPD (2011)
Colchester Borough Council Housing Strategy (2012)
Local Air Quality Management Progress Report (2013)
Colchester Environmental Sustainability Strategy 2014-2019 draft (2014)
Colchester Borough Council's Comprehensive Climate Risk Assessment (2010)
Colchester Borough Council Landscape Strategy (2013)
Water Cycle Study (2008)
Colchester Cycling Strategy SPD (2012)
Core Strategy (2008)
Development Policies DPD (2010)
Site Allocations Policies DPD (2010)
Habitat Regulations Assessment Survey and Monitoring Programme, Final Report, Colchester Borough Council (December 2013)
Strategic Housing Market Assessment (SHMA) (2014)
Retail and Town Centre Uses Study Colchester Borough Council: Retail Update 2013 (2013)
Colchester Borough Green Infrastructure Strategy (2011)
Colchester Borough Historic Environment Characterisation Project, Essex County Council, 2009

Neighbouring authorities

Tendring economic development strategy (2013)
Tendring's SHMA (2013)
Braintree's Adopted Core Strategy (2011)
Babergh Adopted Core Strategy and Adopted Policies (2011 – 2031) Local Plan Document (2014)
Braintree District Council Local Plan Issues and Options and Sustainability Appraisal (2015)
Braintree's SHMA (2014)
Maldon's SHMA (2014)
Braintree District Economic Development Prospectus 2013/2026 (2013)
Chelmsford City Council Emerging Local Plan and associated evidence base documents
Uttlesford District Council Emerging Local Plan and associated evidence base documents

The vision, aims, objectives and targets of relevant plans and programmes has influenced the sustainability framework, which helps to ensure that the sustainability framework collectively sets out what the Council and its relevant stakeholders would like to achieve in terms of sustainable development.

The review has also supported the collection of baseline data, which is included in Annex 2 of the Section One Local Plan SA and summarised in the following section.

There will be further plans and programmes that influence the SA as work progresses, in particular the emerging evidence base, and so this review is very much a work in progress.

2.7 Baseline environment, key issues and likely evolution without the Local Plan

This section outlines the relevant aspects of the current state of the environment and the environmental characteristics of areas likely to be significantly affected by the Colchester Borough Local Plan.

2.7.1 General characteristics

Population

Data from the 2011 Census put the Borough population at approximately 173,100 with a density of 5.3 people per hectare. By 2014 Colchester's population has risen to 180,400, which is a 13.53% increase from 2001. The predominant ethnic group is White British with 87.5% of the population describing themselves as such. The ethnic minority population was 12.5% which in terms of numbers equates to a population of approximately 21,500 people. This is lower than the national average of 20.2% but higher than the Essex average of 9.2%.

The whole population of Colchester is expected to grow by 15.7% (from 2011 Census numbers) to just over 200,000 by 2021. Recent decades have seen a trend towards an ageing population in Colchester and this will continue into the next decade. The percentage of over 65s in Colchester is slightly less than the county and regional percentages. The number of people aged over 65 years is projected to increase by 37.6% between 2012-2032. Under 5s will account for a very similar proportion of the population in 2021 at 7.4% compared to 7.5% in 2013.

According to the 2011 Census there were 71,634 households in Colchester. 10% were 1 bed, 27% were 2 bedrooms, 39% of households were 3 bedrooms, 17% were 4 bedrooms and just under 5% were 5 bedrooms or more. Of these, 66.3% were privately owned; 13.5% socially rented; 18.7% privately rented; 0.5% in shared ownership; and 1% living rent-free. County wide 71.4% of homes were privately owned in 2011. Average household size was 2.3 people in 2011, which is slightly less than the county, regional and national averages of 2.4 people. The average number of rooms was 5.5 according to the 2011 Census.

Housing

Under current policies an average of 830 dwellings are expected to be built in the Borough each year. A net of 617 homes were built between 1 April 2012 and 31 March 2013. A net of 740 homes were built between 1 April 2013 and 31 March 2014 and a net of 650 homes

were built between 1 April 2014 and 31 March 2015. A net of 3600 dwellings were built over the past five years (2010/11 – 2014/15), which averages 720 per annum.

A total of 260 units of affordable housing were completed between April 2014 and March 2015. This is 40% of net completed dwellings.

The average household price in April 2013 in Colchester was £202,717. This illustrates a 1.7% decrease from £205,666 in April 2012. The 2007 Strategic Housing Market Assessment (SHMA) observed that few households aspiring to home ownership had access to enough money to purchase a home in Colchester, and annual updates since 2007 have not found any change to this position.

The 2014 SHMA found that meeting the affordable accommodation requirements of families and those with priority needs should be as important as the larger scale numerical need for smaller units for single and couple households. It recommended continuing to develop housing strategies to make best use of the existing housing stock by providing positive incentives to improve the turnover of houses to address the needs of overcrowded and waiting list families to address the under occupation of around 800 social housing units across the Borough. It also recommended that new social housing should be closely linked to the needs of older tenants and in resolving the under occupation of family sized properties.

In terms of older persons housing the 2014 SHMA found that there is an inextricable link between ageing and frailty and the forecast rise in the retired population means that the housing and support needs of older and disabled households is important to consider at a strategic level. In line with the strategic priorities already established, resources should focus on the provision of home based support services and adaptations for older people living at home in both social rented, private rented and owner occupied housing.

2.7.2 Economic characteristics

Transport

Colchester is connected to a comprehensive network of major roads via the A12 and A120, which provide routes to London, the M25, Harlow and Cambridge. Four sections of the A12 around Colchester fall into the top ten busiest sections on the A12 route. The Borough also lies in close proximity to the major seaports of Harwich (20 miles) and Stansted airport (30 miles). This strategic position has meant the area has been a magnet for growth resulting in a healthy and vibrant economy.

Transportation provision in the Borough includes six railway stations; bus routes operated by ten bus companies; and several cycle trails. There is a lack of safe, off road public rights of way for cyclists and horse riders in the Borough. The Essex Public Rights of Way Improvement Plan stated that in 2009 Colchester Borough only had 48.86km of bridleways compared with 490.37km of footpaths. Only the Tendring and Maldon districts had lower percentages of bridleways in the thirteen Essex authorities. One of the biggest challenges to Colchester's future development is traffic growth and the dominance of the car as the main mode of travel. The 2011 Census indicated that 79.4% of households own one or more cars or vans with over 12,000 more cars in the area since 2001.

The results of the Colchester Travel Diary survey (July 2007) found that the largest proportion of trips (55%) in the AM peak (0600-0900) are journeys to the workplace, followed by journeys to school (11%), the remainder of journeys are to shops / local services, leisure services and for business. Analysis of survey results also determined that 67% of these journeys to workplace in the AM peak originate from homes in urban areas and accordingly, could potentially be undertaken via public transport, walking or cycling instead.

These findings are echoed in the 2011 Census travel to work results which found that 58% of residents drive to work. Other main travel to work modes include: walk 13%, train 8%, bus 6%, work from home 5%, car passenger 5%, cycle 4%. This equates to 31% of residents travelling to work by non-car modes and walking and cycling together accounting for 17% of journeys to work.

The findings from recent workplace travel plan surveys (2010-13) from organisations along the A134 are in line with these results (as show in the table below), confirming the view that workplace journeys are likely to be a significant contributor to congestion along this corridor.

Table 1: Workplace Travel Plan Survey Findings

Mode	Colchester Council (2012)	Colchester Hospital (2012)	Colchester Institute (2013)	Culver Square (2010)
Drive (alone)	47%	64%	61%	64%
Car Share	11%	9%	12%	0%
Get dropped off	3%	2%	n/a	n/a
Walk	13%	11%	10%	22%
Cycle	6%	4%	5%	7%
Bus	11%	5%	4%	0%
Train	6%	2%	2%	0%
Motorcycle	1%	0%	2%	7%
Taxi	1%	0%	n/a	0%
Work from home	2%	1%	1%	n/a
Other	0%	2%	3%	n/a

Whilst significant progress has been made by these organisations, these results indicate that there is scope and opportunity for encouraging more modal shift for the journey to work, as car use is still high and many of these are relatively short journeys that could be undertaken by walking, cycling, bus or car sharing. The distances that staff travel to work is highlighted in the Travel Plan for Culver Square and reveal that 72% of staff live less than 4 miles (or a 30 minute cycle ride) from the Shopping Centre.

The travel survey results for North Colchester businesses have also been examined to identify barriers to travelling by more sustainable modes. Many of these are commonly cited barriers such as childcare responsibilities, having too much to carry, the cost and frequency of buses, difficulty finding suitable car sharers and feeling unsafe when cycling. Two local reasons that are regularly given and are to be addressed in conjunction with bus operators is the cleanliness and poor level of customer service on the bus.

According to the 2001 Journey to Work Census data, Colchester has a high degree of self-containment with 70% of the working population working in Colchester and 7% commuting to London, indicating further potential for the uptake of more sustainable modes.

Employment

Using data from the 2011 Census, figures show the largest proportion of Colchester residents (22.6%), occupied lower managerial, administrative and professional occupations, 14.2% were employed in semi-routine occupations, and 13.5% were employed in intermediate occupations.

The industry class employing the most people in Colchester according to the 2011 Census was the 'wholesale and retail, repair of motor vehicles and motorcycles' class which accounted for 16.0% of jobs. The next three largest industry classes were 'human health and social work' which accounted for 13.5% of employment, followed by 'education' at 11.4%; and 'construction' at 8.3%. The largest employers in Colchester by approximate number of employees are Colchester District General Hospital with 3,000 employees; University of Essex with 2,000 employees; Colchester Borough Council with 1,500 employees; and Colchester Institute with 900 employees. The largest private sector employer is Monthind Clean Ltd, an industrial cleaning company, which employs approximately 800 people.

Colchester has approximately 435,000m² of retail floorspace; 208,000m² of office floorspace; 644,000m² of industrial floorspace; and 110,000m² classed as 'other' floorspace. In order to fulfil Core Strategy 2021 targets, the Borough will need to provide a further 48,259m² of retail floorspace in the Town Centre.

The quantitative assessment of the potential capacity for new retail floorspace, carried out as part of the 2013 update to the Retail Study, suggests that there is scope for new retail development within the Colchester urban area and the rest of the Borough, over and above existing commitments. The capacity figures suggest there is limited need for food store development outside Colchester urban area. The projections suggest new retail floorspace should be distributed as shown in the table below.

Table 2: Class A1 Retail Floorspace Projections

Location	Sales Floorspace sqm net		
	Convenience	Comparison	Total
Up to 2016			
Commitments/ town centre proposals	1,450	12,800	14,250
Colchester urban area	2,255	803	3,058
Tiptree	-	21	21
West Mersea	-	18	18
Other Colchester Borough	522	-	522
Total up to 2016	4,227	13,642	17,869
2016 – 2021			
Colchester urban area	2,610	9,079	11,689
Tiptree	-	48	48
West Mersea	-	33	33
Other Colchester Borough	174	-	174
Total 2016 - 2021	2,784	9,160	11,944
2021 – 2026			
Colchester urban area	3,101	13,805	16,906
Tiptree	-	74	74
West Mersea	-	49	49
Other Colchester Borough	209	-	209
Total 2021 - 2026	3,310	13,928	17,238

Total period 2012 – 2026			
Colchester urban area	9,416	36,487	45,903
Tiptree	-	143	143
West Mersea	-	100	100
Other Colchester Borough	904	-	904
Grand total	10,321	36,730	47,050

The convenience goods projections in the Retail Study indicate there is scope for one large food store in Colchester urban area in the short term (up to 2016). It is unlikely that this food store can be accommodated within the Town Centre Core. In the medium to long term (2016 to 2021) there is a requirement for 1-2 new large food stores, which could be provided in a new district/local centres anchored by a large food store, expansion of one of the five urban district centres and/or the provision of a freestanding out-of-centre food store.

In terms of the spatial distribution of food superstores in Colchester urban area, the Retail Study concluded that the priorities appear to be the south of Colchester urban area in order to serve existing and future residents and to the northwest to serve new residential areas. The proposed neighbourhood centre within the Colchester Northern Growth Area or the Northern Gateway site could serve proposed residential development within the northwest of the urban area.

The Retail Study concluded that vacant shop premises and planned investment within Colchester town centre should be sufficient to accommodate comparison expenditure growth and operator demand for small to medium sized premises up to and beyond 2016. If longer term growth (2016 to 2026), where development cannot be accommodated within the town centre, the Council should consider the potential to expand urban district centres or the provision of new shopping destinations in the urban area. There is insufficient available expenditure to support all of the current comparison retail proposals between 2016 and 2021. The Retail Study concluded that retail development should not be permitted outside the Town Centre Core unless it can clearly be demonstrated that the proposed development cannot be accommodated in the Town Centre Core, and the proposals will not harm the vitality and viability of designated centres and planned investment.

Approximately 78.8% of the population aged 16-64 was economically active in Colchester in 2016. Model based unemployment figures for the Borough showed Colchester's unemployment rate was 4% (which is below the 6.4% figure for the East). This percentage is based on a proportion of the Borough's economically active population.

Deprivation

The Borough is relatively prosperous, ranking 185 out of 326 districts on the Index of Multiple Deprivation (rank 1 being the most deprived). It is estimated that approximately 5% of people in Colchester live in seriously deprived neighbourhoods. However, this is somewhat lower than the relative proportions in Basildon (18%), Tendring (18%) and Harlow (12%).

St Anne's Estate in St Anne's ward and Magnolia in St Andrew's ward were the small areas with the highest levels of deprivation in Colchester. The least deprived small area in Colchester was Bergholt in West Bergholt and Eight Ash Green ward, followed by Wivenhoe Park in Wivenhoe Cross ward. 29 of the 104 small areas in Colchester were

ranked in the 20% least deprived in England. In both 2007 and 2010 income domain, there were 28 small areas in Colchester which fell into the top 40% most deprived nationally. In both years, St Anne's Estate in St Anne's ward was the only small area ranked in the top 10% most income deprived nationally.

Income

The average gross household income is lower than the Essex and the East of England averages but higher than the national average. In Colchester average gross household income was £27,592 in 2012, it was £30,193 in Essex, £27,980 in the East of England and £27,302 in England. There are variations in prosperity and there are pockets of deprivation in parts of both the towns and rural areas.

Tourism

Tourism plays an important part in the local economy. Tourism was worth £244 million to the economy of Colchester Borough in 2012, which is a rise of 5% from the previous year. The value of tourism to Colchester has risen in real terms by 158% from £63.1 million in 1993. Tourism supports more than 5,600 actual jobs in the Borough, this has risen by 109% since 1993 (5632 in 2011, 2685 in 1993).

Colchester attracted just over 5 million visitor trips in 2012. This is approximately 78% higher than the 1993 figure of 2.8 million visitor trips. This can be broken down as follows:

- 62,000 staying trips taken by overseas staying visitors;
- 216,000 staying trips taken by domestic staying visitors; and
- 4.7 million day trippers.

Creative Business

Colchester has 1,300 creative businesses providing employment to over 5,600 employees. Creative industries are a priority growth area for the town. This accounts for 18.3% of all businesses in the Borough, and includes advertising, design, film, arts and crafts, performing arts and publishing. Nationally, creative industries account for approximately 7% of the economy as a whole. This shows that Colchester is a well-performing town in terms of its creative economy but that there is considerable room for growth.

Creative Colchester recognises culture and creativity as a driver of job creation, economic growth and sustainable community development to raise the profile of the town overall. A vision document has been created, in which the main opportunities are set out for the development of the creative industries over the next five years.

Regeneration

Colchester Borough Council is leading regeneration programmes in East Colchester, North Colchester, the Town Centre and the Garrison. In East Colchester a new waterside community is emerging at the Hythe, the town's former port. The £13 million regeneration programme will create a mixed-use development alongside the River Colne with 100,000 sq. ft of commercial space, 2000 new homes and improved transport links. The transformation of the area is already underway with new housing, employment areas, community centre, nursery and student accommodation for the University of Essex at University Quays. The University Knowledge Gateway will bring new business opportunities, hotels and leisure facilities.

To the North of the town, alongside the A12, lies a 100 hectare development site. Plans for the area will see the creation of 1500 new homes and new employment areas to create up to 3500 new jobs. Opened in 2008, the site is already home to the Weston Homes Community Stadium. As well as being Colchester United Football Club's new home, the venue also offers space for concerts, events, community space for Colchester United Community Sports Trust to develop its programme of activities and conference facilities for up to 400 people. As part of the regeneration programme for North Colchester a Master Plan has been prepared for North Station, which is a key gateway into the town.

A £1.5 billion development of a new modern Garrison in the town has shown a further 35 years commitment to Colchester by the MoD. As well as creating improved accommodation and facilities for service personnel, land released by the MoD as a result of the new development is being used to create a sustainable mixed use urban village close to the Town Centre.

Improvements in the Town Centre have previously been focused on the St. Botolph's Quarter, with ongoing plans to develop a new cultural quarter, large retail scheme, residential development and multi-storey car park. However, plans to improve the wider town centre are now underway with proposals being developed to reduce traffic and create a better pedestrian experience with more public spaces for events and activities and better links for cyclists ensuring that Colchester continues to be a vibrant place during the day and in the evening.

2.7.3 Social characteristics

Births and Life Expectancy

In 2015 there were 2,242 births in Colchester. Only Basildon District had a higher number of births than Colchester (2,457). The total number of births in Essex in 2015 was 16,335.

Life expectancy in the Borough has been estimated as nearly 80 years for men and over 83 years for women. There are 2 hospitals, 33 doctors and 27 dental surgeries within the Borough. In addition, there are 3 clinics, 18 opticians and 32 pharmacies.

Education

There are 79 maintained schools: 64 primaries, 11 secondaries and 4 special schools. There are 2 higher 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 remains an issue for the Borough, with there being more demand than formal supply.

Essex County Council has a statutory responsibility to ensure there are sufficient school places available every year, that there is diversity across the school system and that parental preference is maximised. Commissioning school places in Essex 2015-2020 sets out the requirement for places in maintained primary and secondary schools in Essex until 2020 and identifies the areas where providers will need to match supply with demand. It is updated annually to ensure the projections of demand for school places are as accurate as possible.

In 2015 there were 9,893 primary pupils and 8,328 secondary pupils. In 2013 the 6 schools providing sixth form education had 1,307 pupils. Colchester Institute had 4,240 1-18 year pupils (although this figure includes all of Colchester Institute's sites, some of which are outside the Borough) and Colchester Sixth Form College had 3,140 16-18 year pupils.

It is forecast and set out in the Commissioning school places in Essex 2015-20 document (2014) that in 2020-21 nursery and primary school pupils will increase to 15,9090. Secondary school pupils, including sixth form pupils, will increase to 11,825. These forecasts are higher than the Essex average.

In the Stanway area there should be sufficient capacity overall to meet demand in the next three years. However, as the new housing developments planned progress there is likely to be pressure on school places and plans will be developed with the local schools to increase provision in the locality. Essex County Council will have access to a new school site on commencement of phase three of the Lakelands development, if required. A consultation has commenced on proposals to increase provision at Monkwick Infant and Junior Schools, Montgomery Infant and Junior Schools and a further expansion of St John's Green Primary School. St George's New Town Junior School will increase its intake to 90 from 2014. In the Tiptree planning group there were 22% surplus places with two of the schools having more than 50% surplus places in school year 2012/13. Funding has been secured for a new 2 form entry school in Braiswick from 2015 and Essex County Council are currently seeking sponsors for a 420 pupil school on the Severalls development.

Year 7 intakes in Colchester are forecast to rise significantly from September 2017 onwards and two options will be explored to provide the additional places required: to expand an existing and high performing and popular school/ academy through the use of the Alderman Blaxill site, or to develop new provision such as a Free School or Academy on this site.

Educational achievement is generally good. In 2011, 16.7% of Colchester's working population aged 16 and over were qualified to level 2 standard, and 27.2% to level 4+ standard. Level 2 qualifications cover: five or more 'O' level passes; five or more CSE (grade 1s); five or more GCSEs (grades A-C); School Certificate; one or more 'A' levels/'AS' levels; NVQ level 2; or Intermediate GNVQ. Level 4 or more qualifications cover: First Degree, Higher Degree, NVQ levels 4 and 5; HNC; HND; Qualified Teacher Status; Qualified Medical Doctor; Qualified Dentist; Qualified Nurse; Midwife; or Health Visitor, or higher. Level 2 attainment was below the Essex average of 17.2%, however level 4+ attainment was higher than the Essex average of 23%.

Community Facilities

The community has access to a wide range of Council-run services and facilities, including those owned by the 31 Parish Councils in the Borough. Facilities include country parks at Cudmore Grove in East Mersea and High Woods in Colchester, a leisure centre including swimming pools and four multi-activity centres, and a 10,000 seat capacity football stadium.

Crime

The latest crime data available is for the year 2012/13. This data is taken from the ONS publication regarding the numbers of offences recorded by the police, by Community Safety Partnership / local authority level, year and offence group. When comparing the latest information for Colchester with the previous year the number of recorded crimes was down by 425 (3.9%) to 10,565. The number of domestic burglaries is currently recorded as a

total number. When comparing the latest information for Colchester with the previous year to date the number of domestic burglaries was up by 224 (55%) to 631. Based on the total recorded figure for the 12 months ending 31 March 2013, and the mid-year population estimate, the crude crime rate per 1,000 population was 60.

2.7.4 Environmental characteristics

Heritage

Colchester has a rich and diverse 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.

The Borough boasts some 2,560 listed buildings and 52 Scheduled Monuments. The annual Heritage Counts report states that there are 1,563 groupings of listed buildings and 44 groupings of scheduled monuments. This difference in figures is because the Heritage Counts (and the National Heritage List for England) counts listed building entries, rather than numbers of individual listing buildings (i.e. one entry could cover several buildings such as terrace or block of flats). There are 22 conservation areas within the Borough and 4 parks within Colchester on the National Register of Special Historic Interest. These include Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park. The Council has also recently updated its Local List which includes 741 buildings or assets that are of historical or architectural interest. In 2013 there were 37 listed buildings on the Essex Heritage at Risk Register. The number of at risk listed buildings has decreased over the past few years from 49 in 2009, 48 in 2010, and 41 in 2011. The English Heritage, Heritage at Risk Register contains only 7 entries for the Borough: 2 listed buildings, 2 conservation areas and 3 scheduled monuments.

History and Archaeology

Colchester Borough is known to contain Palaeolithic deposits of international importance. Evidence of human activity is confined to finds of flint artefacts notably a very distinctive large tool known as a 'handaxe' a number of which have been found in Colchester Borough, particularly in the area between the Colne and Roman rivers. Finds of Mesolithic material are spread across the district and attest to the presence of groups of people whose lifestyle were transient and based on an economy of collecting wild plant foods and hunting a variety of wild game, in an increasingly wooded landscape. Around 4000BC, the introduction of the cultivated crops, such as wheat and barley, domesticated of the animals and pottery together with new types of flintwork, marks the beginning Neolithic period. Evidence for Neolithic activity is abundant across Colchester District, mainly in the form of finds of distinctive flint work, particularly polished flint and ground stone axes. Evidence of Bronze Age occupation is extensive; Early Bronze Age material in the form of barbed and tanged arrowheads and distinctive Beaker pottery are quite widespread, the latter occurring both as sherds, and as complete pots, which probably derive from burials. Early Iron Age pottery has been recovered from a number of sites in the District, including Sheepen, Stanway and Gosbecks, but the enclosed cropmark sites that are detectable from the air do not appear to have originated until the Middle Iron Age. During the late Iron Age curvilinear earthworks (dykes) were extended across the Colchester gravel plateau in two overlapping arcs, linking the Colne and Roman rivers and creating a defended perimeter of water, marsh and forest enclosing 28 sq. km.

Camulodunum was the primary objective of the Roman invasion in AD43 and by the end of the first season of the military campaign it had fallen. Claudius made political capital by leading the final military advance into *Camulodunum* and receiving the submission of a number of British tribes there. It is likely that a large, but temporary, camp was established to accommodate the army until the completion of a new legionary fortress, and re-deployment of troops in the following year, but despite the relative abundance of early military activity at Colchester there are few other known military sites from the District. As the military conquest of Britain progressed, the Twentieth Legion was re-located from Colchester and a new *colonia* was created out of the redundant fortress. The conversion of the legionary fortress into a *colonia* involved the partial demolition and re-use of the military buildings, the slighting of the military defences and the addition of a re-aligned street grid, utilising the basic legionary orientation. The fortress annex was extended to house the public buildings required by the new city. The buildings of the *colonia* were well-built of wood and clay-blocks with painted plaster and tiled roofs. They included an impressive early town-house at Lion Walk. Excavated workshops, warehouses, shops and domestic quarters show that the early *colonia* was a working city. The city also had a range of public buildings and structures including the Temple of Claudius, a theatre and the great monumental arch built on the west gate into the fortress.

During the Boudican revolt in AD 60, the *colonia* appears to have been completely destroyed, resulting in the Boudican destruction layer, mostly made up of debris from burnt, demolished clay walls but including well preserved organic material, which has been identified across much of the modern town centre. After this destruction, the town was re-established and provided with a defensive wall and external V-shaped ditch. The monumental arch was incorporated into the Balcerne Gate and there were at least five other gates into the town.

By the 2nd century the town had begun to prosper. Archaeological evidence suggests that the town, including its suburbs went into a dramatic decline during the 3rd century, with houses demolished without replacement and open areas increasingly used for cultivation. It is likely that the town of Roman Colchester would have had a significant influence on the economy of the area creating a ready market for many local products such as grain, meat, fish, shellfish and salt.

Evidence for the early Saxon period in Colchester District is sparse. By the reign of Aethelred II, Colchester had achieved sufficient economic importance to warrant the presence of a coin mint and for a short period it was extremely busy.

The medieval landscape of Colchester district was one of a dispersed settlement pattern, comprising hamlets and individual farms, with focal points provided by church/hall complexes, greens and commons. Colchester's market place was the main centre of agricultural trade within an 8 mile radius of the town. Documentary records from the late 13th century reveal that the main crop grown in the District was oats, with barley and rye also grown in large quantities. During the early middle-ages the salt marshes were a significant element in the economy of Colchester and of Essex as a whole and the period witnessed the beginning of the reclamation of the saltmarsh. As elsewhere in England during the 13th century, much of the woodland around Colchester was cleared to extend the cultivated area of the land.

Following the Norman Conquest, Colchester was dominated by the Baron Eudo Dapifer who founded St John's Abbey to the south of the town and restored St Helen's Chapel. He was also responsible for the construction of Colchester Castle, which was built on the base of the Roman Temple of Claudius late in the 11th century and provided with defensive earthworks resulting in a diversion of the High Street.

Colchester was known for its Cloth industry from the late medieval period, with an influx of craftsmen and trader from the 14th century and the development of the town's Dutch Quarter. The 1530s saw the dissolution of the monasteries nationwide and selling of their properties and lands into private hands.

In the first half of the 16th century, an earthwork blockhouse was built at East Mersea to guard the mouth of the River Colne as part of Henry VIII programme of coastal defences. The blockhouse was brought back into use during the 17th century and tested in 1648 during the Civil War Siege of Colchester. At this time, elaborate lines of enclosing ditches, strengthened by several forts, were constructed to seal off the town. Elements of these defensive works have been identified through excavation and geophysical surveys.

The post medieval period witnessed a long term decline in the cloth industry in Colchester to the end of the 18th century. It remained the largest market town in Essex and was also an important port, with the Hythe became a busy industrial centre. Transport by rail and water boosted the town's agricultural related industries during the 19th century and mid-to late Victorian Colchester saw the building of a growing range of specialist industrial buildings including breweries, maltings, grain stores, and engineering premises, representing a late industrial revolution in the town. Public buildings such as the Jumbo water tower and town hall reflect the confidence and prosperity of the town at the end of the century.

Between 1914 - 18 Colchester became a major training and hospital centre but population growth and industrial advance were minimal during the inter-war period. During WW II, the engineering and the clothing industries in Colchester were particularly important. After the war, a substantial programme of house building, which continued into the 1960s and 1970s, transformed the town of Colchester. From the mid-1960s change accelerated as the population grew. Manufacturing industry, especially engineering, played a remarkably large part, but the town made a successful transition into service and light industry. Large and successful industrial estates arose but the town's status as a harbour authority ceased in 2001. The town's military role continued throughout the 20th century and the relocation early in the 21st century of the garrison from its historic site has led to the development of a new 'urban village' around the Abbey Field and the creation of modern garrison buildings and facilities further to the south.

Landscape

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 as well as open water habitats. Many sites are recognised for their value by international and national notifications, 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.

The Dedham Vale AONB covers the lower part of the Stour Valley on the Essex/Suffolk border. At its heart is an area known as Constable Country centred on the villages of East

Bergholt, Flatford and Dedham which Constable painted two centuries ago. His scenes of a working landscape strongly influenced the designation of the area that has come to represent the epitome of lowland English countryside.

The AONB stands apart from other lowland river valleys because of its association with Constable and the assemblage of features he painted that can still be seen today. These features include a meandering river and its tributaries; gentle valley slopes with scattered woodlands; grazing and water meadows; sunken rural lanes; historic villages with imposing church towers and historic timber framed buildings; small fields enclosed by ancient hedgerows and a wealth of evidence of human settlement over millennia. Despite intrusions of human activity in the twentieth and twenty first centuries, the area retains a sense of tranquillity in terms of minimal noise, light and development intrusion.

Biodiversity

Colchester has a rich biodiversity with many sites designated for their nature conservation interest. Much of the coastline is designated under international and European notifications including the Mid-Essex Estuaries Special Area of Conservation, the Mid-Essex Special Protection Area, the Blackwater Estuary Special Protection Area and Abberton Reservoir Special Protection Area. The Special Area of Conservation and Special Protection Areas are notified under the Habitats Directive (92/43/EEC) and Birds Directive (79/409/ECC) respectively. They are also notified as Ramsar sites under the Ramsar Convention.

Abberton Reservoir is a large, shallow, freshwater storage reservoir approximately 6 miles south-west of Colchester. It is built in a long, shallow valley and is the largest freshwater body in Essex. It is one of the most important reservoirs in Britain 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 parts of the reservoir have well-developed plant communities that provide important opportunities for feeding, nesting and shelter. Abberton Reservoir is important especially as an autumn arrival area for waterbirds that subsequently spend the winter elsewhere. 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.

The Blackwater Estuary is the largest estuary in Essex and is one of the largest estuarine complexes in East Anglia. Its mud-flats are fringed by saltmarsh on the upper shores, with shingle, shell banks and offshore islands 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 of high conservation interest. The diversity of estuarine habitats results in the sites being of importance for a wide range of overwintering waterbirds, including raptors, geese, ducks and waders. The site is also important in summer for breeding terns. Water based recreation and in particular jet skis are identified as one of the site's sensitivities. 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.

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 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 aim to reduce the nutrient enrichment arising from sewage and fertiliser run-off.

In December 2013 the Blackwater, Crouch, Roach and Colne Estuaries Marine Conservation Zone was designated. Marine Conservation Zones (MCZs) are designated marine areas to protect species and habitats found within them from the most damaging and degrading of activities, taking into account local needs. The Blackwater, Crouch, Roach and Colne Estuaries MCZ has been designated specifically for four features: to maintain in favourable condition 'intertidal mixed sediments' and 'Clacton Cliffs and Foreshore' and to recover to favourable condition the 'Native Oyster' and the 'Native Oyster beds'.

There are also eight Sites of Special Scientific Interest (SSSIs) notified in Colchester. These are nationally important ecological/geological sites designated under the Wildlife & Countryside Act 1981 with further protection provided through the Countryside & Rights of Ways Act 2000.

Following a review in 2008, 168 Local Wildlife sites have been designated in the Borough along with 10 local nature reserves. These are non-statutory nature conservation sites which along with the statutory sites play a key role in helping conserve the Borough's biodiversity in both urban and rural locations.

Air Quality

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 their quality of life. There are four Air Quality Management Areas in Colchester, located in the following areas:

- Area 1 - Central Corridors (including High Street Colchester; Head Street; North Hill; Queen Street; St. Botolph's Street; St. Botolph's Circus; Osborne Street; Magdalen Street; Military Road; Mersea Road; Brook Street; and East Street).
- Area 2 - East Street and the adjoining lower end of Ipswich Road.
- Area 3 - Harwich Road/St Andrew's Avenue junction.
- Area 4 - Lucy Lane North, Stanway; Mersea Road; and Brook Street.

Waste

In 2013/14 42.5% of all household waste collected was recycled, reused or composted. This exceeds the annual target of 40% and higher than the previous year.

Water

Colchester's potable drinking water comes from Ardleigh Reservoir. National daily domestic water use (per capita consumption) according to the WWF is 150 litres. Nationally we are expected to reduce per capita consumption of water to an average of 130 litres per person per day by 2030. Amendments to building regulations in 2010 require per capita consumption of water to be limited to 125 litres.

Climatic Factors

Total greenhouse gas emissions across the Borough have decreased over the past 5 years, despite an increase in population. In 2013 there was a total of 1,004.5kt of CO₂ emissions. Industry, domestic and transport each produce roughly 1/3 of the total CO₂ emissions within Colchester. There has been a reduction in CO₂ of 18.6% per capita since 2005, which is higher than the Essex average of 17.3%.

Colchester is committed to reducing climate change both within the Borough and through its in-house operations through various schemes. In 2010 the Council prepared a Climate Risk Assessment, which outlined climate change predictions for Colchester and considered the risks to the Borough from a changing climate. The climate change predictions were derived from Colchester specific data from UKCP09. UKCP09 is the working name for the UK climate projections. It is funded by Defra and uses data from the Met Office Hadley Centre and the UK Climate Impacts Programme (UKCIP) to predict the future climate of the UK under three different emissions scenarios (high, medium and low).

The short term climate change risks for Colchester are:

- Milder, wetter winters (central estimate shows an increase in mean winter temperature of 1.3°C and 6% increase in winter precipitation);
- Hotter, drier summers (central estimate shows an increase in mean summer temperature of 1.3°C and 7% decrease in summer precipitation);
- More frequent extreme high temperatures (central estimate shows an increase in the mean temperature of the warmest day of 0.9°C);
- More frequent downpours of rain (central estimate shows an increase of 5% precipitation on the wettest day);
- Significant decrease in soil moisture content in summer;

- Sea level rise and increases in storm surge height (central estimate for sea level rise in the East of England shows a 9.7cm increase under the medium emissions scenario and a 11.5cm increase under the high emissions scenario); and
- Possible higher wind speeds.

The IPCC's sixth synthesis report was published in November 2014. It provides an overview of current knowledge on climate change, and advises that spatial planning can be a key mitigation approach. It reported that in high growth areas mitigation strategies based on spatial planning and efficient infrastructure supply can avoid the 'lock-in' of high emission patterns. The following can reduce direct and indirect energy use: mixed-use zoning, transport-oriented development, increased density, and co-located jobs and homes. High density development can preserve land carbon stocks and land for agriculture and bioenergy.

2.8 Likely evolution without the implementation of the Local Plan

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Local Plans provide certainty to those involved in the development of land. Without a Local Plan a policy vacuum would exist and could lead to planning by appeal.

Local Plans must set the objectively assessed need for housing. Housing targets are no longer set at regional level and so without a Local Plan Colchester Borough Council will not be able to set and thus meet its objectively assessed housing need. Housing shortfall is likely to continue without a positive and proactive approach to local housing through the Local Plan, which includes assessing the capacity and feasibility of developing existing brownfield land. A coordinated local spatial strategy to housing allocation would maximise the use of previously developed land, whilst protecting and enhancing priority habitats and species.

Co-ordinated, planned development is more likely to lead to balanced economic and residential growth in a properly integrated fashion with new infrastructure including transport improvements but also environmental, community and cultural improvements.

Monitoring has shown that the number of affordable homes delivered has reduced in recent years, principally due to viability issues. Without a Local Plan that includes a requirement and target for affordable housing very limited numbers of affordable homes would be delivered. To ensure that affordable housing can continue to be delivered in the future the Council reduced its affordable housing target from 35% to 20% through the Focussed Review. This figure was determined through a Community Infrastructure Levy (CIL) viability testing exercise.

In 2012/13 98.4% of planning approvals in the Borough were within 30 minutes of community facilities. This is largely because the Council's adopted planning policies direct development to the most accessible locations. Without a Local Plan it is likely that more dispersed patterns of development would occur, which would increase the need to travel and lead to a subsequent increase in congestion and greenhouse gas emissions.

Climate change is one of the most pressing issues that we face internationally and the Local Plan can play its part in helping to mitigate and adapt to the effects of climate change. For example, through policies that direct development to accessible locations that reduce

the need to travel, a requirement for more sustainable buildings, and the provision of open space to help species adapt to a warming climate.

Without the benefits of an adopted Local Plan it will be more difficult to manage the effects of development on flood risk, although all developments would need to take account on national policy on flood risk.

Colchester Borough has a rich natural environment, which includes coastal sites notified at European and international level through to local wildlife sites, which provide habitats in the urban area. Whilst it is likely that the most important environmental sites would continue to be protected through international, Community and national law there is a risk that local wildlife sites, which do not have statutory protection, would be lost to development without a Local Plan protecting them.

With the population of the Borough increasing, pressure on recreation and wildlife areas is likely to be exacerbated. Without an up to date Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach to the development of green infrastructure, i.e. open green spaces/green networks for recreation, walking and cycling networks, and wildlife.

Colchester has a rich historic environment and without the Local Plan including a positive strategy for the conservation of the historic environment there is a risk that there would be increased harm to the Borough's historic environment through the lack of a clear and up to date local planning framework.

Without a Local Plan necessary infrastructure to serve new development would not be forthcoming. Various studies have demonstrated the high cost of providing comprehensive infrastructure, with for example the Haven Gateway Partnership 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.

With the population of the Borough increasing, pressures on existing schools are likely to rise. Adopting a spatial approach to the allocation of development will ensure development is located in areas where existing education capacity is good and identify those areas where new facilities are required. This will ensure that new housing development is planned in parallel with the provision of new schools/upgrades to existing facilities, and are provided within walking distance via a safe route.

In recent years a considerable amount of development in Colchester has taken place on brownfield land; protecting Greenfield land and landscape character. The adopted Local Plan includes two urban extensions (North Colchester and Stanway) and further development of Greenfield land will be required in the future to meet housing need. Dedham Vale AONB is located within the Borough, which is a high value landscape recognised nationally. There is concern that without a Local Plan protecting this important landscape, and its setting, or other high quality landscapes across the Borough, development will adversely affect landscape character.

To summarise, the likely evolution without a Local Plan would be: planning by appeal, very limited numbers of new affordable homes, dispersed patterns of development that would increase the need to travel, failure to mitigate and adapt to the impacts of climate change, loss of biodiversity, infrastructure shortfall, adverse impacts on landscape character,

increased risk of flooding, adverse impacts on wildlife and recreation, pressure on school places and adverse impact on the historic environment.

2.9 Key Sustainability Issues

As part of the SA it is necessary to identify the key sustainability issues facing the area that the Local Plan should address. These issues have been identified through the collection and analysis of the baseline data, evidence and consultation with stakeholders.

At the SA Scoping Stage, a scoping workshop with many of the stakeholders identified that the sustainability issues relevant to the SA of the Council's previous Core Strategy, Site Allocations and Development Policies DPDs were still relevant. Previous sustainability issues have therefore been retained but updated and added to.

2.9.1 Social Issues

Housing	The provision of housing to meet local needs is a major issue in Colchester. Identifying the objectively assessed housing need, particularly in light of recent issues with other Local Plans throughout the country, is also an important issue.
Inclusive Housing	Meeting the demand for affordable housing, including allocation of sites for gypsies and travellers, will also need to be considered and met.
Identity	It will be important to ensure that Colchester does not lose its identity as it continues to expand and that new communities are well integrated within the town.
Population and Economic Growth	It will be increasingly important to match the population growth with economic growth within the Borough. As projections indicate an aging population the impact of smaller, older households on services and housing will need to be managed. Projections from the ONS show that the number of people aged over 65 years in the Borough is projected to increase from 29,000 in 2012 to 46,000 in 2032; an increase of around 50%. 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.

Pressure on Services	<p>The Vision for Essex recognises that population growth and demographic change is placing unsustainable pressure on all services across Essex, particularly health and care services. The population of Colchester increased by 11.1% and the population of Essex increased by 6.3% over the period 2001 – 2011. The number of people aged 85 and over is forecast to grow by 49% between 2011 and 2021 in the Borough and 47% across Essex, while the number of adults with learning disabilities will increase by over 18% across Essex. The burden of financing services is falling increasingly on a relatively diminishing working-age group.</p>
School Places	<p>Linked to the above issue, ensuring that school places, including early years, are available in the right locations is a key issue. It is also important to ensure that there is good accessibility to schools via safe direct routes by sustainable modes of transport. Essex County Council does not have the capital to fund new schools and expects developers to contribute to the pupil places likely to be generated from new development.</p>
Access to Services	<p>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. In relation to other Essex districts, Colchester as a whole had decreased in relative deprivation for average score, average rank and local concentration measures. Despite this there are areas in the Borough where deprivation exists and which contrast with the surrounding more affluent areas. In the 2010 Index of Multiple Deprivation two small areas were in the top 10% most deprived in England. These were Magnolia in St Andrew's ward and St Anne's Estate in St Anne's ward. It is therefore important to encourage social inclusion through the design of new communities and to ensure adequate community infrastructure and services are available.</p>
Air Quality	<p>Air quality in Colchester needs to be improved, particularly in the air quality management areas. Poor air quality is a social and environmental issue.</p>
Rural Isolation	<p>As Colchester has a large rural area rural isolation can be an issue. Rural areas often have limited services and facilities, including limited broadband. This, coupled with poor public transport links, can prevent those without access to a car accessing the facilities they need.</p>

Recreation, Leisure and Open Space Access to recreation, leisure and open space, including a well-connected public rights of way network, is as important as access to formal health facilities like hospitals, doctor's surgeries and NHS dentists in promoting healthy lifestyles. 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.

Crime Tackling fear of crime in Colchester is an issue. Planning can help to ensure that new development is designed to reduce the fear and incidence of crime.

2.9.2 Economic Issues

Economic Growth The Vision for Essex recognises that we cannot take economic growth for granted. Historic growth across Essex has been driven by sectors such as construction, finance and the public services. These sectors may not deliver substantial job growth in the future. Essex will need to attract investment into those parts of the local economy that offer the greatest potential growth while helping existing businesses to overcome barriers to success: escalating energy costs; greater competition from across the world; and a shortfall of skills in the local labour market.

Job Creation Whilst the Core Strategy target of 14,200 new jobs has been met, a key issue for the Borough's economy is that the rate of job creation, whether full-time or part-time, and it is increasingly part-time, is less than the rate of growth of the working age population. This means that unless we get more jobs within the Borough there will be more out-commuting and higher levels of unemployment.

Town Centre Town centre uses are directed to Colchester Town Centre in the first instance in line with the retail hierarchy set out in adopted planning policies. This approach has come under increasing pressure in recent years. If Colchester's District Centres continue to expand this could have an adverse impact on the Town Centre. The rise of internet shopping could also have an impact on the Town Centre and District Centres.

Rural Economy The rural economy has been affected in recent years by falling incomes from farming. As a significant part of the Borough is rural, there is a need to support the revitalisation of the rural economy including diversification schemes and training schemes such as the Abberton Training initiative.

Transport Infrastructure If current car ownership and usage trends continue it will be important to avoid the creation of further dispersed growth patterns in Colchester that often result in high car dependency. 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 Local Plan to reduce congestion into and around Colchester. 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.

The University of Essex Supporting the growth plans of the University of Essex is an issue. The university's growth plans will need to be balanced with the need to protect the surrounding countryside and the long established objective to avoid coalescence with Wivenhoe.

2.9.3 Environmental Issues

Heritage 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. The cost of maintaining Colchester's heritage is also a potential issue. 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.

Landscape & Biodiversity The natural environment of the Borough has been shaped by land management and as a result there is a variety of high quality landscapes and habitats, supporting a diverse range of species including internationally significant areas of saltmarsh, oyster fishery and coastline. Protecting the setting of important landscapes, particularly the Dedham Vale AONB, is essential. Within the Borough there are three Special Protection Areas (Colne Estuary, Blackwater Estuary and Abberton Reservoir), which are also notified 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 and to indirectly affect these important international sites through increased water usage, increased wastewater and recreational disturbance. There are also many Local Wildlife Sites throughout the Borough, which could be lost or adversely affect through increased levels of disturbance as a result of population growth.

Greenfield Pressures There is pressure for the development of greenfield land in order to meet Colchester's objectively assessed housing need.

Climate Change Climate change is increasing the magnitude and frequency of intense rainfall events that cause flooding and the risk of flooding from the River Colne is also heightened by increased winter precipitation. Colchester has grown up around the River Colne and there is a risk of flooding from a

number of sources: fluvial, tidal and pluvial. The River Colne is fluvial in the upper reaches and tidally influenced in the lower reaches, extending as far upstream as East Mill. There are four major tributaries and many creeks and brooks in the tidally influenced region of the river. Tidal flood risk is concentrated along the coastal frontage adjacent to Mersea Island, which is low lying. Tidal flood sources are the most dominant in Colchester and tidal flooding can result from a storm surge, high spring tides or both events combined over defended and undefended land.

***Fluvial
Flooding***

The main pathway of fluvial flooding is from high river flows resulting in out of bank flows. Flood defences and control structures could potentially fail and actually increase flood risk. Fluvial flooding was recorded by the Environment Agency as occurring in 1903, 1939, 1947, 1959, 1979, 1987, 2000 and 2001. These events were of various scale and severity and were mostly caused by high rainfall events.

***Pluvial
Flooding***

Pluvial flooding can occur as a result of severe storms, which create run-off volumes that temporarily exceed the natural or urbanised sewer and drainage capacities, creating flash flooding. This is likely to increase as a result of higher intensity rainfall, more frequent winter storms and increased urban development.

***Water
Availability***

Climate change is leading to more frequent droughts, with consequent reduced water availability. The Environment Agency has identified that the catchment area of Anglian Water Services, which provides water (and wastewater treatment) to the Borough, is seriously water stressed. Furthermore, work carried out by the Environment Agency showed that there will be a significant impact on average river flows across England and Wales by the 2050s as a result of climate change. By 2050 river flows in winter may increase by 10 – 15% but with lower flows in most rivers from April to December. River flows in the late summer and early autumn could fall by over 50% and by as much as 80% in some catchments.⁴

Heat Transfer

Climate change is leading to higher average temperatures and more extremely hot days. Research by the Met Office has demonstrated that temperatures experienced in the summer 2003 heatwave will be about average by the 2040s and will be considered cool by the 2060s.⁵ The modified land surface in towns and cities affects heat transfers and so towns and cities are generally warmer than surrounding rural areas. This is known as the urban heat island effect. In addition to heat transfers the urban heat island effect may also be affected by changes in water runoff, pollution and aerosols.⁶

⁴ Environment Agency, Water resources in England and Wales – current state and future pressures, December 2008.

⁵ The Met Office Hadley Centre, Climate change and the greenhouse gas effect, December 2005.

⁶ IPCC Fourth Assessment Report, Working Group 1: The Physical Science Basis, 2007.

- Water Quality** 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. However, it is understood that this requirement will not be met in full.
- Waste Management** The amount of waste produced in Colchester is increasing as the Borough grows, and at the same time the land available to dispose of this waste (landfill sites) is reducing. However, the actual average waste per household has decreased in recent years from 650kg in 2006/7 to 448kg in 2012/13.
- Emissions** Colchester's growing population is predicted to lead to a rise in carbon dioxide emissions from domestic, commercial and transport sources. However, the UK has committed to reducing CO₂ emissions by 20% by 2020 and 80% by 2050. The economic downturn and the government's announcement in April 2014 of its decision to wind down the Code for Sustainable Homes have made it increasingly difficult to promote sustainable design and construction.
- Renewable Energy** Large scale renewable energy schemes are an environmental and social issue. Many communities resist large scale renewable energy schemes due to concerns about landscape impact, noise and visual impact.

3 Sustainability Framework and Site Assessment Pro Forma

3.1 The Sustainability Framework

At the scoping workshop stakeholders commented that the previous sustainability objectives, which were used in the SA of the Core Strategy, Site Allocations, Development Policies, and numerous SPDs were still relevant. Whilst the SA of the Local Plan is a chance to start from the beginning and review all previous SA work undertaken there is no merit in ignoring previous SA work that is still relevant. Accordingly the SA framework from the Council's previous SA work has been used as a starting point.

The objectives and assessment criteria have been amended to take into account comments from the SA workshop; the evidence base; the review of relevant policies, plans and programmes; and past SA experience. The indicators have been amended to reflect the indicators monitored as part of the AMR. This will ensure that the SA can be annually monitored over the lifetime of the plan.

The SEA theme that each SA objective relates to has been listed in the final column. This clearly demonstrates that the SA Framework incorporates all of the SEA Directive's themes.

Table 3: The Sustainability Appraisal (SA) Framework

Objectives	Assessment Criteria	Indicators	SEA Themes
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Will it deliver the number of houses needed to support the existing and growing population?	The number of net additional dwellings	Material assets Climatic factors
	Will it provide more affordable homes across the Borough?	Affordable housing completions	
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	Percentage of residential completions that are two or three bedroom properties	
	Will it deliver well designed and sustainable housing?	Number of zero-carbon homes completed	
2. To ensure that development is located sustainably and makes efficient use of land	Will it promote regeneration?	Number of new homes completed at ward level within Growth/Regeneration Areas	Material assets Landscape
		Amount of new employment development completed at ward level in Growth/Regeneration Areas	

Objectives	Assessment Criteria	Indicators	SEA Themes
	Will it reduce the need for development on greenfield land?	Percentage of new and converted dwellings on previously developed land	
	Will it provide good accessibility by a range of modes of transport?	% of new development within 30 minutes of community facilities	
	Will densities make efficient use of land?	Amount of development > 30 dwellings per hectare	
	Will a mix of uses be provided?		
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Will it improve the delivery of a range of employment opportunities to support the growing population?	Amount of floorspace developed for employment, sqm	Material assets Population Cultural heritage
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	Amount of completed retail, office and leisure development delivered in the town centre Amount of completed retail, office and leisure development across the Borough	
	Will it support business innovation, diversification, entrepreneurship and changing economies?	Amount of floorspace developed for employment, sqm	
	Will it support tourism, heritage and the arts?	Amount of completed retail, office and leisure development delivered in the town centre Amount of completed retail, office and leisure development	
	Will it help sustain the rural economy?	Number of jobs created in rural areas	
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Will it reduce the need to travel?	% of new residential development within 30 minutes of public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre	Population Climatic factors Air Human health
	Will the levels of sustainable travel increase?	Percentage of journeys to work by walking and	

Objectives	Assessment Criteria	Indicators	SEA Themes
		cycling and percentage of journeys to work by public transport	
	Will it improve sustainable transport infrastructure and linkages?	Percentage of journeys to work by walking and cycling and percentage of journeys to work by public transport	
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Will it provide equitable access to education, recreation and community facilities?	Financial contributions towards community facilities	Population Human health Biodiversity Flora Fauna
	Will it place pressure on school places, including early years?	N/A	
	Will existing open spaces be protected & new open spaces be created?	Contributions received towards open space	
	Will it improve the skills of the Borough's population?	Number of people qualified to level 2 Number of people qualified to level 4	
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Will it reduce actual crime and fear of crime?	All crime – number of crimes per 1000 residents per annum	Population Human health
	Will it provide equitable access to employment opportunities?	% of new residential development within 30 minutes of public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre	
	Will it encourage healthy lifestyles?	Number of people participating in sport	
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Will it protect and enhance the heritage and cultural assets of the Borough?	Number of listed buildings demolished Number of locally listed buildings demolished New Conservation Area Appraisals adopted New and extended Conservation Areas	Cultural heritage including architectural and archaeological heritage

Objectives	Assessment Criteria	Indicators	SEA Themes
		Number of Buildings at Risk	
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	
	Will it protect and enhance the historic character of the Town Centre?	N/A	
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	Changes in landscape character for National Character Areas (as measured by Countryside Quality Counts data).	Landscape Biodiversity Flora Fauna Soil Water
	Will it protect and enhance designated areas of the countryside and coastal environment?	Amount of development in designated areas Number of SSSIs in favourable condition	
	Will it protect and improve biodiversity?	Amount of development in designated areas Number of SSSIs in favourable condition Area of land offset for biodiversity Protected species – numbers of applications where protected species are considered, numbers with conditions imposed to ensure working practices and works to protect/ enhance protected species, and numbers of planning applications which result in need for protected species licence in order to be carried out. BAP habitat - created/ managed as result of granting planning permission (monitored via planning obligations) and which meet Biodiversity Action Plan targets.	
	Will it improve environmental quality	Quality of Rivers (number	

Objectives	Assessment Criteria	Indicators	SEA Themes
	in terms of water, air and soil quality?	achieving ecological good status) Number of Air Quality Management Areas Contaminated land brought back into beneficial use, hectares	
9. To make efficient use of energy and reduce, reuse or recycle waste	Will it reduce pollution and greenhouse gas emissions?	Total CO2 emissions	Climatic factors Air
	Will it support the delivery of renewable energy schemes?	Renewable Energy Installed by Type	
	Will it help to reduce, reuse and recycle resources and minimise waste?	Amount of domestic waste recycled	
10. To reduce climate change impacts, support mitigation, encourage adaptation and protect water quality	Will it reduce the risk of flooding?	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Climatic factors Water Soil Biodiversity Flora Fauna
	Will it deliver effective SUDS and improve drainage?	Number of SUDS schemes approved by ECC	
	Will it affect the amount of water available for extraction?	N/A	
	Will it promote water efficiency and reduce water usage levels per household?	Number of zero carbon homes delivered	
	Will it improve water quality?	Number of SUDS schemes approved by ECC	
	Does it conform to River Basin Management Plan Objectives?	N/A	

3.2 The Application of the Framework

The Sustainability Framework is used to assess the effects of the Plan's policies and objectives. The significance of the effects that could occur in the appraisal of options, range from negative to positive. This range is explained in the following key:

Symbol	Description of Effect / Impact
++	Significantly positive
+	Positive
0	No impact
N/A	Not Applicable
-	Negative
--	Significantly negative
?	Uncertain

In addition, elements of the Plan may have impacts that can not be solely categorised into the above, and could possibly give rise to a mixture of potential impacts. Where this is the case, these will be clearly shown with accompanying commentary.

Further to the significance of impacts in isolation, SAs are required to assess the temporal, secondary, cumulative and synergistic effects of options. These can be summarised as follows:

Effect	Description
Temporal	Whether effects will change over the Plan period
Secondary	The indirect effects of an option
Cumulative	The strengthening or weakening of an option as a result of more than one identified effects together
Synergistic	The strengthening or weakening of an option as a result of more than one identified effects that are together greater than the sum of their individual parts

An analysis of these effects will be provided within this document to accompany relevant elements of the Plan subject to appraisal.

3.3 The Site Pro Forma

The site pro-forma has been developed in line with the Sustainability Framework developed for, and consulted upon within the Scoping Report and at the Local Plan Issues and Options stage. The site pro forma responds to the requirement for the SA to assess the effects of potential site allocations.

The pro forma has been developed taking into account all relevant information received by the Borough Council from the call-for-sites process, as well as responding to the key sustainability issues facing the Borough as evidenced in the Scoping Report.

The site pro forma has been subject to consultation with the statutory consultees and other interested parties. These comments have helped refine the pro forma and their comments have been incorporated into the finalised version against which sites have been assessed. This finalised site pro forma can be found in the following table.

Table 4: The SA Site Assessment Pro Forma

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Will it deliver the number of houses needed to support the existing and growing population?	Is the site proposed for residential development?	N/A	Yes and in conformity with the Spatial Strategy and what can be considered suitable and proportionate growth for the area / settlement.	Yes, however not in conformity with the Spatial Strategy and what can be considered suitable and proportionate growth for the area / settlement.	N/A	Proposals for other uses (Inc. those for RSL sites, care homes and Gypsy and Traveller accommodation)	Where applicable
	Will it provide more affordable homes across the Borough?	Potential yield for site – from developable site area (call-for-sites) and SHLAA (see below)	Proposal is solely for affordable housing.	Potential yield is for more than 10 dwellings in Colchester, Stanway, Tiptree, Wivenhoe, Marks Tey, West Bergholt and West Mersea, OR Potential yield is for more than 5 dwellings in the other villages OR Site is for rural exception housing	Potential yield is for more than 10 dwellings in Colchester Stanway, Tiptree, Wivenhoe, Marks Tey, West Bergholt and West Mersea, OR Potential yield is for more than 5 dwellings in the other villages	N/A	Proposals for other uses	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	Accommodation type if known	Site is for a care home, Gypsy and Traveller site	N/A	N/A	N/A	All other proposals	Where applicable
2. To ensure that development is located sustainably and makes efficient use of land	Will it promote regeneration?	Is the site is located within or adjacent to an area that could benefit from regeneration?	N/A	The site is located within or adjacent to an area that could benefit from regeneration.	N/A	N/A	Sites not located within or adjacent that could benefit from regeneration. (Gypsy and Traveller proposals)	Where applicable
	Will it reduce the need for development on greenfield land?	Is the site PDL or Greenfield? (As per SLAA).	100% brownfield	Brownfield (approx. 75% plus)	Greenfield (approx. 75% plus)	100% Greenfield	N/A	Approximately 50% brownfield / greenfield Where applicable
	Will it provide good accessibility by a range of modes of transport?	Distances to town / local centres with a range of existing facilities.	Within Town / Local Centre boundary	Up to 400m from boundary	Over 800m from boundary	N/A	N/A	401m-800m from boundary Where applicable (Gypsy and Traveller sites over 401m from boundary)

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
	Will densities make efficient use of land?	Likely density, to be determined by site location	N/A	Conforms to density requirements for specific area (as per Policy H2)	Does not conform to density requirements for specific area (as per Policy H2)	N/A	Non-residential proposal	Where applicable
	Will a mix of uses be provided?	Proposal by / discussions with landowner (if known)	N/A	Proposal is for mixed-use	N/A	N/A	Proposal is not for mixed-use	Where applicable
	Will it see a loss of the best and most versatile agricultural land?	ALC Map	Urban or non-agricultural use	Grades 4 or 5	Grades 2	Grade1	N/A	Where applicable OR Grade3
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Will it improve the delivery of a range of employment opportunities to support the growing population?	Is the site for employment use?	Proposal is for employment use	Proposal is for mixed-use incorporating employment opportunities	Proposal sees a loss of previously employment land	Proposal is on land protected for employment use	Non-employment proposals	Where applicable
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	Proposal in context of town / local centres hierarchy	Proposal is for retail/town centre uses and is located within Colchester Town Centre	OR Proposal is for, or includes, retail, office or leisure within defined centres	Proposal is for, or includes, retail, office or leisure outside defined centres	N/A	Residential proposals / other employment use	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
	Will it help sustain the rural economy?	Employment proposal - location within village (development) boundaries	Employment proposals (business, leisure, tourism) in rural areas (as defined) within or adjacent to existing development boundaries	Employment proposals (business, leisure, tourism) in rural areas (as defined) physically separated from existing development boundaries	N/A	N/A	Non-employment proposals / non-rural proposals	Where applicable
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Will it reduce the need to travel?	Is site well located in relation to town centre / facilities and services and public transport?	SLAA – Green rating	N/A	N/A	SLAA – Red rating	N/A	Where applicable SHLAA – Amber rating
	Will the levels of sustainable travel increase?	(Walking) distance to a public transport mode - adapted from SLAA	< or = to 400m to a bus stop or train station	> 400-800m to a bus stop or train station	>1km from train station or bus stop	>1.2km from train station and bus stop	N/A	Where applicable > 800-1km to a bus stop or train station
	Will it improve sustainable transport infrastructure and linkages?	Scale based	Likely to improve sustainable transport infrastructure and linkages	Potential to improve sustainable transport infrastructure and linkages	Could impede the delivery of future transport related infrastructure projects (SLAA rating: AMBER)	Would impede the delivery of future transport related infrastructure projects (SLAA rating: RED)	N/A	Where applicable Uncertain at this point.
5. To build stronger, more resilient sustainable	Will it provide equitable access to education, recreation and community	Distances to primary school – adapted from SLAA	< or = to 400m	> 400-800m	>1km	>1.2km	N/A	Where applicable > 800-1km

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	+ +	+	-	- -	0	?
communities with better education and social outcomes	facilities?	Distances to secondary school – adapted from SLAA	< or = to 1,200m	> 1,201-1,600m	>1km	>2km	N/A	Where applicable > 1,601-2km
	Will it place pressure on school places, including early years?	Commissioning School Places in Essex 2014-2019: capacities and forecast pupil numbers for each school. NOTE: impacts are for single site assessments only. Cumulative impacts in an area are likely to be more reflective of capacity issues.	Potential dwelling yield of site can be accommodated by nearest primary (or those in catchment) and secondary school.	Potential yield of site can be accommodated by nearest primary school (or those in catchment)	Potential yield of site can not be accommodated by either one of nearest primary school (or those in catchment) or secondary school.	Potential yield of site can not be accommodated by both the nearest primary school (or those in catchment) and secondary school.	Site is not proposed for housing, or is an exemption as defined in the ECC Developer's Guide to Infrastructure Contributions.	Where applicable
	Will existing open spaces be protected & new open spaces be created?	Would the site see a loss of open space?	N/A	No loss of publically accessible open space (as designated in LP)	Loss of publically accessible open space (as designated in LP)	N/A	N/A	Where applicable Loss of open space that is not publically accessible (as designated in LP)
	Will it improve the skills of the Borough's population?	Access to further education	Walking distance from further or higher education, and /or training opportunities.	Good transport links to further or higher education, and /or training opportunities	Car only accessibility to further or higher education, and /or training opportunities	N/A	N/A	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
	Will there be an increase in community facilities?	Will the proposal see an increase in community facilities?	N/A	Proposal is for or includes the provision of a community facility(s)	Proposal would see a loss of community facility(s)	N/A	Proposal is for a different use.	Where applicable
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Will it provide equitable access to employment opportunities?	Distance to Strategic Employment Zone or Colchester Town Centre (whichever is closest) adapted from SLAA	< or = to 400m	> 400-800m	>1km	>1.2km	N/A	Where applicable > 800-1km
	Will it encourage healthy lifestyles?	Does the site conform to Natural England ANGSt (numerous criteria, all or some applicable)? ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace: - of at least 2 hectares in size, no more than 300 metres (5 minutes' walk) from home; - at least one accessible 20 hectare site within two kilometres of home; - one accessible 100 hectare site within five kilometres of home; and - one accessible 500 hectare site within ten kilometres of home;	Site conforms to 4/4 of the ANGSt criteria	Site conforms to 3/4 of the ANGSt criteria	Site conforms to 1/4 of the ANGSt criteria	Site conforms to none of the ANGSt criteria	Non-residential allocations	Where applicable Site conforms to 2/4 of the ANGSt criteria

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Will it protect and enhance the heritage and cultural assets of the Borough?	Are there any of the following (including their settings) on site (?) and will there be any impacts within the vicinity (in-house assessment)?: - Listed buildings (and at risk) - Scheduled Monuments (and at risk) - Registered Parks and Gardens - Conservation Areas	The proposal has no listed buildings, scheduled monuments, registered parks and gardens on site (or is within their settings where applicable) and will have no assessed impact.	The proposal has a listed building, scheduled monument or registered park or garden on site (or is within their setting where applicable) but is required as part of enabling development to secure the future of the asset, and there will be no additional impact.	N/A	The proposal has a listed building, scheduled monument, registered park or garden on site or is within their setting where applicable or will have an assessed negative impact.	N/A	Where applicable
		Are there any known archaeological deposits on the site? (In-house archaeological assessment)	PDL or deposits previously investigated	No known deposits on site	Known deposits on site	Significant known deposits on site	N/A	Potential deposits on site (significance unknown)
		Are there any locally listed heritage assets (and at risk) on the site?	N/A	The proposal will not see the loss of any locally listed buildings.	The proposal will see the loss of one or more locally listed buildings.	N/A	N/A	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	Is it in the AONB? Proposal's conformity with Landscape Planning Guidelines from the Landscape Character Assessment / SLAA.	No highlighted impacts / urban (not assessed in LCA)	Site should be able to mitigate impacts	Adjacent to AONB / Site might have difficulty in mitigating impacts	Site is within the AONB.	N/A	Where applicable
	Will there be a visual impact on the settlement / surrounding countryside?	The visual prominence and intervisibility of relevant Landscape Character Areas? (Townscape Character Assessment of Colchester, Tiptree, West Mersea and Wivenhoe, 2006)	Site is in an area of LOW visual prominence and LOW intervisibility	Site is in an area of LOW visual prominence and MODERATE intervisibility or vice versa.	Site is in an area with either HIGH visual prominence and MODERATE intervisibility or vice versa	Site is in an area of HIGH visual prominence and HIGH intervisibility	Brownfield development.	Site is in an area of MODERATE visual prominence and MODERATE intervisibility. OR Area not covered by the Townscape Character Assessment.
	Will there be any adverse impacts on the distinctive setting of the settlement?	The contribution to distinctive settlement setting of relevant Landscape Character Areas? (Townscape Character Assessment of Colchester, Tiptree, West Mersea and Wivenhoe, 2006)	N/A	Site is in an area that makes a 'very limited' contribution to the distinctive setting of the settlement.	Site is in an area that makes a 'very important' contribution to the distinctive setting of the settlement.	N/A	N/A	Site is in area that makes a 'partial' contribution to the distinctive setting of the settlement.

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					Uncertain
			Significant positive	Positive	Negative	Significant negative	No impact	
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
	Will it protect and enhance designated areas of the countryside and coastal environment?	Is the site within an SSSI Impact Risk Zone?	Site is not within a SSSI IRZ	Site is within a SSSI IRZ but is for a use that would not require consultation with Natural England	Site is adjacent to a SSSI.	Site is within a SSSI.	N/A	Where applicable Site is within a SSSI IRZ and would require consultation with Natural England
		Is the site within the Coastal Protection Belt?	N/A	Site is not within the CPB.	Site is within the CPB.	N/A	N/A	Where applicable Site is partly within the CPB
	Will it protect and improve biodiversity?	Is the site within / on / adjacent to: - NNR - LNR - LoWS - SINC sites (Inc. cSINC sites) Findings of HRA in regards to proximity of sites (and likelihood of significant effects) to: - SPAs - SACs - Ramsars	N/A	Site will not affect a SPA, SAC, Ramsar, NNR, LNR, LoWS, SINC, cSINC	Site is within or partly within, or adjacent to a NNR, LNR, LoWS, SINC, cSINC	Site is within or partly within, or adjacent to a SPA, SAC, Ramsar,	N/A	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
		Is the site within / on / adjacent to: • Ancient Woodland • TPO(s)	N/A	Site will not affect Ancient Woodland, a Protected Lane / Special Verge, TPO.	Site is within or adjacent to Ancient Woodland. OR Site access is via a Protected Lane / Special Verge OR Site would see the loss of a TPO, or group.	N/A	N/A	Where applicable
	Will it improve environmental quality in terms of water, air and soil quality?	Is the site in a groundwater source protection zone (zone 1, 2, 3 etc.)?	N/A	Not in GPZ	Within outer zone (Zone 2, Zone 2c)	Within inner zone (Zone 1, Zone 1c)	N/A	Where applicable Within total catchment (Zone 3)
		Proximity to AQMA(s)	N/A	Site is >200m from an AQMA	Site is < or = to 200m of an AQMA	N/A	N/A	Where applicable
		Is the site contaminated land?	N/A	N/A	N/A	N/A (For Gypsy and Traveller Site Provision – site is on contaminated land)	Site is not on contaminated land	Site is on contaminated land / suspected contaminated (for information only)
9. To make efficient use of energy and reduce, reuse or	Will it reduce pollution and greenhouse gas emissions?	Is the use adjacent to sensitive receptors (a hospital / school)?	N/A	Use not adjacent to sensitive receptor	Use adjacent to sensitive receptor	N/A	N/A	Where applicable

Sustainability Appraisal Framework (Policy based)		Sustainability Appraisal Framework (Local Plan Sites [not strategic DPD sites – subject to independent criteria])	Type of impact					
			Significant positive	Positive	Negative	Significant negative	No impact	Uncertain
Objectives	Assessment Criteria	Assessment Criteria	++	+	-	--	0	?
recycle waste	Will it help to reduce, reuse and recycle resources and minimise waste	Distance to a recycling centre for household waste (RCHW)	< or = to 400m	> 400-800m	>1km	>1.2km	Non-residential proposals	Where applicable > 800-1km
10. To reduce climate change impacts, support mitigation, encourage adaptation and protect water quality	Will it reduce the risk of flooding?	Would development on the site be located within Flood Zones 2, 3(a&b)?	FZ1 (For Gypsy and Traveller pitches – FZ1)	<50% FZ2 (For Gypsy and Traveller pitches – <50% FZ2)	<50% FZ3 (For Gypsy and Traveller pitches – 1-14% FZ3)	50% or over FZ3 (For Gypsy and Traveller pitches –15-20% FZ3 and/or site is in a Critical Drainage Area)	N/A	Where applicable 50% or over FZ2 (For Gypsy and Traveller pitches – 50% or over FZ2)
		Would the site be located in an area of high / medium / low / very low risk of flooding from surface water? (EA Maps)	Very low	Low	High (For Gypsy and Traveller pitches – site is in an area of Medium risk)	N/A (For Gypsy and Traveller pitches – site is in an area of High risk)	N/A	Where applicable Medium (does not apply to Gypsy and Traveller pitches [see negative impacts])
	Will it affect the amount of water available for extraction?	Infrastructure concerns as evidenced by consultation with Anglian Water.	N/A	No capacity issues as identified in Water Cycle Study	Capacity issues as identified in Water Cycle Study	N/A	N/A	Where applicable
	Will it improve water quality?	Are there water bodies on or adjacent to the site? As requested by the EA in I&O Consultation of the SA Scoping Report	N/A	No water bodies on or adjacent to the site.	Site is adjacent to water bodies.	Water bodies are on site.	N/A	Where applicable

4 The Appraisal of the Vision and Objectives

4.1 The Vision: Colchester in 2033

The Plan's Vision sets out where Colchester Borough Council wants to be in 2033. The Vision is as follows:

VISION: COLCHESTER IN 2033

Colchester will be an active and welcoming town with its rich and prestigious heritage treasured and showcased for all to enjoy. Colchester will be acclaimed for the creative, innovative and sustainable ways in which it addresses the wide range of challenges facing the Borough, including climate change; population growth and its changing composition; new lifestyle and technological innovations; creating and maintaining strong safe, healthy communities; and shifting market forces.

The Council will work proactively to ensure that the historic Town Centre continues its role as the cultural and economic heart of the Borough and international visitor destination. The surrounding urban area of Colchester will continue to provide a focus for new housing and employment with good transport accessibility and links to green spaces within both urban areas and the adjacent countryside. Tiptree, Wivenhoe and West Mersea are the largest of the Borough's sustainable settlements and will provide essential services and facilities to their rural hinterland. The rural hinterland will remain home to an array of distinctive and thriving villages, set amidst beautiful landscapes and coastal areas which will be protected and enhanced for the enjoyment of all.

Colchester has made the most of its brownfield sites in recent years, revitalising large areas of the town, providing an array of high quality new homes, businesses, and facilities. Colchester will build on this progress with the delivery of a range of high quality greenfield developments and regenerating further brownfield sites where they become available. Working in partnership with our neighbours and local communities, two new exemplary Garden Communities to the East and West will become innovatively designed, sustainable communities enabling a strong sense of local identity, social inclusion, and involvement; well-co-ordinated and timely delivery of high quality infrastructure and facilities; good links to the Borough's primary hub at Colchester Town Centre; a range of market and affordable housing, and an array of job opportunities, together with opportunities for sport; renewable energy; leisure and recreation; walking and cycling, and growing produce.

The Borough will enable the provision of a wide range of new housing that addresses the need for affordable, well-designed and adaptable homes that meet the needs of a diverse market, including families, young people/students, and an increasing number of older residents. New development will be designed and located to ensure that residents are, from the start, able to reach a wide range of destinations using sustainable transport methods. The Council with its partners will pursue a range of funding options to ensure the timely delivery of new infrastructure and facilities.

Colchester will boast a diverse and thriving economy within a prosperous South East region, supported by high quality digital infrastructure and accessible locations for new employment development, providing job opportunities for all. The Borough Council will pursue commercial opportunities that support job creation and generate revenue to help sustain the delivery of essential public services to the whole community, working in partnership with public and private sector partners. Colchester will provide an array of high quality training and educational opportunities at all levels, providing equality of opportunity for all. In particular, the University of Essex will grow in its role as a leading higher education institution, developing strong links to the new Garden Community as well as the Town Centre and East Colchester.

4.2 The Objectives

The Plan's Objectives address the issues, opportunities and problems faced by the Borough. At the scoping stage of the Sustainability Appraisal process, issues and problems surrounding sustainability were also identified in order to inform and formulate the Sustainability Objectives. Exploring the Plan objectives' compatibility with the Sustainability Objectives will determine whether the correct issues, opportunities and problems have been identified within the Plan. The Plan's objectives are as follows:

OBJECTIVES

Sustainable Growth

- Ensure new development is sustainable and minimises the use of scarce natural resources and addresses the causes and potential impacts of climate change, and encourages renewable energy.
- Focus new development at sustainable locations to create new communities with distinctive identities whilst supporting existing communities, local businesses, and sustainable transport.
- Provide high quality housing of all tenures at accessible locations to accommodate our growing community.
- Ensure there are sufficient sites allocated in the right locations to support employment growth over the plan period.
- Focus development at accessible locations which support public transport, walking and cycling, and reduce the need to travel, and enhance sustainable travel connections.
- Protect and enhance the vitality and viability of Colchester's historic Town Centre.
- Secure infrastructure to support new development.
- Promote of healthy lifestyles through the provision and enhancement of sport and recreation facilities, public open space and green infrastructure.

Natural Environment

- Protect the countryside and coast
- Develop a green infrastructure network across the Borough
- Ensure new development avoids areas of flood risk and reduce future flood risk where possible.
- Protect and enhance landscapes, biodiversity, green spaces, air and water quality, and river corridors.
- Protect and enhance designated sites, geodiversity and soils.

Places

- Ensure the unique qualities of different communities and environments in the Borough are identified, protected and enhanced through policies and allocations which ensure high quality, consistency, equity and responsiveness to local character.
- Promote high quality design and sustain Colchester's historic character, found in its buildings, townscape and archaeology.
- Improve streetscapes, open spaces and green links to provide attractive and accessible

spaces for residents to live, work and play.

4.2.1 Compatibility of the Vision and Objectives with the Sustainability Objectives

The below table explores the compatibility of the Plan’s Vision and Objectives with those objectives of the sustainability appraisal. To explore compatibility, the following key has been used:

Symbol Compatibility

✓	Compatible
x	Incompatible
?	Uncertain compatibility / potential incompatibility

Commentary follows the table to explain those instances of incompatibility or uncertainty.

Table 5: Compatibility of the Plan’s Vision and Objectives with the Sustainability Objectives

	Sustainability Objective (SO)									
	1	2	3	4	5	6	7	8	9	10
The Vision	✓	✓	✓	✓	?	✓	✓	?	✓	?
Objectives	✓	✓	✓	✓	?	✓	✓	✓	✓	✓

The Plan’s Vision and Objectives will have largely positive impacts on the Sustainability Objectives through direct adherence to tenets and aspirations of sustainability.

A number of incidences of uncertainty identified above are explained below:

Uncertain impacts have been highlighted for the Plan’s Vision and Objectives’ adherence to SO5, regarding education outcomes. Despite this, it should be noted that education provision is not directly within the remit of the Plan and compatibility is indirectly achieved through the Plan Objective that seeks to secure infrastructure to support new development. It should also be noted that this tenet of sustainable development in the Borough is more relevant to Section One of the Local Plan, which has direct scope for ensuring education provision through strategic development and growth.

Uncertain impacts have also been highlighted regarding the Vision’s compatibility with SO8 in enhancing the natural environment, natural resources and the biodiversity and also SO10 regarding water quality. It should be noted however that such issues need not be included as part of the main focus of the Local Plan, and that such aspirations are ensured through the Plan’s Objectives.

4.2.2 Recommendations

No recommendations are made for the Plan’s Vision and Objectives.

4.2.3 Alternatives Considered

The aims and objectives of the Local Plan at this stage meet the compliance requirements of such a plan as described in the NPPF, with an additional focus on local issues relevant to Colchester Borough and the wider surrounding area. As such it should be noted that no alternative approaches to the general themes and content of the Local Plan have been identified as reasonable.

5 The Appraisal of the Sustainable Growth Policies

5.1 Policy SG1 – Colchester’s Spatial Strategy

This section looks at the Spatial Strategy for the Borough. It directs development towards the most sustainable locations, and provides for supporting facilities and infrastructure to create sustainable local communities.

The Spatial Strategy provides the framework for the place-based approach of the Local Plan and relates allocations to the unique characteristics of particular communities within the Borough.

Following on from the Spatial Strategy for North Essex set forth in Section One of the plan, the Strategic Growth policies in Section Two of this Plan provide the complete strategic picture of the role and functions of different areas of Colchester within its sub-regional context.

POLICY SG1 – COLCHESTER’S SPATIAL STRATEGY

Throughout the Borough, growth will be located at the most accessible and sustainable locations in accordance with the spatial strategy for North Essex set forth in Policy SP6 in Part One and with the spatial hierarchy set out in Table SG1. The spatial hierarchy ranks areas of the Borough in order of their sustainability merits and the size, function and services provided in each area. The centres hierarchy is set out in Policy SG3.

Development will be focused on highly accessible locations to reduce the need to travel. Development will be supported where a real travel choice is provided and sustainable travel for different purposes is promoted throughout the day.

This spatial hierarchy focuses growth on the urban area of Colchester, reflecting its position as the main location for jobs, housing, services, and transport. Within this urban area, the Central Area of Colchester including the Town Centre is the most sustainable location for new development given that it can accommodate higher densities reliant on its good access to public transport and concentrated mix of uses which minimise the need to travel. The surrounding built up, North, South, East and West (including Stanway) urban areas of Colchester provide the next tier of well-connected, sustainable locations for growth. The next tier of preferred growth includes Garden Communities straddling boundaries with adjacent authorities and providing new greenfield sites in sustainable communities which will grow gradually, over time, extending beyond the plan period. The second tier also includes existing Sustainable Settlements within the Borough which are planned for proportionate growth.

In the remaining Other Villages and Countryside of Colchester, new development will only be acceptable where it accords with policies OV1 and OV2. New development in the open countryside will only be permitted in exceptional circumstances to preserve the rural character of the Borough.

5.1.2 Alternatives Considered

Alternatives to Spatial Strategy options and alternatives across the wider strategic ‘North Essex’ area have been explored in the relevant sections of the Section One SA.

Commensurate to the scope of this 'Section Two', a series of options have been considered as reasonable alternatives through the plan making process, and have been subject to assessment in this report. These correspond to those explored within the Issues and Options consultation. At the Issues and Options stage, the following options or alternatives for the distribution of growth were explored:

Alternative (SG1)1 – Issues and Options, Option 1A: Development to the East and West (a separate sustainable settlement to the west of Colchester town, a separate sustainable settlement to the east of Colchester town, urban development on sites in and around the existing urban area, and proportional expansion of the Rural District Centres - Wivenhoe, Tiptree and West Mersea)

Alternative (SG1)2 – Issues and Options, Option 2A: Development to the West (a separate sustainable settlement to the west of Colchester town, urban development on sites in and around the existing urban area, proportional expansion of the Rural District Centres – Wivenhoe, Tiptree and West Mersea)

Alternative (SG1)3 – Issues and Options, Option 2B: Development to the West (as per 2A above, but with an additional proportional element of rural growth across the Borough's villages)

Alternative (SG1)4 – Issues and Options, Option 3A: Development to the East and North (a separate sustainable settlement to the east of Colchester town, a significant urban extension to the north of Colchester town, crossing the A12, in addition to an extension to the north, other urban development in and around the existing urban area, and proportional expansion of Rural District Centres – Wivenhoe, Tiptree and West Mersea)

Alternative (SG1)5 – Issues and Options, Option 3B: Development to the East and North (as per 3A above, but with an additional proportional element of rural growth across the Borough's villages)

At that stage, only broad locations were defined and formed the basis for the assessment of these sites in the sustainability appraisal. The sustainability appraisal of these options indicated that all options were broadly similar, but that those options that explored a number of new settlements with a proportionate level of dispersal around Colchester and the Rural District Centres would have a larger amount of positive social impacts. The Preferred Policy approach most closely resembles 'Issues and Options, Option 1B', however has been built upon and influenced by extensive evidence base work undertaken by the Council in order to determine the sustainability of each settlement within the Borough. This work, forming part of the Local Plan evidence base, is closely aligned to the SA Site Assessment Framework / methodology within this report and explores whether any growth would be suitable in each of the Borough's settlement.

The distribution of those sites that have emerged from the call-for-sites and the assessment of the suitability of these sites as evidenced in the Strategic Land Availability Assessment (SLAA) allow a more informed sustainability appraisal at this Draft Publication stage. It should be noted that further options put forward have been assessed in the context of Section One of the Local Plan, and assessed against alternatives across the strategic 'North Essex' area as appropriate and commensurate to their scope.

The Issues and Options SA assessed the broad options above. The Issues and Options Local Plan consultation and also the call-for-sites process invited any new Spatial Strategy proposals or options to come forward in addition to those listed above. A new proposal was identified through a representation and can be summarised as:

Alternative (SG1)6 - Development focussed within the Regional Centre of Colchester only

5.1.3 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy SG1 and the identified alternatives. The table re-explores those options proposed at the Issues and Options stage to see if they are appropriate, or can continue to be ruled out in light in of updated evidence and in consideration of the distribution of suitable, achievable and deliverable sites as submitted through the call-for-sites process or otherwise identified. In the following table, 'DP' refers to the appraisal of the strategy and alternatives at the 'Draft Publication' stage to which this SA relates.

Table 6: Appraisal of the Spatial Strategy Alternatives

Sustainability Objective / assessment criteria		I&O	Policy SG1	Alt (SG1)1	Alt (SG1)2	Alt (SG1)3	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6
		DP							
1	Will it deliver the number of houses needed to support the existing and growing population?	I&O	N/A	++	+	+	++	++	N/A
		DP	++	++	+	+	++	++	-
		It can be expected that the policy and the majority of alternatives would contribute to the delivery of the OAN figure, with the exception of Alternative (SG1)6; this is due to a lack of available and suitable land in around the town of Colchester. Alternatives (SG1)2 and (SG1)3 have been assessed as having less significantly positive impacts associated with the fact that only one Garden Community would be delivered in each instance and there could be resultant delivery pressures within the plan period.							
Will it provide more affordable homes across the Borough?	I&O	N/A	+	+	?	+	?	N/A	
	DP	++	++	+	?	++	?	?	
With the exceptions of Alternatives (SG1)5 and (SG1)6, all options would have varying degrees of positive impacts on affordable housing delivery for the same principle reasons as espoused in the above commentary regarding the assessment criterion regarding general housing delivery. The uncertainties surrounding the impacts of Alternatives (SG1)3, 5 and (SG1)6 largely respond to the additional emphasis on a larger number of smaller developments, which are less likely to respond to affordable housing thresholds and viability implications.									
Will it deliver a range of housing types to meet the diverse needs of the Borough?	I&O	N/A	++	++	++	++	++	++	N/A
	DP	++	++	++	++	++	++	++	?
The Policy and the majority of the alternatives will have significant positive impacts on delivering a range of housing in so far as they all have the ability to adhere to this assessment criterion. Alternative (SG1)6 is an exception to this however where the option is unlikely to positively respond to larger or lower density housing requirements based on an assumption that significantly higher densities would be required to meet the OAN figure within and around the town of Colchester.									
Will it deliver well designed and sustainable housing?	I&O	N/A	+	+	+	+	+	+	N/A
	DP	+	+	+	+	+	+	+	?
The Policy and the majority of the alternatives will have significant positive impacts on well-designed housing in so far as they all have the ability to adhere to this assessment criterion. Alternative (SG1)6 is an exception to this however where the option is unlikely to positively respond to some specific design requirements based on an assumption that significantly higher densities would be required to meet the OAN figure within and around the town									

Sustainability Objective / assessment criteria	I&O	Policy SG1	Alt (SG1)1	Alt (SG1)2	Alt (SG1)3	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	
	DP								
of Colchester.									
2	Will it promote regeneration?	I&O	N/A	0	0	0	0	0	N/A
		DP	+	+	+	+	+	+	++
Alternative (SG1)6 will have a significantly positive impact on the regeneration of identified areas of Colchester town associated with the primary focus of development in the broad area. In contrast there will be positive impacts resulting from the Policy and Alternatives (SG1)1-5 in response to a similar amount of development taking place within the town across all these options.									
	Will it reduce the need for development on greenfield land?	I&O	N/A	--	--	--	--	--	N/A
		DP	--	--	--	--	--	--	-
There will be significantly negative impacts on Greenfield land resulting from the Policy and Alternatives (SG1)1-5 as all these options will require the development of Greenfield land to meet the residual OAN requirements once all suitable brownfield sites have been delivered within development boundaries. Alternative (SG1)6 will have a minor negative impact associated with the strong possibility that town centre open space designations, other Greenfield sites within the town and a large number of urban extensions would be required to be allocated for development under this scenario.									
	Will it provide good accessibility by a range of modes of transport?	I&O	N/A	+	+	?	+	?	N/A
		DP	+	+	+	-	?	-	+
In line with the evidence collected for the submitted broad locations for Garden Community options and their policy requirements within Part of the 1 Local Plan, it is feasible that the majority of options will have good accessibility to the town of Colchester. Alternative (SG1)6 would have positive impacts associated with focusing growth in the town centre without exception. There will be uncertain impacts on this assessment criterion resulting from Alternatives (SG1)5 and (SG1)4 in line with a lack of existing rail infrastructure in the broad area. Alternatives (SG1)3 and 5 will additionally have negative impacts due to the larger focus of growth being met across the Borough's villages rather than more sustainable settlements as stated in the settlement hierarchy.									
	Will densities make efficient use of land?	I&O	N/A	+	+	+	+	+	N/A
		DP	+	+	+	?	+	?	?
Whereas density requirements will differ across all options, those that seek a more dispersed pattern of growth across the Borough will have more positive impacts associated with adherence to the density requirements of Garden City principles and the NPPF, most notably the scenario of the preferred Policy approach. Although this could see a larger percentage of greenfield land being allocated, the Policy and Alternatives (SG1)1, 2 and 4 will ensure development densities that respond to local context and character. Alternatives (SG1)3, 5 and 6 would likely require higher densities that are not in keeping with their surroundings in all instances, related to the Borough's villages in the case of (SG1)3 and 5 and within the town of Colchester and its surrounds in the case of (SG1)6.									
	Will a mix of uses be provided?	I&O	N/A	++	++	++	++	++	N/A
		DP	++	++	++	++	++	++	++
The Policy ensures a mix of uses will be viable in line with the overall growth targets of the Local Plan as they respond to OAN. For comparison purposes the same must also be said of all the alternatives explored.									
3	Will it improve the delivery of a range of employment opportunities to support the	I&O	N/A	++	++	++	++	++	N/A
			++	++	++	++	++	++	++

Sustainability Objective / assessment criteria	I&O	Policy SG1	Alt (SG1)1	Alt (SG1)2	Alt (SG1)3	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	
	DP								
growing population?	DP								
The Policy ensures that employment development will be viable in line with the overall growth targets of the Local Plan as they respond to OAN. For comparison purposes the same must also be said of all the alternatives explored.									
Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	I&O	N/A	0	0	0	0	0	N/A	
	DP	0	0	0	0	0	0	-	
The Policy will ensure that an appropriate balance between different types of retail uses and other activities in the Borough's centres will be maintained through its approach to residual growth needs on greenfield land in sustainable locations with good access to the town centre being feasible. This can also be said of all Alternatives that explore such an approach. There will however be a negative impact on this assessment criterion resulting from Alternative (SG1)6 where it can reasonably be assumed that available land in the town centre would be required to be allocated for housing and employment development, rather than being safeguarded and allocated for retail and other traditional town centre uses.									
Will it support business innovation, diversification, entrepreneurship and changing economies?	I&O	N/A	++	+	+	++	++	N/A	
	DP	++	++	+	+	++	++	+	
Whereas it can be assumed that the Policy and all alternatives will have positive impacts on supporting business innovation and diversification in line with the Borough's growth requirements, the preferred Policy and those that ensure a focus of growth to the east will have more significant positive impacts. This is associated with growth at an indicative Garden Community scale to the east being likely to deliver employment uses linked to the University of Essex. The university is currently the Borough's second largest employer, employing approximately 2,000 people. An expansion to the knowledge gateway and increase in skilled jobs will have significant positive impacts on Colchester's economy.									
Will it support tourism, heritage and the arts?	I&O	N/A	0	0	0	0	0	N/A	
	DP	0	0	0	0	0	0	0	
There will be no direct impacts on tourism, heritage and the arts from the Policy approach or any of the Spatial Strategy options.									
Will it help sustain the rural economy?	I&O	N/A	0	0	+	0	+	N/A	
	DP	+	0	0	+	0	+	--	
The Policy will have positive impacts on the rural economy associated with growth being directed to two new rural locations in regards to the Garden Communities and also through a general distribution strategy in the first instance. Those other Alternatives that seek the allocation of more than one Garden Community would also have positive impacts. There would however be significantly negative impacts on this helping sustain the rural economy through Alternative (SG1)6's primary focus on delivering the Plan's growth entirely within the town of Colchester.									
4	Will it reduce the need to travel?	I&O	N/A	+	+	-	?	-	N/A
	DP	++	+	+	+	+	+	+	
All options, with the exception of (SG1)6, include new Garden Communities, which will include a mix of uses, including employment, leisure and community uses. This will reduce the need for new residents to travel, providing									

Sustainability Objective / assessment criteria	I&O	Policy SG1	Alt (SG1)1	Alt (SG1)2	Alt (SG1)3	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	
	DP								
<p>that these uses are located at accessible locations within the site, and can support the needs of residents in wider rural areas. Additional positive impacts are associated with a substantial level of growth being allocated to Colchester and other sustainable settlements in line with the preferred Policy approach. Alternative (SG1)6 would have positive impacts associated with focusing growth in the town centre without exception, however impacts are limited where such a strategy would not focus on meeting the needs of the Borough's population outside the main town of Colchester.</p>									
Will the levels of sustainable travel increase?	I&O	N/A	?	?	?	?	?	N/A	
	DP	++	++	++	+	?	?	++	
<p>The Policy and Alternatives (SG1)1 and 2 will have significant positive impacts associated with focusing growth in the West and / or East alongside a general dispersal strategy in line with the settlement hierarchy; these being the broad locations that have existing rail links and associated infrastructure for the exploration of expansion or capacity improvements as well as existing other sustainable transport links. For this reason, Alternatives (SG1)4 and 5 in exploring the north as a Garden Community option will have uncertain impacts as to ensuring sustainable transport uptake is maximised. Alternative (SG1)3 will have minor positive impacts only as a result of the options additional proportional element of rural growth across the Borough's villages rather than rural district centres. Alternative (SG1)6 will have significant positive impacts associated with the focus of growth to the Borough's most sustainable location, however it should be acknowledged that there would be no wider benefits to rural communities in terms of infrastructure provision as a result of strategic scale growth.</p>									
Will it improve sustainable transport infrastructure and linkages?	I&O	N/A	?	?	?	?	?	N/A	
	DP	++	++	+	+	+	?	--	
<p>It can be expected that the Policy and all those alternatives that explore Garden Communities will ensure that improvements are made to sustainable transport infrastructure and linkages in line with Garden City principles. Despite this, the Policy and those options that explore Garden Community Options to both the East and West will have significant impacts associated with existing rail links and infrastructure in place for expansion or improvement purposes. This will have wider benefits beyond those for the new communities including for rural areas to the east and west of the Borough. Alternatives that explore a Garden Community to the north will not have rail benefits, but will have good accessibility and public transport linkages to the Northern Gateway and the town centre including the existing Park and Ride. Alternative (SG1)5 will have uncertain impacts however associated with an additional proportional element of rural growth across the Borough's villages. A larger amount of smaller developments that can be expected to come forward as a result of Alternative (SG1)6 will not lead to improvements to sustainable transport infrastructure and linkages to the same level as options exploring strategic level growth; as such significantly negative impacts have been highlighted in response to the likely public transport capacity issues such growth in the town could create with no single scheme likely to stimulate sufficient improvements in an integrated manner.</p>									
5	Will it provide equitable access to education, recreation and community facilities?	I&O	N/A	++	+	+	++	++	N/A
		DP	++	++	+	+	++	++	+
<p>The Policy will ensure equitable access to education, recreation and community facilities in line with a general dispersal strategy supplemented by the additional facilities that will be provided by two new Garden Communities to the east and west; this will ensure the best possible dispersal distribution of additional facilities for the benefit of new and existing rural communities. Similar impacts can be expected of Alternatives (SG1)1, 4 and 5 in so far as they would see the delivery of two new Garden Communities. It can also be expected that provision of such facilities would be forthcoming from all development at the level of growth required of the OAN figure, however only minor impacts have been identified for the remaining alternatives in response to less dispersed broad locations for growth.</p>									
5	Will it place pressure on school places, including early years?	I&O	N/A	?	?	?	?	?	N/A
		DP	++	++	++	++	++	+	-

Sustainability Objective / assessment criteria	I&O	Policy SG1	Alt (SG1)1	Alt (SG1)2	Alt (SG1)3	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6
	DP							
<p>The Policy will ensure equitable access to schools in line with the provision requirements associated with the level of overall growth in the Borough. The Policy as well as all Alternatives that explore Garden Communities can be expected to deliver new schools in line with their indicative thresholds. Alternative (SG1)6 has been assessed as having negative impacts on this assessment criterion however in response to an assumption that the strategy would see a large number of smaller developments emanating from a focus solely on the town of Colchester. This would likely give rise to capacity issues where fewer single schemes can be expected to meet the thresholds for new school provision to be frontloaded, and it would be uncertain whether any single scheme would meet the threshold for a new secondary school.</p>								
Will existing open spaces be protected & new open spaces be created?	I&O	N/A	+	+	+	+	+	N/A
	DP	++	++	++	++	++	++	-
<p>The Policy, and those alternatives that explore the delivery of Garden Communities will ensure significant amounts of open space provision in line with Garden City principles. Alternative (SG1)6 will have negative impacts due to the significant possibility that development pressures at the level of growth required will lead to the loss of open space within the town of Colchester. In addition, at the level of growth required higher densities are likely to be sought, with pressures on private amenity space requirements and on any new open space provision in terms of size and location which could run contrary to the requirements for an increasing amount of available land in the urban area.</p>								
Will it improve the skills of the Borough's population?	I&O	N/A	+	0	0	+	+	N/A
	DP	+	+	?	?	+	+	?
<p>The Policy and the majority of the alternatives are likely to have positive impacts on this assessment criterion in those instances where Garden Community options are explored to the east, with links to the University of Essex. Employment related development linked to the university is likely to improve the skills of the Borough's population and help to retain skilled residents. In contrast, those alternatives that do not seek to develop links to the university and its expansion have been highlighted as having uncertain impacts.</p>								
6 Will it reduce actual crime and fear of crime?	I&O	N/A	+	+	+	+	+	N/A
	DP	+	+	+	+	+	+	?
<p>Positive impacts can be expected from the Policy and those alternatives that explore Garden Community options in line with Garden City principles density requirements and a comparative available space to ensure effective layouts to design out crime. In contrast, the focus of all the Borough's growth requirements being delivered in the town of Colchester could have negative impacts regarding effective layouts and also social integration.</p>								
Will it provide equitable access to employment opportunities?	I&O	N/A	+	+	+	+	+	N/A
	DP	+	+	+	+	+	+	?
<p>The Policy and all alternatives include Garden Community options, which will include employment development. It will be essential that good links by a range of modes of transport is made between residential areas and employment uses and this can be ensured at such a scale and through effective masterplanning. In addition, access to existing employment areas within the immediate area for a range of jobs will be ensured through adherence to Garden City principles. Alternative (SG1)6 will have uncertain impacts however, where a lack of available land in urban areas for both (and integrated) residential and employment development may lead to a shortage of employment proposals in favour of more profitable residential schemes.</p>								
Will it encourage healthy lifestyles?	I&O	N/A	++	++	++	++	++	N/A
	DP	++	++	++	++	++	++	?

Sustainability Objective / assessment criteria	I&O	Policy SG1	Alt (SG1)1	Alt (SG1)2	Alt (SG1)3	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6	
	DP								
<p>The Policy will ensure equitable access to facilities that support healthy lifestyles in line with the provision that can be expected from new Garden Communities. Similar impacts can be expected of those alternatives that also explore Garden Community options. Alternative (SG1)6 has been assessed as having uncertain impacts associated with the possible development pressures for open space designations within the town of Colchester; however some of these impact are negated through the increased likelihood of walking and cycling as a means of transportation to town centre services and facilities.</p>									
7	Will it protect and enhance the heritage and cultural assets of the Borough?	I&O	N/A	?	0	0	?	?	N/A
	DP	+	+	+	+	+	+	-	
<p>In line with Garden City principles, the Policy and all of those alternatives that explore Garden Community options can be expected to protect and where necessary enhance heritage assets through effective layouts, density requirements and masterplanning. Alternative (SG1)6 has been assessed as having a negative impacts where high density urban development requirements may not be compatible within the town's historic core, and in consideration of designated and non-designated assets throughout the urban area on a case-by-case basis.</p>									
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	I&O	N/A	0	0	0	0	0	N/A
	DP	+	+	+	+	+	+	-	
<p>The Policy and all of those alternatives that explore Garden Community options can be expected to create a high quality and coherent public realm through effective layouts and masterplanning. Alternative (SG1)6 has been assessed as having a negative impacts where high density urban development requirements may not be compatible within aspirations for a high quality public realm, and there may be incompatibilities with the town's heritage assets and open spaces.</p>									
	Will it protect and enhance the historic character of the Town Centre?	I&O	N/A	0	0	0	0	0	N/A
	DP	+	+	+	+	+	+	-	
<p>The Policy and all of those alternatives that explore Garden Community options can be expected to alleviate development pressures on the town's historic core in the long term. Alternative (SG1)6 has been assessed as having a negative impacts where high density urban development requirements may not be compatible with requirements to protect and enhance the historic character of the Town Centre.</p>									
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	I&O	N/A	--	-	-	--	--	N/A
	DP	-	-	-	-	--	--	+	
<p>The Policy and all of those alternatives that explore Garden Community options can be expected to have negative impacts associated with landscape due to the nature of strategic development on greenfield land. Alternatives (SG1)4 and 5 will however have significant negative impacts on landscape regarding a Garden Community in the north, which is likely to significantly impact on the Dedham Vale AONB. Alternative (SG1)6 will have a minor positive impact on landscape in response to the singular focus of development within the town of Colchester, however it should be acknowledged that impacts on townscape would likely be significantly negative at the scale of the growth requirements.</p>									
	Will it protect and enhance designated areas of the	I&O	N/A	--	--	--	--	--	N/A
		?	?	?	?	-	-	++	

Sustainability Objective / assessment criteria	I&O	Policy SG1	Alt (SG1)1	Alt (SG1)2	Alt (SG1)3	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6
	DP							
countryside and coastal environment?	DP							
<p>The Policy and those alternatives that explore Garden Community Options to the east and west will have uncertain impacts on designated areas of countryside, acknowledging the impacts of strategic growth on greenfield land, however also in consideration of Garden City principles that seek to ensure a surrounding belt of countryside around each Garden Community to prevent sprawl. It should also be acknowledged that all strategy options, in particular the preferred Policy approach, all seek to direct growth to the main town of Colchester in the first instance and within the scale of impacts highlighted above it can be expected that those alternatives that direct growth commensurate to the settlement hierarchy will have more positive impacts than those that do not. Alternatives (SG1)4 and 5 have been assessed as having negative impacts in accordance with the Dedham Vale AONB in close proximity. Alternative (SG1)6 will have a significant positive impact in accordance with a singular focus for the Borough's growth needs within the town of Colchester.</p>								
Will it protect and improve biodiversity?	I&O	N/A	--	--	--	--	--	N/A
	DP	?	?	?	?	?	?	?
<p>There will be uncertain impacts on biodiversity associated with the Policy and all of the Alternatives commensurate to the level of growth required. This is likely to put pressure on habitats, however it should be acknowledged that such impacts are considered in the Local Plan HRA / AA in terms of international sites and are addressed on the smaller scale through effective policy requirements. Impacts are not identified as negative at this stage as biodiversity features can be successfully enhanced through integration within Garden Communities and this should be included into forthcoming masterplans. In addition, the scale of Garden Community options can ensure that any required biodiversity offsetting is viable. Alternative (SG1)6, will have an uncertain impact on biodiversity due to the possible pressure on open space and town centre wildlife designations in response to the probable need for such areas to be developed. In addition, the impacts of increased densities on previously developed land that may correspond to brownfield habitats could amount to mitigation measures or integration not being viable.</p>								
Will it improve environmental quality in terms of water, air and soil quality?	I&O	N/A	-	-	-	-	-	N/A
	DP	-	-	-	-	-	-	-
<p>The Policy and all those alternatives that explore Garden Community options can be said to have negative impacts on soil quality in line with the significant reduction in agricultural land required. The impacts highlighted for Alternative (SG1)6, exploring the Borough's growth being contained within the town of Colchester will not see a reduction in agricultural land, however is likely to exacerbate air quality conditions in the town associated with transport emissions and impacts on AQMAs as well as the cumulative negative connotations of building emissions within the Borough's largest settlement.</p>								
9 Will it reduce pollution and greenhouse gas emissions?	I&O	N/A	-	-	-	-	-	N/A
	DP	+	+	+	+	+	+	?
<p>It can be said that growth at the required level will lead to increased pollution and greenhouse gas emissions, however the probability that developments can mitigate their resultant impacts is heightened through Garden Communities and requirements to improve sustainable transport infrastructure and incorporate energy efficiency and renewable energy schemes. In response to this the Policy has been highlighted as having positive impacts, as have those alternatives that explore the premise of Garden Communities. Alternative (SG1)6 will have uncertain impacts in comparison through a smaller likelihood of associated infrastructure provision and improvements assisting in the reduction of greenhouse gas emissions.</p>								
Will it support the delivery of renewable energy schemes?	I&O	N/A	?	?	?	?	?	N/A
	DP	+	+	+	+	+	+	?

Sustainability Objective / assessment criteria	I&O	Policy SG1	Alt (SG1)1	Alt (SG1)2	Alt (SG1)3	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6
	DP							
It can be expected that adherence to the aspirations of incorporating renewable schemes are more achievable and viable through the Policy and those alternatives that explore Garden Community options. In comparison, an uncertain impact has been highlighted for Alternative (SG1)6 in line with an assumption that a larger number of smaller schemes would not lead to renewable energy schemes through the principles of economies of scale and the integration of schemes and masterplanning of growth at the strategic level.								
Will it help to reduce, reuse and recycle resources and minimise waste?	I&O	N/A	0	0	0	0	0	N/A
	DP	0	0	0	0	0	0	0
It can be expected that the Policy and all the alternative options will have 'no impact' on this assessment criterion at this stage and for the purposes of comparison; this consideration is more to relevant to the Development Management process rather than any spatial distribution strategy.								
10 Will it reduce the risk of flooding?	I&O	N/A	0	0	0	0	0	N/A
	DP	0	0	0	0	0	0	?
The Policy and the majority of the Alternatives can be expected to reduce the risk of flooding in accordance with policy considerations and requirements and site selection methodology. An uncertain impact has been highlighted for Alternative (SG1)6 in response to the possible difficulty of providing the most effective and sustainable mitigation solutions as higher densities and also in consideration of the resultant effects of surface water by focusing the entirety of the Borough's growth needs within an urban environment.								
Will it deliver effective SUDS and improve drainage?	I&O	N/A	+	+	+	+	+	N/A
	DP	+	+	+	+	+	+	?
The Policy and the majority of the Alternatives can be expected to deliver effective SuDS in accordance with policy considerations and requirements. An uncertain impact has been highlighted for Alternative (SG1)6 in response to the possible difficulty of providing the most effective and sustainable solutions as higher densities and also in consideration of the resultant effects of surface water by focusing the entirety of the Borough's growth needs within an urban environment.								
Will it affect the amount of water available for extraction?	I&O	N/A	0	0	0	0	0	N/A
	DP	0	0	0	0	0	0	0
It can be expected that the Policy and all the alternative options will have 'no impact' on this assessment criterion at this stage and for the purposes of comparison; this consideration is more to relevant to the overall level of growth in the Plan Area rather than any spatial distribution strategy.								
Will it promote water efficiency and reduce water usage levels per household?	I&O	N/A	0	0	0	0	0	N/A
	DP	0	0	0	0	0	0	0
It can be expected that the Policy and all the alternative options will have 'no impact' on this assessment criterion at this stage and for the purposes of comparison; this consideration is more to relevant to the Development Management process rather than any spatial distribution strategy.								
Will it improve water quality?	I&O	N/A	0	0	0	0	0	N/A
	DP	0	0	0	0	0	0	0

Sustainability Objective / assessment criteria	I&O	Policy SG1	Alt (SG1)1	Alt (SG1)2	Alt (SG1)3	Alt (SG1)4	Alt (SG1)5	Alt (SG1)6
	DP							
	It can be expected that the Policy and all the alternative options will have 'no impact' on this assessment criterion at this stage and for the purposes of comparison; this consideration is more relevant to the overall level of growth in the Plan Area rather than any spatial distribution strategy.							

Note: 'I&O': Those impacts identified through the Issues and Options SA

'DP': Those impacts identified through this Draft Publication SA in light of updated evidence

5.1.4 Mitigation / recommendations

No recommendations are made for the Plan's Vision and Objectives at this stage.

5.1.5 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy SG1	As stated in the Local Plan, <i>'The Borough clearly contains sufficient undeveloped land to accommodate required growth in alternative locations, however Sustainability Appraisal work has discounted many of these potential alternative locations on the basis of environmental constraints. As noted in the Explanation above, the preferred Spatial Strategy has evolved from firstly, consideration of the individual characteristics and capacity of different parts of the Borough and secondly, consideration of the overall linkages and functionality of settlements within the area and the best strategy for enhancing their sustainability.'</i>
Alternative (SG1)1	The Alternative fails to incorporate an element of proportionate growth in the Borough's sustainable villages, which require an element of growth in order to maintain the viability of key services that support the village and wider rural areas.
Alternative (SG1)2	The allocation of a single Garden Community option is likely to increase development pressures in the urban area of Colchester and the Rural District Centres and lead to the required allocation of a potentially significant number of peripheral and unsustainable sites for development. In addition, the Alternative fails to incorporate an element of proportionate growth in the Borough's sustainable villages, which require an element of growth in order to maintain the viability of key services that support the village and wider rural areas.
Alternative (SG1)3	The allocation of a single Garden Community option is likely to increase development pressures in the urban area of Colchester and the Rural District Centres and lead to the required allocation of a potentially significant number of peripheral and unsustainable sites for development.
Alternative (SG1)4	The allocations of two Garden Communities in relatively close proximity to each other is likely to create significant infrastructure pressures north east of the town of Colchester, even in consideration of infrastructure provision as part of the Garden Communities. In addition, the environmental impacts of focusing development in this area are likely to be cumulatively significant and a Garden Community to the north of the town has been discounted due to the environmental constraints in the broad area.
Alternative (SG1)5	The allocations of two Garden Communities in relatively close proximity to each other is likely to create significant infrastructure pressures north east of the town of

Option / Alternative	Reason for selection / rejection
	Colchester, even in consideration of infrastructure provision as part of the Garden Communities. In addition, the environmental impacts of focusing development in this area are likely to be cumulatively significant and a Garden Community to the north of the town has been discounted due to the environmental constraints in the broad area.
Alternative (SG1)6	Development solely in the town of Colchester is considered an unreasonable alternative to meet the Borough's OAN requirements due to a lack of available land and the unsuitability of development at the densities required to meet the Borough's growth and associated infrastructure requirements. The alternative would also not meet needs in more rural areas.

5.2 Policy SG2 – Housing Delivery

As provided in Section One of the Local Plan (please additionally see the separate corresponding SA of Section One), Colchester BC has reached agreement with other local Essex authorities, including Braintree, Chelmsford and Tendring, to identify sufficient deliverable sites or broad locations for growth to 2033 to meet Objectively Assessed Need for new development land.

Policy SG2 sets out the minimum provision of homes required between 2017 and 2033 in accordance with the Plan's evidence based housing target. This housing target has been developed in line with national guidance, beginning with agreement on the effective market area for housing. The boundaries of Colchester's Strategic Housing Market Area have been determined to also include Braintree, Chelmsford and Tendring. Housing provision is made up of existing commitments (which includes sites with planning permission and sites allocated in the adopted local plan which are being re-allocated) and new allocations identified in the emerging Local Plan.

National planning policy requires the Local Plan to ensure that the minimum housing requirement can be delivered with confidence. It is therefore necessary to identify broad locations and sites that are available and deliverable over the plan period for new housing to supplement existing completions, permissions and allocations. This involves firstly ensuring that the selection of each area programmed in this plan for new housing development aligns with the location's place in the Spatial Hierarchy set forth in Policy SG1. The number of new dwellings for each area then follows on from firstly, the broad distribution established by the Spatial Strategy and secondly the analysis of capacity, deliverability, suitability and proportionality carried out by the Council through the Strategic Land Availability Assessment and this Sustainability Appraisal.

POLICY SG2 – HOUSING DELIVERY

The Local Planning Authority will plan, monitor and manage the delivery of at least 14,720 new homes in Colchester Borough between 2017 and 2033. The housing target is based on a robust Objectively Assessed Need figure of 920 homes a year and provides alignment with the targets for the delivery of employment land.

The overall distribution of new housing, as shown in Table SG2, is guided by the settlement hierarchy set out in the Spatial Strategy and Policy SG1. New housing development will be focused on the following key areas:

- Colchester urban area (Place policies for Central, North, South, East and West Colchester)
- Tendring / Colchester Borders Garden Community (Section 1 Policy SP8)

- Colchester / Braintree Borders Garden Community (Section1 Policy SP9)

Detailed decisions on the location, type and level of development to be carried out in the Garden Communities will be made through joint plans to be agreed with the relevant local planning authority, either Braintree (west) or Tendring (east), as outlined in Section One of this plan.

To maintain the vitality and viability of the Borough's smaller towns and villages, an appropriate level of new development will be brought forward in Sustainable Settlements to support new homes and economic and social development. Details on those allocations are provided in Policies SS1- SS16 (Sustainable Settlements).

5.2.1 Alternatives Considered

Alternatives to the OAN figures, and Garden Community options and alternatives have been explored in the relevant sections of the Section One SA. Individual site allocations and alternatives have been explored and assessed elsewhere in this report.

In reflection of local specifics, the SHMA / OAN Report (and methodology) identified a lower housing figure within 'Table 9.5 Housing targets – suggested ranges'. This was identified as:

Alternative (SG2)1: A lower dwelling per year target of 903 (OAN Report, 2015)

In addition, the Local Plan, at section 4.32 specifies two other alternatives to the Spatial Strategy as set out in Policy SG2. These are:

Alternative (SG2)2: Restrict allocations to plan period - Confine allocations to those which can be delivered entirely within the plan period.

Alternative (SG2)3: Provide a more dispersed pattern of new development

Work throughout the Local Plan process also re-defined the settlement hierarchy regarding the sustainability of settlements and their suitability to accept further growth in the plan period in a sustainable way. This has led to the re-categorisation of settlements, notably with Dedham / Dedham Heath and Birch / Birch Green being considered unsustainable settlements. The principle of accommodating growth in lower categorised settlement types within the hierarchy was tested as an option, but ultimately one that could be considered unreasonable. Nevertheless, the principle of accepting growth at 'other villages' was considered:

Alternative (SG2)4: Allocating land for growth purposes in and around 'other villages'.

5.2.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy SG2 and the identified alternatives:

Table 7: Appraisal of Policy SG2

Sustainability Objective (SO) / assessment criteria		Policy SG2	Alt (SG2)1	Alt (SG2)2	Alt (SG2)3	Alt (SG2)4
1	Will it deliver the number of houses needed to support the existing and growing population?	++	+	++	++	++
	Will it provide more affordable homes across the	++	++	++	++	++

Sustainability Objective (SO) / assessment criteria		Policy SG2	Alt (SG2)1	Alt (SG2)2	Alt (SG2)3	Alt (SG2)4
	Borough?					
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++	++	++	++	++
	Will it deliver well designed and sustainable housing?	++	++	?	?	?
2	Will it promote regeneration?	++	++	?	-	-
	Will it reduce the need for development on greenfield land?	-	-	-	-	-
	Will it provide good accessibility by a range of modes of transport?	?	?	?	-	--
	Will densities make efficient use of land?	++	++	?	-	-
	Will a mix of uses be provided?	++	++	?	?	?
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A	N/A	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A	N/A	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A	N/A	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A	N/A	N/A	N/A
	Will it help sustain the rural economy?	+	+	+	++	++
4	Will it reduce the need to travel?	++	++	?	-	-
	Will the levels of sustainable travel increase?	++	++	?	-	--
	Will it improve sustainable transport infrastructure and linkages?	++	++	?	-	-
5	Will it provide equitable access to education, recreation and community facilities?	+	+	?	-	--
	Will it place pressure on school places, including early years?	+	+	?	-	--
	Will existing open spaces be protected & new open spaces be created?	+	+	+	+	?
	Will it improve the skills of the Borough's population?	+	+	?	?	?
6	Will it reduce actual crime and fear of crime?	N/A	N/A	N/A	N/A	N/A
	Will it provide equitable access to employment opportunities?	+	+	?	-	-
	Will it encourage healthy lifestyles?	N/A	N/A	N/A	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	?	?	-	+	?
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the	?	?	-	?	?

Sustainability Objective (SO) / assessment criteria		Policy SG2	Alt (SG2)1	Alt (SG2)2	Alt (SG2)3	Alt (SG2)4
	heritage and contemporary?					
	Will it protect and enhance the historic character of the Town Centre?	?	?	-	+	+
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	?	?	-	?	?
	Will it protect and 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?	N/A	N/A	N/A	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A	N/A	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A	N/A	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A	N/A	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A	N/A	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A	N/A	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A	N/A	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A	N/A	N/A	N/A
	Will it improve water quality?	N/A	N/A	N/A	N/A	N/A

All options can be expected to deliver the number of houses needed to support the existing and growing population of the Borough (SO1). A total of 920 dwellings per annum over the plan period can be expected to be delivered through the preferred policy approach and alternatives (SG2)2 and (SG2)3, and the lower figure of 903 as stated in (SG2)1 can be seen as additionally appropriate in so far as it still reflects the lower limit of the suggest range within the SHMA / OAN Report (2015). The principle difference between the preferred policy figure and the 903 reflected in Alternative (SG2)1 responds to the Borough additionally meeting part of Tendring District Council's needs (as part of the Housing Market Area [HMA]) that are unlikely to be met due to a lack of available and suitable land for allocation. For this reason only minor positive impacts have been highlighted for Alternative (SG2)1. For more information on strategic matters across the HMA, please see the appraisal of housing needs in the SA of Section One of the Local Plan.

In terms of comparable impacts across the remaining Sustainability Objectives, it can be assumed that Alternative (SG2)1 will have similar impacts as the preferred approach in conjunction with conforming to the Plan's preferred Section Two Spatial Strategy and that of the North Essex authorities as specified in the Local Plan's Section One. The key differences between the preferred policy approach and those of Alternatives (SG2)2, (SG2)3 and (SG2)4 largely relate to uncertainty as to how growth is distributed. The

appraisal assumes that Alternative (SG2)2 will lead to more marginal and unsustainable allocations that are likely to be focused around the main town of Colchester and the Rural District Centres. Such a focus is likely to exacerbate infrastructure capacities, with development being unlikely to fund new infrastructure provision or meeting thresholds for requirements for new provision or improvements through critical mass. This leads to a large amount of uncertain impacts associated with a lack of definition as to how the alternative would respond to a Spatial Strategy; it being likely that allocations would respond to those that are independently the least constrained options, but not conforming to any ideals of distribution or providing any wider benefits. Alternatives (SG2)3 and (SG2)4 respond directly to a more dispersed distribution with (SG2)4 directing growth to unsustainable locations in terms of access to services and facilities, which reflects more development in 'other villages', rural areas and the countryside, with again no direct focus on providing additional infrastructure or wider benefits. The alternative would also not respond to sustainable travel patterns and impacts would be comparably worse than those associated with a more urban focus, or those that would require new settlements in line with the preferred Spatial Strategies of both Sections One and Two of the Local Plan.

5.2.3 Mitigation / recommendations

No recommendations are made for the Policy SG2 at this stage.

5.2.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy SG2	The NPPF is clear that the HMA as whole should work to meet its OAN in full, provided that it has the sustainable capacity to do so consistent with the policies in the NPPF. The OAN Report stated that, 'pending agreement from Tendring to either meet the SNPP 2012 projections or not, it would be sensible for Braintree, Chelmsford and Colchester to plan for the high end of the ranges shown in the table.' As such, the preferred Policy SG2 was selected.
Alternative (SG2)1	The NPPF is clear that the HMA as whole should work to meet its OAN in full, provided that it has the sustainable capacity to do so consistent with the policies in the NPPF. The OAN Report stated that, 'pending agreement from Tendring to either meet the SNPP 2012 projections or not, it would be sensible for Braintree, Chelmsford and Colchester to plan for the high end of the ranges shown in the table.' The alternative was rejected due to a lack of available land in Tendring District to accommodate a higher range of dwellings per year across the HMA, as explored in the Section One SA. As such, the implications were that the remaining authorities in the HMA are required to meet this residual need in their administrative areas.
Alternative (SG2)2	This would preclude the development of Garden Communities, given their long lead time, and would not allow the Council the opportunity to optimise long-term planning.
Alternative (SG2)3	This option would spread the impact of new development more widely across the Borough, but would not secure the critical mass of new supporting infrastructure required to support sustainable growth and could therefore be expected to result in higher overall levels of growth in villages and within existing communities; congestion; and restricted infrastructure.

Alternative (SG2)4	The level of sustainability in some settlements within the Borough has needed revision throughout the plan-making process. Other Villages have been deemed unsustainable in terms of their ability to receive more growth in the plan period.
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5.3 Policy SG3 – Economic Growth Provision

In accordance with the NPPF, the Council has set forth a strategy for Economic Growth in its Economic Development Strategy 2015-21. This has the following priorities:

Creating new jobs

Raising the employability and skill levels of our residents and retaining talent

Creating, supporting and retaining businesses

Improving 'hard' (road, rail and broadband connectivity) and 'soft' infrastructure (business and employment support, employment sites)

Securing greater inward investment and funding.

The Council's Local Plan allocations seek to support this strategy and reflect the need for economic growth to be targeted at the most accessible and sustainable locations. The Council commissioned studies including an Employment Land Needs Assessment, (ELNA) (January 2015) to update the evidence base and enable effective planning to facilitate the provision of appropriate employment to reflect current trends, market changes and projections for the plan period. The ENLA looked at provision in relation to B class uses and found that as a Borough there is sufficient supply to meet future needs when considering various scenarios, based on the allocations in the Adopted Local Plan (Core Strategy, Site Allocations and Development Policies) however, it recognised that achieving this is dependent upon all remaining land coming forward on 3 existing large Strategic Employment Zones with almost 80% of this being on the Stanway and Knowledge Gateway sites.

As part of the preparation of the Local Plan a full review of the unimplemented Strategic and Local Employment sites has been considered, informed by the ELNA as well as settlement assessments, strategic land availability assessments and policy review in the light of national guidance and other evidence as relevant. It is also recognised that a significant contribution to jobs in the Borough comes from other economic uses which are not classified as B class uses. In order to respond to this and to provide greater flexibility to aid delivery of further jobs throughout the Borough, employment areas will be provided within wider economic areas which will allow for a mix of appropriate economic uses in some areas.

POLICY SG3 –ECONOMIC GROWTH PROVISION

The Local Planning Authority will encourage economic development and have allocated 31.7 hectares of land to plan for the delivery of B use class employment land in Colchester Borough up to 2033. An additional 4.5 hectares of employment land is expected to come forward in Colchester within the Garden Communities. Existing economic uses on the sites identified will be safeguarded in accordance with the relevant policies. New development for employment uses will primarily be provided on a range of sites to ensure jobs are accessible to new and existing communities across the borough. Sites include;

- Land within Strategic Economic Areas as indicated on the policies maps (policies NC1, EC1 and WC1)
- Land within Local Economic Areas identified on the policies maps
- Land within defined mixed use special policy areas as shown on the policies maps (Policies TC3, NC2-3, EC2)
- Existing sites with planning permission.

Within some of the defined economic areas alternative economic non- B class uses contribute to the provision of jobs providing flexibility and securing delivery of the additional jobs. Suitable alternative economic uses will be supported within the defined areas where they are in accordance with all relevant policies in the plan.

5.3.1 Alternatives Considered

Alternatives for employment provision have been explored in the SA of Section One of the Local Plan.

5.3.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of Policy SG3.

Table 8: Appraisal of Policy SG3

Sustainability Objective / assessment criteria		Policy SG3
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	+
	Will it reduce the need for development on greenfield land?	?
	Will it provide good accessibility by a range of modes of transport?	+
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	+
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	++
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	+
	Will it support business innovation, diversification, entrepreneurship and changing economies?	+
	Will it support tourism, heritage and the arts?	+

Sustainability Objective / assessment criteria		Policy SG3
	Will it help sustain the rural economy?	?
4	Will it reduce the need to travel?	++
	Will the levels of sustainable travel increase?	++
	Will it improve sustainable transport infrastructure and linkages?	+
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	+
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	+
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	?
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	?
	Will it protect and enhance the historic character of the Town Centre?	?
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	?
	Will it protect and 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?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	+
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	?
	Will it deliver effective SUDS and improve drainage?	?
	Will it affect the amount of water available for extraction?	?
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	?

The appraisal of this policy builds upon that of Policy SP3 within the SA of Section One of the Local Plan. This policy will have a range of positive sustainability impacts in response to economic aspirations and focusing employment opportunities in sustainable locations, or those that have good public transport infrastructure. An uncertain impact has been highlighted regarding the rural economy; however positive cumulative impacts can be

expected to arise from this Policy in accumulation with Policy DM6 – Economic Development in Rural Areas and the Countryside.

In the long term / latter stages of the Plan Period and beyond, the Policy, in supporting a centre hierarchy that ensures new Garden Communities have the status of District Centres, maximises the potential for homes to be delivered alongside employment opportunities; this will have positive impacts socially as well as regarding sustainable transportation and a reduction in transport emissions. Links should be highlighted between the impacts assessed in the SA of Section One and those for this policy, which ensure that the location of the Garden Communities and a requirement that they adhere to Garden City principles will have positive impacts on the town centre of Colchester.

The Policy can be seen to have uncertain impacts for a range of environmental assessment criteria, due to these criteria responding better to site specific and general locational criteria of other Plan policies. To this extent, these criteria are adequately met through other plan policies in accumulation and positive or neutral impacts can be expected from any successful planning permissions related to this Policy.

5.3.3 Mitigation / recommendations

No recommendations are made for Policy SG3 at this stage.

5.3.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy SG3	The economic delivery target is as the result of an Employment Land Needs Assessment, (ELNA), a full review of unimplemented Strategic and Local Employment sites, as well as settlement assessments, strategic land availability assessments and policy review in the light of national guidance and other evidence as relevant in line with NPPF requirements. The Centre Hierarchy has also been updated to meet the new requirements of the NPPF in regard to national guidance's exclusion of Neighbourhood Centre designations.

5.4 Policy SG4 – Local Economic Areas

The Local Employment Areas provide an important contribution to the Colchester economy alongside the Strategic Areas. The ELNA reviewed the majority of the former Local Employment Zones and suggested whether they should be reallocated, reviewed or deallocated. The sites are listed in policy SG3 and SG4 and in each case they are cross referenced in the appropriate place policy including policies for Colchester, Special policy areas, sustainable settlements or the other villages / countryside policies.

The Economic Areas within the Plan aim to provide a framework within which Colchester's business community can develop and compete at a local, regional, national and international level. The Council state that they will work with businesses within these areas to encourage them to adapt and respond to changing economic conditions in order to support business growth and ensure the economic viability of local communities.

POLICY SG4 – LOCAL ECONOMIC AREAS

The Local Economic Areas as defined on the policies maps and listed in policy tables SG3 and SG4, will be safeguarded primarily for B class uses to provide, protect and enhance employment provision in a range of locations across the borough to enable balanced job and housing growth. Planning permission will be granted for the redevelopment or change of use for non-Class B uses where:

- i) it can be demonstrated that there is no reasonable prospect of the site concerned being used for Class B purposes; and
- ii) The supply, availability and variety of employment land is sufficient to meet Borough and local needs; and
- iii) it can be demonstrated that the alternative use cannot be reasonably located elsewhere within the area it serves; and
- iv) The proposal does not generate potential conflict with the existing proposed B class uses / activities on the site; and
- iv) the use will not give rise to unacceptable traffic generation, noise, smells or vehicle parking; and
- v) The proposal provides the opportunity to maximise the sites potential for economic growth and support the continued operation of existing employment uses within the economic area.

Opportunities to enhance and renew more dated buildings within Local Economic Areas will be supported when proposals are promoted for improvements to existing operations or for new operations where the use and scale is appropriate.

5.4.1 Alternatives Considered

No alternative approaches can be considered reasonable in line with conformity to the NPPF; the Policy approach seeks to balance job and employment growth. The Policy is also suitably flexible in line with the Policy criteria for changes of use for non-Class B uses.

5.4.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy SG4 and the identified alternatives:

Table 9: Appraisal of Policy SG4

Sustainability Objective / assessment criteria		Policy SG4
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A

Sustainability Objective / assessment criteria		Policy SG4
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	+
	Will it reduce the need for development on greenfield land?	+
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	+
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	+
	Will it support business innovation, diversification, entrepreneurship and changing economies?	++
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	?
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	+
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
		N/A

Sustainability Objective / assessment criteria		Policy SG4
9	Will it reduce pollution and greenhouse gas emissions?	
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

The Policy has been highlighted as having significant positive impacts on assessment criteria related to supporting business innovation, diversification, entrepreneurship and changing economies in accordance with the change of use considerations of the approach. An uncertain impact has been highlighted regarding the rural economy; however positive cumulative impacts can be expected to arise from this Policy in accumulation with Policy DM6 – Economic Development in Rural Areas and the Countryside.

The majority of the assessment criteria of the Sustainability Objectives have been highlighted as being inapplicable for the purposes of this Policy appraisal in so far as they are not relevant to the scope of the policy and / or are more relevant to site specifics or single-theme policies applicable to all development proposals. Please note that the individual sites stated within Tables SG3 and SG4 of the Local Plan have been assessed in detail using the site assessment framework / pro-forma elsewhere in this report, with individual and cumulative conclusions drawn against more site specific criteria.

5.4.3 Mitigation / recommendations

No recommendations are made for Policy SG4 at this stage.

5.4.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy SG4	The Local Employment Areas provide an important contribution to the Colchester economy alongside the Strategic Areas. Evidence base, in the form of the updated Employment Land Needs Assessment, (ELNA) reviewed the majority of the former Local Employment Zones and suggested whether they should be reallocated, reviewed or deallocated. The sites are listed in policy SG3 and SG4 as such Policy SG4 has been selected.

5.5 Policy SG5 – Existing Mixed Use Commercial Areas within Colchester

Within the Colchester urban area, there are existing mixed use commercial areas that comprise large supermarkets and/or retail units together with smaller retail units, community facilities, offices and food and drink outlets. In some cases these areas also include large surface parking areas that could provide space for intensification.

Expanding the retail components significantly in these areas could undermine the vitality of the town centre. However, it is important to retain and, where appropriate, increase the mix of uses, improve the public realm and improve the provision of community facilities within these areas.

POLICY SG5 – CENTRE HIERARCHY

In accordance with the NPPF the centres identified in the following hierarchy will be the preferred location for main town centre uses such as retail, office, leisure and entertainment.

Definitions of centres

Town Centre: the Borough's principal and a sub-regional centre for comparison goods shopping, services, culture, leisure, with 'regional' aspirations

District centre: important role serving the day-to-day needs of their local populations as well as providing access to shops and services for neighbouring areas across and beyond the Borough, but not to a level comparable with Colchester Town Centre.

Local centre: essential role providing a range of small shops and services to meet the basic needs of local communities, serving a small catchment.

5.5.1 Alternatives Considered

No alternative approaches can be considered reasonable in line with conformity to the NPPF.

5.5.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy SG5 and the identified alternatives:

Table 10: Appraisal of Policy SG5

Sustainability Objective / assessment criteria		Policy SG5
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	+
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	++
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	+
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	0
	Will it maintain an appropriate balance between different types of retail uses and other activities in the	++

Sustainability Objective / assessment criteria		Policy SG5
	Borough's centres?	
	Will it support business innovation, diversification, entrepreneurship and changing economies?	+
	Will it support tourism, heritage and the arts?	+
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	+
	Will the levels of sustainable travel increase?	++
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	+
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	?
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	?
	Will it protect and enhance the historic character of the Town Centre?	?
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

The Policy has been highlighted as having significant positive impacts on assessment criteria related to accessibility and sustainable transport and a balance between different types of retail uses and other activities in the Borough’s centres, entrepreneurship and changing economies. This is compatible with the requirement that town centre uses be directed to appropriate areas.

Uncertain impacts have been highlighted regarding heritage assets within the town centre and its historic core and Conservation Area; however it should be acknowledged that positive cumulative impacts can be expected to arise from this Policy in accumulation with Policy DM16 – Historic Environment, through which enhancement measures can be ensured from new town centre proposals.

There will additionally be secondary significant positive impacts on the development of brownfield land. The Policy, through its measures to safeguard and also ensure town centre uses are directed to the town centre in the first instance will indirectly protect Greenfield land from development of such uses.

The majority of the assessment criteria of the Sustainability Objectives have been highlighted as being inapplicable for the purposes of this Policy appraisal in so far as they are not relevant to the scope of the policy and / or are more relevant to site specifics or single-theme policies applicable to all development proposals.

5.5.3 Mitigation / recommendations

No recommendations are made for Policy SG5 at this stage.

5.6 Policy SG6 – Town Centre Uses

Within the Colchester urban area, there are existing mixed use commercial areas that comprise large supermarkets and/or retail units together with smaller retail units, community facilities, offices and food and drink outlets. In some cases these areas also include large surface parking areas that could provide space for intensification.

Expanding the retail components significantly in these areas could undermine the vitality of the town centre. However, it is important to retain and, where appropriate, increase the mix of uses, improve the public realm and improve the provision of community facilities within these areas.

	<p>Policy SG6: Town Centre Uses</p> <p>Proposals for town centre uses that are not within a defined centre and are not in accordance with the Local Plan, including proposals for a change or intensification of use, or variation of a planning condition, will need to demonstrate that a sequential approach has been under taken to site selection. Sites should be assessed in terms of their availability, suitability and viability for the broad scale and type of development proposed; and only when alternative sites have been discounted should less sequentially preferable sites be considered. In cases where the Local Planning Authority are satisfied that the sequential test has been met, proposals will be supported where they also comply with each of the requirements set out in criteria (i- vi below).</p> <p style="padding-left: 40px;">i) The proposal is of a type, proportion and scale appropriate to the role and function of the centre and would not threaten the primacy of Colchester Town Centre at the apex of the centre hierarchy, either individually or cumulatively</p>	
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- with other committed proposals, and;
- ii) The proposal is suitable to the town / district centre function and maintains or adds to its viability and vitality and enhances the diversity of the centre without changing the position of the centre within the overall hierarchy and;
 - iii) Proposals would not give rise to a detrimental effect, individually or cumulatively, on the character or amenity of the area through smell, litter, noise or traffic problems and
 - iv) The proposal would not have a significant adverse impact on the vitality and viability of Colchester Town Centre and/or any other centre either individually or cumulatively with other committed proposals and;
 - v) The proposal would not have a significant adverse impact on committed and / planned public or private investment in Colchester Town Centre and /or any other centre either individually or cumulatively with other committed proposals and;
 - vi) In relation to criteria (iv) and (v) above an Impact Assessment must be provided where the proposal;
 - a. In any centre exceeds the thresholds set out in table SG6 below, or;
 - b. Where the proposal is within Tollgate District Centre and exceeds the thresholds set out in table SG6 below or;
 - c. Where the Council considers that there are potential impacts arising from the proposal cumulatively with other committed development.

Table SG6 Impact Assessments Thresholds

Centre	Floorspace (sq. m gross)		
	Comparison Retail	Convenience Retail	Leisure Services
Colchester Town Centre	2,500	1,500	1,500
Tiptree, Wivenhoe and West Mersea District Centres	1,000	1,000	500
Tollgate (applies also for proposals within the Tollgate District Centre)	2500	1500	1500
Turner Rise, Highwoods and Peartree Road District Centres	1,500	1,500	1,000

5.6.1 Alternatives Considered

Alternative approaches were considered to:

Alternative (SG6)1 – To not include Impact Assessment Thresholds

Alternative (SG6)2 – To not require an Impact Assessment Threshold *within* the defined centre of Tollgate (i.e. only otherwise applying to proposals *outside* defined centres as per the requirements for other centres in the Borough).

5.6.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy SG6 and the identified alternatives:

Table 11: Appraisal of Policy SG6

Sustainability Objective / assessment criteria		Policy SG6	Alt (SG6)1	Alt (SG6)2
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A	N/A
2	Will it promote regeneration?	+	-	-
	Will it reduce the need for development on greenfield land?	N/A	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	++	?	+
	Will densities make efficient use of land?	N/A	N/A	N/A
	Will a mix of uses be provided?	+	+	+
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	0	0	0
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	++	?	+
	Will it support business innovation, diversification, entrepreneurship and changing economies?	+	+	+
	Will it support tourism, heritage and the arts?	+	?	?
	Will it help sustain the rural economy?	N/A	N/A	N/A
4	Will it reduce the need to travel?	+	+	+
	Will the levels of sustainable travel increase?	++	-	-
	Will it improve sustainable transport infrastructure and linkages?	N/A	N/A	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A	N/A

Sustainability Objective / assessment criteria		Policy SG6	Alt (SG6)1	Alt (SG6)2
	Will it provide equitable access to employment opportunities?	+	+	+
	Will it encourage healthy lifestyles?	N/A	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	?	?	?
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	?	+	+
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A	N/A
	Will it protect and 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	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A	N/A
	Will it improve water quality?	N/A	N/A	N/A

The Policy has been highlighted as having significant positive impacts on assessment criteria related to accessibility and sustainable transport and a balance between different types of retail uses and other activities in the Borough's centres, entrepreneurship and changing economies. This is compatible with the requirement that town centre uses be directed to appropriate areas.

Uncertain impacts have been highlighted regarding heritage assets within the town centre and its historic core and Conservation Area; however it should be acknowledged that positive cumulative impacts can be expected to arise from this Policy in accumulation with Policy DM16 – Historic Environment, through which enhancement measures can be ensured from new town centre proposals.

There will additionally be secondary significant positive impacts on the development of brownfield land. The Policy, through its measures to safeguard and also ensure town centre uses are directed to the town centre in the first instance will indirectly protect Greenfield land from development of such uses.

The majority of the assessment criteria of the Sustainability Objectives have been highlighted as being inapplicable for the purposes of this Policy appraisal in so far as they

are not relevant to the scope of the policy and / or are more relevant to site specifics or single-theme policies applicable to all development proposals.

The alternative approaches would have negative impacts associated with regeneration, and the vitality and viability of the town centre should the full extent of impacts on the town centres not be known to inform planning decisions. Should either alternative be selected, then it is possible that town centre uses would be more forthcoming in and around other centres further down the settlement hierarchy, where land values and development costs are arguably lower. This would lead to multiple negative and uncertain possibilities arising not only in regard to the quality of the town centre, but also in regard to more private car journeys to services in areas where there are fewer sustainable transport links and strategic road access is more attractive.

5.6.3 Mitigation / recommendations

No recommendations are made for Policy SG6.

5.6.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy SG6	The Policy has been selected as it ensures that the impact of proposals on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal are known. The Policy also seeks to ensure that impacts on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, are minimised.
Alternative (SG6)1	The alternative has been rejected as the approach could lead to unrestricted retail and other town centre uses being located outside defined town centre boundaries. This would ultimately lead to negative impacts on the vitality and viability of the town centre and a possible change in its primary function over time.
Alternative (SG6)2	This alternative has been rejected as the impacts on the town centre from Tollgate should be understood to inform the determination of planning applications within the centre. Where the requirements for an Impact Assessment are typically relevant only to proposals outside centres, the position regarding Tollgate as a large centre in close proximity is such that the impacts on the town centre are more severe. It should be noted however that the Policy approach is not a barrier to development at Tollgate should proposals be evidenced as having no impact on the town centre function and be otherwise sustainable.

5.7 Policy SG6a – Local Centres

Within the Colchester Borough area, Local Centres represent existing areas that have an essential role in the provision of a range of small shops and services to meet the basic needs of local communities, serving a small catchment.

POLICY SG6a – LOCAL CENTRES

Local centres will be protected and enhanced to provide shops, services and community facilities for local communities. Proposals for change of use within designated local centres will need to demonstrate that it will provide a retail use, retail service, community use, financial/ businesses service or a leisure service and will

meet the basic needs of local communities.

Proposals to expand a local centre will be considered favourably where it can be demonstrated that the use is small scale 'proportionate to the role and function of such centres and will serve the basic needs of local communities.' Proposals outside of local centres will be assessed in accordance with the sequential test.

Proposals will be required to demonstrate that it will not adversely affect residential amenity, particularly in terms of car parking, noise and hours of operation. Proposals should take every opportunity to promote sustainable travel behaviour.

New strategic residential sites should incorporate local centres at accessible locations within the site where appropriate to provide for the needs of new communities.

5.7.1 Alternatives Considered

No alternative approaches can be considered reasonable in line with conformity to the NPPF.

5.7.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy SG6a and the identified alternatives:

Table 12: Appraisal of Policy SG6a

Sustainability Objective / assessment criteria		Policy SG6
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	+
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	+
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	0
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	++
	Will it support business innovation, diversification, entrepreneurship and changing economies?	+
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	++
	Will the levels of sustainable travel increase?	++
	Will it improve sustainable transport infrastructure and linkages?	N/A
		N/A

Sustainability Objective / assessment criteria		Policy SG6
5	Will it provide equitable access to education, recreation and community facilities?	
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	+
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	?
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

The Policy has been highlighted as having significant positive impacts on assessment criteria related to accessibility and a balance between different types of retail uses and other activities in the Borough's centres, entrepreneurship and changing economies. This is compatible with the requirement that local centre uses be directed to appropriate areas.

Uncertain impacts have been highlighted regarding heritage assets within centres and any historic cores and Conservation Areas; however it should be acknowledged that positive cumulative impacts can be expected to arise from this Policy in accumulation with Policy DM16 – Historic Environment, through which enhancement measures can be ensured from proposals.

The majority of the assessment criteria of the Sustainability Objectives have been highlighted as being inapplicable for the purposes of this Policy appraisal in so far as they

are not relevant to the scope of the policy and / or are more relevant to site specifics or single-theme policies applicable to all development proposals.

5.7.3 Mitigation / recommendations

No recommendations are made for Policy SG6a.

5.7.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy SG6a	Within the Colchester Borough area, Local Centres represent existing areas that have an essential role in the provision of a range of small shops and services to meet the basic needs of local communities, serving a small catchment. They contribute to minimising transport distances, provide local employment opportunities and also have an important role in ensuring sustainable communities. In line with the distribution and level of growth in the plan area, it is likely that Local Centres will need to expand proportionately to meet the needs of increased numbers of residents, and the policy has additionally been selected and included in view of this possible requirement.

5.8 Policy SG7 – Infrastructure

The Council fully appreciates that the delivery of new homes and jobs needs to be supported by necessary infrastructure, including a wide range of transport options, utilities, and community facilities. This issue is of particular concern to existing residents and businesses. The Council will prepare an Infrastructure Delivery Plan (IDP) based on work carried out for the current Local Plan: studies prepared for the Garden Communities; relevant Neighbourhood Plans; topic based national and local studies; and discussions with infrastructure providers. The IDP will sit alongside this plan and provide specifics on the main items of infrastructure, when they are likely to be provided and who will pay for them. Additionally, the place-based policies in this plan will highlight essential pieces of infrastructure for communities within Colchester.

The broad categories of infrastructure covered in the IDP will include:

- Water and Drainage – water supply, waste water, flood risk management and resilience, and water quality

- Energy – electricity, gas, and renewable energy

- Communications – broadband coverage and provision

- Leisure and green infrastructure – sport, open space and community facilities

- Education – early years and childcare, primary, secondary, further education, and higher education

- Health – hospitals, health centres, GP surgeries, dentists, public health, and preventative health care.

- Transport – highways, cycle and pedestrian facilities, rail, bus, park and ride, travel management, and car parking.

Infrastructure and community facilities are mainly provided by partner agencies and service providers such as water and energy provision by the utility companies; highways and social services by Essex County Council; education by a range of public and private sector

providers, and healthcare services and facilities by the North East Essex Clinical Commissioning Group and National Health Service (NHS) England. The IDP will identify the different investment and development time scales for these providers and will work with those providers to help deliver a co-ordinated approach to new infrastructure delivery.

Developers will be expected to contribute towards meeting appropriate infrastructure costs, having regard to overall consideration of viability. This will include contributions to both on-site costs and strategic off-site infrastructure costs. Contributions will be secured under S106 of the Town and Country Planning Act 1990 (as amended) and/or secured through a Community Infrastructure Levy (CIL) as appropriate. CIL will complement and not duplicate planning obligations. A CIL charging schedule linked to this Plan would stipulate a charge, per square metre of gross internal floorspace, for relevant classes of development. A proportion of CIL funds would be passed to Parish/Town councils. .

POLICY SG7 – INFRASTRUCTURE DELIVERY AND IMPACT MITIGATION

All new development should be supported by, and have good access to, all necessary infrastructure.

Permission will only be granted if it can be demonstrated that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal. It must further be demonstrated that such capacity as is required will prove sustainable over time both in physical and financial terms.

Where a development proposal requires additional infrastructure capacity, to be deemed acceptable, mitigation measures must be agreed with the Local Planning Authority and the appropriate infrastructure provider. Such measures may include (not exclusively):

- (i) Financial contributions towards new or expanded facilities and the maintenance thereof;
- (ii) On-site construction of new provision (which may include building works);
- (iii) Off-site capacity improvement works; and/or
- (iv) The provision of land.

Developers will be expected to contribute towards the delivery of relevant infrastructure. They will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments.

Developers and land owners must work positively with the Local Planning Authority, neighbouring authorities and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with published policies and guidance.

Exceptions to this policy will only be considered whereby:

- (i) It is proven that the benefit of the development proceeding without full mitigation outweighs the collective harm;
- (ii) A fully transparent open book viability assessment has proven that full mitigation cannot be afforded, allowing only for the minimum level of developer profit and land owner receipt necessary for the development to proceed;
- (iii) Full and thorough investigation has been undertaken to find innovative solutions to issues and all possible steps have been taken to minimise the residual level of unmitigated impacts; and
- (iv) Obligations are entered into by the developer that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development.

5.8.1 Alternatives Considered

At the Issues and Options and Preferred Options stage, the following alternatives for the distribution of growth were explored:

Alternative (SG7)1 – Leave to NPPF

5.8.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy SG7 and the identified alternative:

Table 13: Appraisal of Policy SG7

Sustainability Objective / assessment criteria		Policy SG7	Alternative (SG7)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	++	?
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	+	?
	Will the levels of sustainable travel increase?	N/A	N/A
	Will it improve sustainable transport infrastructure and linkages?	++	?
5	Will it provide equitable access to education, recreation and community facilities?	++	?
	Will it place pressure on school places, including early years?	++	?
	Will existing open spaces be protected & new open spaces be created?	++	?
	Will it improve the skills of the Borough's population?	+	?
6	Will it reduce actual crime and fear of crime?	N/A	N/A

Sustainability Objective / assessment criteria		Policy SG7	Alternative (SG7)1
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	+	?
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+	?
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	+	?
	Will it improve water quality?	N/A	N/A

There will be significant positive impacts associated with those Sustainability Objectives related to accessibility, open spaces, education, recreation, and community facilities through the Policy's approach and requirements to provide relevant infrastructure to support new development. In comparison, the alternative of reliance on the NPPF will have uncertain impacts regarding all relevant assessment criteria where it can not be determined at this stage whether infrastructure provision would be appropriate to the specifics of the Local Plan without a supporting Infrastructure Delivery Plan as required of National Policy and as reiterated within the policy.

Minor positive impacts have been highlighted regarding water resources / sewerage capacity where the Policy is not explicit as to such infrastructure capacities and requirements. It should be noted however that this would be forthcoming through consultation and discussion with the relevant service provider and the delivery of improvements are not within the direct remit of the Local Plan in a manner consistent with ensuring other infrastructure requirements.

There will be minor secondary (indirect) positive impacts regarding assessment criteria associated with creating a high quality and coherent public realm, encouraging healthy

lifestyles, improving the skills of the Borough's population and reducing the need to travel post-delivery of appropriate infrastructure.

5.8.3 Mitigation / recommendations

No recommendations are made for Policy SG7 at this stage.

5.8.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy SG7	The Council fully appreciates that the delivery of new homes and jobs needs to be supported by necessary infrastructure, including a wide range of transport options, utilities, and community facilities. This issue is of particular concern to existing residents and businesses. The Council will prepare an Infrastructure Delivery Plan (IDP) based on work carried out for the current Local Plan: studies prepared for the Garden Communities; relevant Neighbourhood Plans; topic based national and local studies; and discussions with infrastructure providers. In the event that essential infrastructure cannot be appropriately delivered to support new development in spite of best efforts to secure this, the preferred policy will restrict development from being commenced or, in certain cases, from being permitted, in the absence of proven infrastructure capacity.
Alternative (SG7)1	The NPPF provides a general requirement for Local Plans to plan positively for the development and infrastructure required in the plan area, but this needs to be backed up with specific Local Plan policy detailing the processes for ensuring delivery.

5.9 Policy SG8 – Neighbourhood Plans

The 2011 Localism Act introduced the concept of Neighbourhood Planning. Under this Act local communities in urban and rural areas were given new powers to prepare Neighbourhood Plans enabling these communities to have a greater influence over the future land use within their areas.

Neighbourhood Plans can vary in their terms of their complexity and approach and can cover one or more of the following topics areas: site allocations, housing type/size, local housing need, affordable housing, local character considerations, design and building materials, boundary fences/walls design criteria, community facilities and services to sustainable development. The Council need to be supportive of communities who want to prepare Neighbourhood Plans covering one or more policy topic.

Neighbourhood Plans are subject to examination and referendum and Plans which successfully pass these 2 tests will be adopted as part of the Development Plan for Colchester. Any issues which are not covered by the scope of a Neighbourhood Plan will be determined in accordance with the Local Plan.

POLICY SG8 – NEIGHBOURHOOD PLANS

Towns and villages are encouraged to plan for the specific needs of their communities by developing Neighbourhood Plans. The Local Planning Authority will support Parish and Town Councils and Neighbourhood Forums (in unparished areas) to prepare Neighbourhood Plans containing locally determined policies to guide land use and meet future development needs in their areas. Neighbourhood Plans are being prepared for Eight Ash Green, Marks Tey, Stanway, Tiptree, West Bergholt, Wivenhoe and West Mersea.

In cases where a Neighbourhood Plan fails at any time prior to being made, responsibility for all planning policy matters within that plan area will revert back to the Local Planning Authority.

Neighbourhood Plans have been made for Boxted and Myland and Braiswick and these now form part of the Development Plan for Colchester.

5.9.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (SG8)1 – No change to existing policy: to use the wording of the current policy ENV2 in the adopted Core Strategy

5.9.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy SG8 and the identified alternative:

Table 14: Appraisal of Policy SG8

Sustainability Objective / assessment criteria		Policy SG8	Alternative (SG8)1
1	Will it deliver the number of houses needed to support the existing and growing population?	0	0
	Will it provide more affordable homes across the Borough?	0	0

Sustainability Objective / assessment criteria		Policy SG8	Alternative (SG8)1
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	0	0
	Will it deliver well designed and sustainable housing?	0	0
2	Will it promote regeneration?	0	0
	Will it reduce the need for development on greenfield land?	0	0
	Will it provide good accessibility by a range of modes of transport?	0	0
	Will densities make efficient use of land?	0	0
	Will a mix of uses be provided?	0	0
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	0	0
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	0	0
	Will it support business innovation, diversification, entrepreneurship and changing economies?	0	0
	Will it support tourism, heritage and the arts?	0	0
	Will it help sustain the rural economy?	0	0
4	Will it reduce the need to travel?	0	0
	Will the levels of sustainable travel increase?	0	0
	Will it improve sustainable transport infrastructure and linkages?	0	0
5	Will it provide equitable access to education, recreation and community facilities?	0	0
	Will it place pressure on school places, including early years?	0	0
	Will existing open spaces be protected & new open spaces be created?	0	0
	Will it improve the skills of the Borough's population?	0	0
6	Will it reduce actual crime and fear of crime?	0	0
	Will it provide equitable access to employment opportunities?	0	0
	Will it encourage healthy lifestyles?	0	0
7	Will it protect and enhance the heritage and cultural assets of the Borough?	0	0
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	0	0
	Will it protect and enhance the historic character of the Town Centre?	0	0
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	0	0
	Will it protect and enhance designated areas of the countryside and coastal environment?	0	0
	Will it protect and improve biodiversity?	0	0
		0	0

Sustainability Objective / assessment criteria		Policy SG8	Alternative (SG8)1
	Will it improve environmental quality in terms of water, air and soil quality?		
9	Will it reduce pollution and greenhouse gas emissions?	0	0
	Will it support the delivery of renewable energy schemes?	0	0
	Will it help to reduce, reuse and recycle resources and minimise waste?	0	0
	Will it reduce the risk of flooding?	0	0
10	Will it deliver effective SUDS and improve drainage?	0	0
	Will it affect the amount of water available for extraction?	0	0
	Will it promote water efficiency and reduce water usage levels per household?	0	0
	Will it improve water quality?	0	0

There will be no impacts resulting from either the preferred policy approach or the alternative approach. The policy exists for completeness in setting out planning procedure and legislation within the Borough in order to minimise confusion regarding relevant policies and allocations within specific areas and the weight they have in determining planning applications.

5.9.3 Mitigation / recommendations

No recommendations are made for Policy SG8 at this stage.

5.9.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy SG8	The policy exists for completeness in setting out planning procedure and legislation within the Borough in order to minimise confusion regarding relevant policies and allocations within specific areas and the weight they have in determining planning applications.
Alternative (SG8)1	The wording of the current policy ENV2 in the adopted Core Strategy is NPPF compliant but it does not highlight the need for different policy approaches for Neighbourhood Plans allocating sites and plans that are not allocating sites. This is necessary to provide an appropriate balance between providing adequate certainty for the Local Plan and flexibility for the Neighbourhood Plans to make their own informed choices.

6 The Appraisal of the Environmental Assets Policies

6.1 Policy ENV1 – Natural Environment

Colchester's countryside and coastline is extremely diverse and important in terms of its natural environment, biodiversity, landscape character, archaeology and cultural heritage. The countryside provides the attractive landscape setting that defines and characterises the villages and rural communities of Colchester Borough. The countryside and coastal areas also provide important agricultural, tourism and recreational opportunities that support local economies and communities. The Dedham Vale Area of Outstanding Natural Beauty extends into the northern part of the Borough and has the highest status of protection in relation to landscape and scenic beauty.

The Council has statutory obligations under the Habitats Directive and Birds Directives to protect important habitats and species designated as Natura 2000 sites. This policy aims to protect the undeveloped areas of the Colne Estuary and coast and support regeneration that enhances the river's recreation and nature conservation values.

Plans or projects likely to have an adverse effect on an internationally designated site will require a full Appropriate Assessment.

All development proposals are required to be supported by ecological surveys conducted at the appropriate time of year in accordance with current best practice. Where there is a confirmed presence, or reasonable likelihood, of a legally protected species or Species of Principal Importance, on an application site, the applicant will be required to demonstrate that adverse impacts upon the species have been avoided, and where they cannot be avoided adequately mitigated. Mitigation must conform to the requirements of relevant legislation and Government Standing Advice.

Where Priority Habitats are likely to be adversely impacted by a proposal, the developer must demonstrate that adverse impacts will be avoided, and impacts that cannot be avoided are mitigated on-site. Where residual impacts remain, off-site compensation may be required so that there is no net loss in quantity and quality of Priority habitat in the Borough.

Protected Hedgerows must be assessed by the Council's Landscape Officer against criteria in the Hedgerow Regulations 1997. Where a hedgerow is deemed to be Important under the Hedgerow Regulations, the developer must demonstrate that adverse impacts upon the Important hedgerow will be avoided. This is necessary as the loss of protected 'Important Hedgerows' is difficult to mitigate against as they cannot easily be recreated as either a landscape or ecological feature.

The Coastal Protection Belt is a county-wide designation that protects the sensitive character of the undeveloped coastline which could be harmed by development that might otherwise be acceptable in a countryside area. The original designation of 1984 has been

reviewed with some amendment. The revised boundary based on 2016 evidence will be shown on the Policies Map.

The green infrastructure network of open spaces and links is important in providing alternative areas of accessible natural green space to alleviate pressure on Natura 2000 sites as well as contributing to the landscape character of Colchester Borough. The Local Plan will make a major contribution towards achieving the objectives of the UK and Essex Biodiversity Action Plans (BAP) (or any future replacements).

A major threat to the low lying coastal and estuary areas is rising sea levels as a result of climate change. This will be addressed through increasing the network of green corridors and sites to aid the dispersal of species that will need to move as climate change renders their existing habitat unsuitable. Climate change impacts, particularly sea level rise, will also be addressed by accommodating future flood waters through managed realignment projects identified in the Essex and Suffolk Shoreline Management Plan, without harm to the built environment.

The policy aims to control development outside settlements to protect open stretches of countryside around and between existing settlements to prevent coalescence and retain settlement identity. Proposals are required to have regard to Colchester's Landscape Character Assessment (updated as required) and the Council's adopted Landscape Guidance for Developers for Colchester to help conserve the Borough's landscape character.

The historic environment will be protected across the Borough with reference to studies including the Townscape Character Assessment, the Urban Archaeological Database and Historic Environment Characterisation Study and updated evidence as required.

Policy ENV1: Environment

The Local Planning Authority will conserve and enhance Colchester's natural and historic environment, countryside and coastline. The Local Planning Authority will safeguard the Borough's biodiversity, geology, history and archaeology, which help define the landscape character of the Borough, through the protection and enhancement of sites of international, national, regional and local importance.

In particular, developments that have an adverse impact on the integrity of European sites, Sites of Special Scientific Interest or the Dedham Vale Area of Outstanding Natural Beauty (including its setting) will not be supported. Development proposals within designated areas or within the Coastal Protection Belt will need to comply with policies ENV2 and ENV4.

Development proposals where the principal objective is to conserve or enhance biodiversity and geodiversity interests will be supported in principle.

For all proposals, development will only be supported where it:

- (i) Is supported with appropriate ecological surveys where necessary;
- (ii) Where there is reason to suspect the presence of a protected species (and impact to), or Species/Habitats of Principal Importance, applications should be accompanied by an ecological survey assessing their presence and, if present, the proposal must be sensitive to, and make provision for their needs;
- (iii) Will conserve or enhance the biodiversity value of greenfield and brownfield sites and minimise fragmentation of habitats;
- (iv) Maximises opportunities for the preservation, restoration, enhancement and connection of natural habitats in accordance with the UK and Essex Biodiversity Action Plans or future replacements; and

- (v) Incorporates beneficial biodiversity conservation features and habitat creation where appropriate.

Plans or projects, which may have a likely significant effect on a European site which have not been screened or considered in the Borough's Habitat Regulations Assessment or Appropriate Assessment, will be required to prepare a separate HRA screening and if necessary to complete a separate appropriate assessment to ensure compliance with the Habitat Regulations 2010.

Proposals for development that would cause direct or indirect adverse harm to nationally designated sites or other designated areas, protected species, Habitats and Species of Principle Importance or result in the loss of irreplaceable habitats, such as ancient woodland, Important Hedgerows and veteran trees, will not be permitted unless:

- (i) They cannot be located on alternative sites that would cause less harm;
- (ii) The benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats; and
- (iii) Satisfactory mitigation and compensation measures are provided.

The Local Planning Authority will take a precautionary approach where insufficient information is provided about avoidance, mitigation and compensation measures and secure mitigation and compensation through planning conditions/obligations where necessary.

6.1.1 Alternatives Considered

It is considered that any distinct deviation from this policy approach would not be reasonable for the purposes of consideration and appraisal within this SA. The policy ensures enhancement is sought from all development proposals to which the policy would be relevant, and reiterates the requirements of the Habitats Directive, an EU Obligation.

6.1.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy ENV1 and the identified alternative:

Table 15: Appraisal of Policy ENV1

Sustainability Objective / assessment criteria		Policy ENV1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A

Sustainability Objective / assessment criteria		Policy ENV1
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	+
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	+
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	+
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	++
	Will it protect and 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	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	+
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	+

The Policy will have direct significant positive impacts on assessment criteria related to protecting and improving biodiversity, protecting and enhancing designated areas of the countryside and coastal environment, and maintain and enhancing landscape character

through the policy criteria. The policy at the Preferred Options stage did not include the possible requirements for a project level HRA / AA to accompany proposals at the applications stage, yet its inclusion adds further strength to any decisions made regarding the impacts of schemes on Natura 2000 designated sites.

Minor positive impacts have been assessed as likely regarding protecting the heritage and cultural assets of the Borough, through the Policy’s acknowledgement that the historic and natural environment are intrinsically related; and also ensuring that existing open spaces be protected and new open spaces be created. However, it should be noted that this latter impact is unlikely to have any implications for health and the recreational use of forthcoming open space for biodiversity gain.

There will be secondary impacts associated with improving water quality and reducing the risk of flooding. Although not a direct aim of the Policy, there will likely be indirect positive impacts through biodiversity gain and its subsequent maintenance and protection from future development or insensitive land uses.

6.1.3 Mitigation / recommendations

No recommendations are made for Policy ENV1 at this stage.

6.1.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy ENV1	The Policy adheres to the relevant national requirements of the NPPF and also the Council’s statutory EO Obligations and as such has been selected.

6.2 Policy ENV2 – Coastal Areas

The open, undeveloped and rural landscape character of the coastal area of Colchester Borough is an extremely rich, diverse and irreplaceable natural asset in terms of its natural and cultural features. It includes substantial parts of the Colne and Blackwater Estuaries. The ecological importance of the Colne and Blackwater Estuaries is reflected by the variety of international and European designations covering them i.e. Ramsar sites, Special Protection Areas (Birds Directive), and the Essex Estuaries Special Area of Conservation (SAC) designated under the Habitats Directive. There are also a number of Sites of Special Scientific Interest and Local Wildlife Sites designated around the estuaries.

POLICY ENV2 – COASTAL AREAS

Until such time as the South East (Inshore Marine Plan) is completed, any planning proposals within the Borough's coastal, estuarine, intertidal and tidal environment, will need to accord with guidance set out in the national Marine Policy Statement.

Within the Coastal Protection Belt and along the undeveloped coast an integrated approach to coastal management will be promoted and development will only be supported where it can be demonstrated that it:

- (i) Requires a coastal location and is located within the developed area of the coast; and
- (ii) Is a land use type that is appropriate to the Flood Zone, will be safe from flooding over its planned lifetime and will not have an unacceptable impact on coastal change; and
- (iii) Will not be significantly detrimental to conserving important nature conservation, heritage assets, maritime uses and the landscape character of the coast; and
- (iv) Will deliver or sustain social and economic sustainability benefits considered important to the well-being of the coastal communities; and
- (v) Provides opportunities and scope for adaptation to climate change; and
- (vi) Will not hinder the future creation and maintenance of a continuous signed and managed England Coast Path.

6.2.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (ENV2)1 – No Policy/Leave to NPPF

6.2.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy ENV2 and the identified alternative:

Table 16: Appraisal of Policy ENV2

Sustainability Objective / assessment criteria		Policy ENV2	Alternative (ENV2)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	+	?
	Will it support tourism, heritage and the arts?	+	?
	Will it help sustain the rural economy?	N/A	N/A
4	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	+	?
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	+	?
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+	?

Sustainability Objective / assessment criteria		Policy ENV2	Alternative (ENV2)1
	Will it protect and 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?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	0	0
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy has not been assessed as having any significant effects, due to its approach of protecting coastal areas without any potential enhancement. This should not be seen as a criticism of the policy however, as it exists to ensure a balanced view of proposals that would lead to no overall detrimental effects, until the South East Inshore Marine Plan is completed.

There will be minor positive impacts on the protection of existing open spaces, the protection of biodiversity, the maintenance of landscape character, the protection of designated areas of the countryside and coastal environment, and also the protection of heritage assets. More positive impacts can be expected in accumulation with the content of single-theme policy approaches in the Development Management Policies section of the Local Plan.

The flexible and balanced view of the Policy, in being positively prepared as required by the NPPF, may have minor positive secondary impacts on the diversification of changing economies and tourism, associated with proposals not being unacceptable in principle should they sustain social and economic sustainability benefits considered important to the well-being of the coastal communities.

The alternative approach (ENV2)1, will have largely uncertain impacts at this stage, where it can not be assumed either way whether the NPPF would be adequate in determining planning applications in the absence of the locally specific considerations of the Borough's different coastal areas.

6.2.3 Mitigation / recommendations

No recommendations are made for Policy ENV2.

6.2.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy ENV2	The NPPF provides the high level protection but Local Plan policies are required in respect of all the identified environmental issues to provide the appropriate local context and detailed policy guidance against which proposals for development should be considered.
Alternative (ENV2)1	The NPPF only provides high level protection and Local Plan policies are required in respect of all the identified environmental issues to provide the appropriate local context and detailed policy guidance against which proposals for development should be considered.

6.3 Policy ENV3 – Green Infrastructure

Green Infrastructure is a strategic network of multifunctional green and blue (water) spaces, and the connections between them, in both urban and rural areas. The Green Infrastructure network may comprise spaces in public or private ownership, with or without public access that is capable of delivering a range of environmental, economic, health and quality of life benefits for local communities and wildlife.

In Colchester, green infrastructure covers a range of green and blues spaces including allotments, community gardens, amenity greenspaces, cemeteries, natural and semi natural green spaces, river and estuary corridors, play areas and parks and gardens.

Well connected Green infrastructure networks also function as important wildlife corridors which species use for movement between sites and for feeding and breeding. Strategic green links also provide valuable corridors for the movement of people.

Existing open spaces, sports facilities and green link networks provide the people of Colchester with opportunities for passive and active recreation and encourages healthy and active lifestyles. It is therefore important that all residents have access to green (or blue) infrastructure close to where they live or work.

The green spaces along the Colne River, for example, connect the town centre, suburbs, countryside, villages and the coast. These corridors provide alternative means for people making journeys into and across Colchester. It is important therefore that the existing green infrastructure network is protected and enhanced and new links created as part of future developments to improve the GI network and improve the provision of sustainable transport corridors across the Borough where gaps exist.

POLICY ENV3 – GREEN INFRASTRUCTURE

The Local Planning Authority will aim to protect, enhance and deliver a comprehensive green infrastructure network comprising strategic green links between the rural hinterland, urban Colchester, river corridors and open spaces across the Borough. It will seek to protect and enhance the existing network of green and blue infrastructure features and to secure the delivery of new green infrastructure where deficiencies and gaps are identified that will benefit communities, wildlife and the environment. . The Council will work with access stakeholder/groups to support the delivery of a 'new' multi user route, the Colchester Orbital, around urban Colchester.

Development proposals that contribute to the delivery of projects identified in the Colchester Green Infrastructure Strategy, the Orbital Project Audit Paper and the Public Rights of Way Improvement Plan for Essex will be positively supported.

The Local Planning Authority will seek opportunities from future developments, where appropriate, to improve the connectivity between the Colchester Orbital route, new developments and the wider countryside. Radial connections will be secured between existing green infrastructure assets, existing development, the Orbital routes new development. This will improve the choices available to residents to access and participate more easily in healthy activities, such as walking, cycling and horse riding.

Proposals that cause loss or harm to the green infrastructure network will not be permitted unless the need for and benefits of the development outweigh any adverse impacts. Where adverse impacts on green infrastructure are unavoidable, development will only be permitted if suitable mitigation measures for the network are provided. Key linkages will be constructed to a suitable standard to allow year round secure usage by all.

The Local Planning Authority will seek contributions or require work to be undertaken as part of new development where appropriate, to create new paths where gaps are evident in the existing green infrastructure network/Orbital routes or to enhance the quality of the existing route.

The use of land and buildings as new allotments, orchards, community gardens and for local food growing spaces and production will be supported, including the temporary use of vacant or derelict land or buildings and the use of incidental open space on housing estates and other open space areas, where this does not conflict with other policy objectives.

6.3.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (ENV3)1 – No Policy/Leave to NPPF

6.3.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy ENV3 and the identified alternative:

Table 17: Appraisal of Policy ENV3

Sustainability Objective / assessment criteria		Policy ENV3	Alternative (ENV3)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	+	?
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	N/A	N/A
	Will the levels of sustainable travel increase?	+	?
	Will it improve sustainable transport infrastructure and linkages?	+	?
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	++	+
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	+	?
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	++	?
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	++	+

Sustainability Objective / assessment criteria		Policy ENV3	Alternative (ENV3)1
	Will it protect and 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?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

Significant positive impacts have been assessed regarding sustainability criteria regarding the creation of new open spaces, biodiversity improvements, the enhancement of landscape character and designated areas of the countryside and the creation of a high quality and coherent public realm. Minor positive impacts have been highlighted regarding secondary impacts associated with sustainable transport (specifically walking and cycling) and the health implications of Green Infrastructure.

Largely uncertain impacts are likely to be forthcoming from the alternative approach in so far as existing local policy and the NPPF do not factor in the specific benefits and opportunities that the Garden Communities can ensure regarding Green Infrastructure, and the specifics of local context respectively.

6.3.3 Mitigation / recommendations

No recommendations are made for Policy ENV3 at this stage.

6.3.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy ENV3	The Policy ensures that all future developments identified in the Local Plan adequately consider green and blue needs across the Borough. The Council could decide to not support the Colchester Orbital initiative and rely on ad hoc opportunities to protect and enhance the GI network. This would be less successful regarding the delivery of a well-connected, inter-linked GI network and it would be more difficult to realise the multiple benefits that a comprehensive GI network can deliver for both people and wildlife. Also a failure to deliver green infrastructure as part of future developments in the Borough would not satisfy the principles of sustainable development and would not accord with the national policy.

Option / Alternative	Reason for selection / rejection
Alternative (ENV3)1	The NPPF approach is very high level and cannot consider local Green Infrastructure need. While the current Local Plan policies broadly meet NPPF objectives, they are out of date as they do not include the need to provide Green infrastructure within the West Colchester and University Garden Communities or as part of the Orbital Project.

6.4 Policy ENV4 – Dedham Vale Area of Outstanding Natural Beauty

The Dedham Vale AONB has been designated for its national importance in terms of landscape quality, and is further enhanced through its close association with the works of artist John Constable. The quality of the landscape is defined by its natural beauty and the integration of the man-made elements within it, and the primary aim of the designation is to conserve and enhance this character.

The features that define the Natural Beauty and Special Qualities of the Dedham Vale AONB have been identified in the Dedham Vale AONB Natural Beauty and Special Qualities and Perceived and Anticipated Risks Report prepared by the Dedham Vale Joint Management Committee in 2016.

In this report, Natural Beauty has been defined in terms of Landscape Quality, Scenic Quality, Relative Wildness, Relative Tranquillity and Natural and Cultural Heritage Features. The special qualities have been influenced by factors such as traditional land use patterns, evidence of human habitation through history, geology, river valleys and woodlands or association with artists and writers.

Applications within or close to the AONB will need to consider how proposals impact on the Natural Beauty and Special Qualities of the Dedham Vale AONB.

It is essential that AONBs and their setting are conserved and enhanced. However it is acknowledged that the Dedham Vale is a 'living' landscape which needs to be able to adapt, change and respond positively to changing social, economic and environmental issues (climate change, declining agricultural sector, recreational pressures) to meet the needs of the local community and visitors to the area. In exceptional cases development proposals that help maintain the economic and social wellbeing of the AONB will be supported where these do not detract from the special character/quality of the AONB or its setting. Minor house extensions may have little opportunity to enhance the landscape qualities of the AONB and accordingly will not be exclusively rejected on this basis where otherwise acceptable.

POLICY ENV4 – DEDHAM VALE AREA OF OUTSTANDING NATURAL BEAUTY

Development will only be supported in or on land within the setting of the Dedham Vale Area of Outstanding Natural Beauty (AONB) that:

- (i) Makes a positive contribution to the natural beauty and special qualities of the AONB, including tranquillity and the AONB's good quality night/dark skies;
- (ii) Does not adversely affect the character, quality views and distinctiveness of the AONB or threaten public enjoyment of these areas, including by increased vehicle movement;
- (iii) That there are no adverse impacts on the setting of the AONB which cannot reasonably be mitigated against and,
- (iv) Supports the wider environmental, social and economic objectives as set out in the Dedham Vale AONB and Stour Valley Management Plan.

Applications for major development within or in close proximity to the boundary of the Dedham Vale AONB will be refused unless in exceptional circumstances and where it can be demonstrated that the development is in the public interest and this outweighs other material considerations.

Where exceptional development is suitable, landscape enhancements, mitigation or compensation measures must be provided. The Local Planning Authority will seek opportunities to mitigate the impact of features identified as having adverse impacts.

Proposals for solar farm developments or wind turbine/wind farms within or on land within the setting of the Dedham Vale AONB should have regard to the advice in the Local Planning Authority's Guidance Note '*Designing solar farm renewable energy development*' and in the '*Dedham Vale AONB Position Statement Renewable Energy in the Dedham Vale Area of Outstanding Natural Beauty (March 2013)*'.

The Local Planning Authority will also encourage proposals in or near the AONB to place underground new infrastructure associated with electricity schemes, where financially viable, to help protect its landscape qualities.

6.4.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (ENV4)1 – Rely on current policy and the NPPF

6.4.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy ENV4 and the identified alternative:

Table 18: Appraisal of Policy ENV4

Sustainability Objective / assessment criteria		Policy ENV4	Alternative (ENV4)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	++	?
	Will it help sustain the rural economy?	+	?
4	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	+	?
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	+	?
7	Will it protect and enhance the heritage and cultural assets of the Borough?	+	?
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	++	?

Sustainability Objective / assessment criteria		Policy ENV4	Alternative (ENV4)1
	Will it protect and 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?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Dedham Vale AONB is the Borough and County's only AONB. The Policy will therefore have significant positive impacts on protecting and enhancing designated areas of the countryside, maintaining and enhancing the landscape character and also supporting tourism in the area. Minor positive impacts associated with the policy include helping to sustain the rural economy, protecting open spaces and cultural assets and also protecting biodiversity. An uncertain impact has been highlighted for renewable energy, in so far as restrictions are likely to apply to any new scheme in or around the area in conjunction with the incompatibility of such a designation and the scale of landscape impact that can be expected from such schemes. The same can also be said of all major development within and adjacent to the area.

Uncertain impacts have been highlighted for the alternative approach of reliance on the NPPF and existing policy where the preferred approach is in contrast very specific to the pressures and characteristics of the designation. Protection can not be ensured through the NPPF to the same level of detail, and existing policy is considered not locally specific or detailed enough in light of modern day planning pressures.

6.4.3 Mitigation / recommendations

No recommendations are made for Policy ENV4.

6.4.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy ENV4	The NPPF identifies the need to protect designated landscapes such as Areas of Outstanding Natural Beauty Relying on national policy however would only provide high level protection to the Dedham Vale AONB. A more detailed Local Plan policy is needed to ensure that the local context and special characteristics of the Dedham Vale (including setting) are recognised and appropriate detailed policy guidance prepared against which proposals for development can be
Alternative (ENV4)1	

considered. As such, the Policy has been selected and the alternative rejected.

6.5 Policy ENV5– Pollution and Contaminated Land

Land and air pollution are subject to regulatory controls under Environmental Health Legislation including the Environmental Protection Act 1990, Pollution Prevention Act 1999 and the Environment Act 1995. There is some overlap with planning in considering proposals for new development, with the need to ensure that in granting planning permission for something it does not create any unacceptable pollution, or worsen an existing issue, and where necessary implements mitigation measures to reduce / eliminate the problem. The National Planning Policy Framework seeks to prevent new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability, or at risk from land contaminated by previous uses.

POLICY ENV5 – POLLUTION AND CONTAMINATED LAND

Proposals will be supported that will not result in an unacceptable risk to public health or safety, the environment, general amenity or existing uses due to the potential of air pollution, noise nuisance, surface / ground water sources or land pollution.

Proposals for developments within designated Air Quality Management Areas (AQMAs) or where development within a nearby locality may impact on an AQMA are required, first, to be located in such a way as to reduce emissions overall, and secondly to reduce the direct impacts of those developments. Applicants shall, prepare and submit with their application a relevant assessment, taking into account guidance current at the time of the application, which must be to the satisfaction of the Local Planning Authority. Permission will only be granted where the Council is satisfied that after selection of appropriate mitigation the development will not have an unacceptable significant impact on air quality, health and well - being.

Development proposals on contaminated land, or where there is reason to suspect contamination, must include an assessment of the extent of contamination and any possible risks. The onus is on the applicant to demonstrate that there is no likely risk to health or the environment due to contamination. Where planning permission is granted, conditions may be imposed requiring the execution of any necessary remedial works.

Where a site is affected by land contamination, responsibility for securing a safe development rests with the developer and/or landowner, who will be required to carry out the above. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

6.5.1 Alternatives Considered

Land and air pollution are subject to regulatory controls under Environmental Health Legislation including the Environmental Protection Act 1990, Pollution Prevention Act 1999 and the Environment Act 1995. The NPPF requires remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land where appropriate. As such, no alternative approaches can be considered reasonable.

6.5.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy ENV5 and the identified alternatives:

Table 19: Appraisal of Policy ENV5

Sustainability Objective / assessment criteria		Policy CC1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A

Sustainability Objective / assessment criteria		Policy CC1
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	++
9	Will it reduce pollution and greenhouse gas emissions?	++
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	++

The policy will have significant positive impacts on sustainability criteria regarding improving environmental quality in terms of water, air and soil quality, reducing pollution and greenhouse gas emissions and improving water quality.

6.5.3 Mitigation / recommendations

No recommendations are made for Policy ENV5 at this stage.

6.5.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy ENV5	Land and air pollution are subject to regulatory controls under Environmental Health Legislation including the Environmental Protection Act 1990, Pollution Prevention Act 1999 and the Environment Act 1995. The NPPF requires remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land where appropriate. As such, the policy has been selected and included within the Plan.

6.6 Policy CC1 – Climate Change Policy

The NPPF states that mitigating and adapting to climate change, including moving to a low carbon economy, is part of the role of the planning system. It recognises that planning can help shape places to secure radical reductions in greenhouse gas emissions, minimise vulnerability and provide resilience to the impacts of climate change, and support the delivery of renewable and low carbon energy and associated infrastructure. This is fundamental to the achievement of sustainable development.

POLICY CC1 – CLIMATE CHANGE

Colchester Borough Council will continue to adopt strategies to mitigate and adapt to climate change. In addressing the move to a low carbon future for Colchester, the Local Planning Authority will plan for new development in locations and ways that reduce greenhouse gas emissions, adopt the principles set out in the

energy hierarchy and provide resilience to the impacts of a changing climate.

A low carbon future for Colchester will be achieved by:

- (i) Encouraging and supporting the provision of renewable and low carbon technologies.
- (ii) Encouraging new development to provide a proportion of the energy demand through renewable or low carbon sources.
- (iii) Encouraging design and construction techniques which contribute to climate change mitigation and adaptation by using landform, layout, building orientation, massing, tree planting and landscaping to minimise energy consumption and provide resilience to a changing climate.
- (iv) Requiring both innovative design and technologies that reduce the impacts of climate change within the garden communities.
- (v) Supporting opportunities to deliver decentralised energy systems, particularly those which are powered by a renewable or low carbon source. Supporting connection to an existing decentralised energy supply system where there is capacity to supply the proposed development, or design for future connection where there are proposals for such a system.
- (vi) Requiring development in the Northern Gateway and East Colchester to connect to, or be capable of connecting to the district heating scheme where there is capacity to supply the proposed development and where it is appropriate and viable to do so.
- (vii) Supporting energy efficiency improvements to existing buildings in the Borough where appropriate.
- (viii) Minimising waste and improving reuse and recycling rates.
- (ix) Development will be directed to locations with the least impact on flooding or water resources. All development should consider the impact of and promotion of design responses to flood risk for the lifetime of the development and the availability of water and water infrastructure for the lifetime of the development.
- (x) Green infrastructure should be used to manage and enhance existing habitats. Opportunities should be taken to create new habitats and assist with species migration. Consideration should be given to the use of green infrastructure to provide shade during higher temperatures and for flood mitigation. The potential role of green infrastructure as 'productive landscapes' should also be considered.

6.6.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (CC1)1 – Retain the current adopted climate change policy

Alternative (CC1)2 – Not include a climate change policy in the Plan

6.6.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy CC1 and the identified alternatives:

Table 20: Appraisal of Policy CC1

Sustainability Objective / assessment criteria		Policy CC1	Alternative (CC1)1	Alternative (CC1)2
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A	N/A
2	Will it promote regeneration?	N/A	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	+	+	N/A
	Will densities make efficient use of land?	N/A	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A	N/A
4	Will it reduce the need to travel?	+	+	N/A
	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	?	?	N/A
	Will it create a high quality and coherent public realm linking the	N/A	N/A	N/A

Sustainability Objective / assessment criteria		Policy CC1	Alternative (CC1)1	Alternative (CC1)2
	town's assets and spaces; connecting the heritage and contemporary?			
	Will it protect and enhance the historic character of the Town Centre?	?	?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A	N/A
	Will it protect and improve biodiversity?	+	+	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	+	+	N/A
9	Will it reduce pollution and greenhouse gas emissions?	++	+	--
	Will it support the delivery of renewable energy schemes?	++	++	--
	Will it help to reduce, reuse and recycle resources and minimise waste?	++	++	-
10	Will it reduce the risk of flooding?	N/A	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	+	+	N/A
	Will it improve water quality?	+	+	N/A

The policy will have significant positive impacts on sustainability criteria regarding reducing pollution and greenhouse gas emissions, supporting the delivery of renewable energy schemes and reusing and recycling resources and minimising waste. Minor indirect (secondary) impacts have been assessed as likely regarding reducing the need to travel through general locational requirements of development, improving biodiversity in the long term through reduced emissions, comparative improvements to air quality, reducing water usage levels and improving water quality.

The majority of the highlighted impacts for the preferred policy approach are also relevant for Alternative (CC1)1, with the exception of the policy's principle aim of reducing greenhouse gas emissions. This is associated with the existing policy's use of now out of date national targets which have been superseded by those that inform the new preferred Policy CC1. In addition, the implications of the Code for Sustainable Homes) requirements, as per the existing policy, could ensure that some schemes become unviable in the modern climate.

Alternative (CC1)3 has been assessed as having negative impacts on directly relevant assessment criteria where no policy would exist to ensure compliance with national targets in a local context, notwithstanding the statutory duty of LPAs to include such policies in their Local Plan. To that extent, the Alternative (CC1)2 can not be identified as a reasonable alternative / option for consideration.

6.6.3 Mitigation / recommendations

No recommendations are made for Policy CC1 at this stage.

6.6.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy CC1	There is a statutory duty on local planning authorities to include policies in their Local Plan designed to tackle climate change and its impacts (Section 19 [1A] of the Planning and Compulsory Purchase Act 2004).
Alternative (CC1)1	The current adopted climate change policy is now out of date as it refers to the Code for Sustainable Homes and out of date national targets on the reduction of greenhouse gas emissions.
Alternative (CC12)	There is a statutory duty on local planning authorities to include policies in their Local Plan designed to tackle climate change and its impacts (Section 19 [1A] of the Planning and Compulsory Purchase Act 2004). To not include such a policy would not fulfil this requirement of Local Plans.

7 The Appraisal of the Places Policies - Colchester

As a regional centre Colchester is the key focus for a wide range of development opportunities and challenges. This section covers the area of Colchester, divided up into 4 broad geographic areas designed to help the user and follow a place based Plan. The policies relating to Colchester are set out for Central, Northern, Eastern and Western Colchester areas.

7.1 Policy PP1 – Generic Infrastructure and Mitigation Requirements

The allocations within the Local Plan contain site specific requirements for infrastructure and mitigation and management of any site constraints. These will be required in addition to general requirements for infrastructure contained in Policy PP1 and other requirements as relevant contained in Development Management policies. Policy PP1 highlights selected general issues concerning infrastructure provision, archaeology and developer contributions that affect proposals across the Borough and are essential to ensuring that new development adequately mitigates its impact on the surrounding area and makes a positive contribution to its character and amenity.

POLICY PP1 – GENERIC INFRASTRUCTURE AND MITIGATION REQUIREMENTS

In addition to site specific requirements identified in relevant policies, all proposals will be required to make contributions to the cost of infrastructure improvements and/or community facilities as required and supported by up-to-date evidence from appropriate sources including the Infrastructure Delivery Plan (IDP), Parish Council, or specially commissioned work. Contributions will be secured to an appropriate level by way of legal agreement or through CIL as required. In addition, proposals must, as relevant, address all of the following Borough wide requirements:

- (i) Adequate wastewater treatment and sewage infrastructure enhancements for the relevant catchment area;
- (ii) Appropriate SuDS for managing surface water runoff within the overall design and layout of the site;
- (iii) Proportionate mitigation for area-wide transport issues as identified in the policies for North, East, South and West Colchester contained in the 'Places' section of the plan;
- (iv) Safe pedestrian access from the site to existing footways to enhance connectivity;
- (v) Suitable design and screening/landscaping to minimise any negative impact on the surrounding landscape and/or listed buildings; and
- (vi) Potential archaeological significance of the site as required, by way of pre-determination evaluation (geophysical survey and trial trenching). Any findings from the evaluation will need to be reflected in a detailed mitigation strategy for further investigation to be agreed and submitted with the application to preserve in-situ or adequately recorded by excavation, secured by a planning condition.

7.1.1 Alternatives Considered

The Policy relates specifically to those common infrastructure issues that surround the Plan's allocated sites in order to ensure that they singularly and cumulatively ensure sustainable development in the Plan area in line with local characteristics and the requirements of the NPPF. As such, no other alternatives can be considered reasonable.

7.1.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of Policy PP1:

Table 21: Appraisal of Policy PP1

Sustainability Objective / assessment criteria		Policy PP1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	+
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
		N/A

Sustainability Objective / assessment criteria		Policy PP1
	Will it protect and improve biodiversity?	
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SuDS and improve drainage?	++
	Will it affect the amount of water available for extraction?	++
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

The Policy will have significant positive impacts on related criteria associated with SuDS, water infrastructure, and the historic environment. There will additionally be positive impacts on wider heritage assets in so far as this criterion is intrinsically linked with the wider historic environment.

Impacts related to the transport policies mentioned within Policy PP1 have been identified in a separate appraisal of these policies. Less general and more site specific infrastructure and mitigation requirements associated with the Plan's allocations have been included within the Plan on a settlement / area basis and assessed within those relevant policies.

7.1.3 Mitigation / recommendations

No recommendations are made for Policy PP1 at this stage.

7.1.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy PP1	The Policy relates specifically to those common infrastructure issues that surround the Plan's allocated sites in order to ensure that they singularly and cumulatively ensure sustainable development in the Plan area in line with local characteristics and the requirements of the NPPF. As such, the policy content has been selected for inclusion within the Plan.

7.2 Policy TC1 – Town Centre Policy and Hierarchy

The Town Centre remains largely defined by the Town Walls first constructed by the Romans two thousand years ago and which led to the development of a compact commercial core built to a higher density and different character to development outside the walls. The insertion of new roads on Balkerne Hill and Southway in the 1960-70s created boundaries between the Town Centre and surrounding residential areas to the west and south sides and limits the potential for Town Centre expansion in those directions. Within this plan, the Town Centre boundary has been extended to include the Crouch Street shopping area. This recognises Crouch Street's role in strengthening the Town Centre's presence of independent retailers, food/drink establishments, and small offices.

POLICY TC1 – TOWN CENTRE POLICY AND HIERARCHY

Colchester Town Centre is at the top of the retail hierarchy set forth in Policy SG5. Accordingly it will be the priority focus for new Town Centre uses and larger scale development.

The Local Planning Authority will encourage development in the Town Centre (as defined on the Policies Map) which is focused on retail (particularly comparison) and supporting leisure, culture, and restaurant / café uses to enhance the Borough's role as a sub-regional shopping and leisure destination and important tourist destination.

The Council will seek to deliver more attractive public spaces and streetscapes in the Town Centre. The Local Planning Authority will support proposals that positively contribute towards creating an attractive, vibrant and safe Town Centre that offers a diverse mix of uses and extend the time when the Town Centre is active subject to their impact on local amenity.

7.1.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored in conjunction with Policies TC2 – Retail Frontages and TC3 – Town Centre Allocations. This relates to:

Alternative (TC1)1: No change – retain existing Town Centre boundary and Inner and Outer Retail Cores.

7.1.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of Policy TC1 and the identified alternative in so far as the content is relevant to this single issue:

Table 22: Appraisal of Policy TC1

Sustainability Objective / assessment criteria		Policy TC1	Alternative (TC1)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
		N/A	N/A

Sustainability Objective / assessment criteria		Policy TC1	Alternative (TC1) ¹
	Will it deliver well designed and sustainable housing?		
2	Will it promote regeneration?	+	+
	Will it reduce the need for development on greenfield land?	+	+
	Will it provide good accessibility by a range of modes of transport?	+	+
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	+	+
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	++	+
	Will it support business innovation, diversification, entrepreneurship and changing economies?	+	+
	Will it support tourism, heritage and the arts?	+	+
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	+	+
	Will the levels of sustainable travel increase?	+	+
	Will it improve sustainable transport infrastructure and linkages?	N/A	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	+	+
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	+	+
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
		N/A	N/A

Sustainability Objective / assessment criteria		Policy TC1	Alternative (TC1)1
	Will it protect and improve biodiversity?		
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on maintaining and improving an appropriate balance between different types of retail uses in the Borough's main centre, through a focus on retail and supporting leisure, culture, and food/drink uses. There will additionally be a wide range of indirect (secondary impacts) on those assessment criteria related to accessibility and sustainable transport uptake through a focus on the town, with its public transport interchanges in the first instance. There will also be secondary positive impacts on promoting regeneration, reducing the need for development on Greenfield land, town centre tourism, heritage and the arts and supporting business innovation.

Alternative (TC1)1 will have similar impacts as the preferred policy approach, however with less positive impacts associated with the policy's primary function: to maintain an appropriate balance between different types of retail uses. This is due to the previous policy approach and a need to update and expand the town's retail offer in line with expansion of secondary shopping areas; the alternative approach would result in more restriction regarding schemes on the periphery of the primary shopping area.

7.1.3 Mitigation / recommendations

No recommendations are made for Policy TC1 at this stage.

7.1.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy TC1	This alternative would not address the requirement to update allocations and policies for the Town Centre, given the need to find further areas for the development of additional Town Centre floorspace. Additionally, while policy needs to be modified to allow for increasing flexibility in uses to respond to changing market requirements, the NPPF continues to require the identification of Primary and Secondary shopping areas. As such, the Policy has been selected and the alternative rejected.
Alternative (TC1)1	

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7.3 Policy TC2 – Retail Frontages (Central)

The extent of the Primary Shopping Area has been reviewed to address the requirement in the National Planning Policy Framework (NPPF) to provide and define the extent of primary and secondary shopping frontages in town centres. The previous Local Plan provided for an the Inner and Outer Core where the requirement for the Inner Core was 85% of frontages to be in retail use with a lower requirement of 50% in the Outer Core. These two areas have now been merged into one Primary Shopping Area where the retail frontage requirement is 50%. The area previously classed as Mixed Use Areas will continue with that allocation as it is appropriate for a wide range of town centre uses, including secondary retail frontages. These changes to planning policy reflect the increasing predominance of leisure, food/drink and cultural uses within town centre areas previously confined to retail uses only. It will also help accommodate the need for additional capacity for town centre uses in the main Town Centre area.

POLICY TC2 – RETAIL FRONTAGES

Given that the Town Centre is at the top of the centre hierarchy in the Borough as a whole, within Colchester Town Centre the Local Planning Authority will seek to maintain at least 70% retail use on each Primary Street Frontage within the Primary Shopping Area shown on the Policies Map. A3 (restaurant / café) uses will be considered acceptable below this threshold if it can be demonstrated to the satisfaction of the Local Planning Authority that, after extended marketing (over 1 year), retail use cannot be secured.

Within the Secondary Street Frontages in the Primary Shopping Area as defined on the Policies map, support will be given for the continuing predominance of retail uses supported by other activity-generating town centre uses which enhance the vitality and activity of the area, including food and drink premises (Use Class A3, A4 and A5), non-residential institutions (Use Class D1) and leisure uses (Use Class D2), at ground floor level.

Where planning applications are required, alternative non-retail town centre uses in the Primary Shopping area will be supported where they meet the following criteria:

- Maintain a 70% (Primary Street Frontage) or 50% (Secondary Street Frontage) level of retail uses on the relevant street frontage unless non-viability of retail use can be demonstrated as detailed above and;
- Make a positive contribution to footfall and levels of activity throughout the day; and;
- Retain and /or enhances the quality and design of the street frontage through the inclusion of active frontages and / displays; appropriate use of materials; sympathetic scale; retention of historic features; and relationship to surrounding streetscape and ;
- Are compatible with adjacent uses – the proposal complements the town centre uses in the immediate area.

Proposals which provide premises occupying small footprints and flexible ground floor footprints will be supported in these frontages to help encourage the town's small / independent town centre businesses.

7.3.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored in conjunction with Policies TC1 – Town Centre Policy and Hierarchy and TC3 – Town Centre Allocations. This relates to:

Alternative (TC2)1: No change – retain existing Town Centre boundary and Inner and Outer Retail Cores.

7.3.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy TC2 and the identified alternative in so far as the content is relevant to this single issue:

Table 23: Appraisal of Policy TC2

Sustainability Objective / assessment criteria		Policy TC2	Alternative (TC2) ¹
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	+	+
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	+	+
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	+	+
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	++	+
	Will it support business innovation, diversification, entrepreneurship and changing economies?	+	+
	Will it support tourism, heritage and the arts?	+	+
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	+	+
	Will the levels of sustainable travel increase?	+	+
	Will it improve sustainable transport infrastructure and linkages?	N/A	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A

Sustainability Objective / assessment criteria		Policy TC2	Alternative (TC2)1
7	Will it protect and enhance the heritage and cultural assets of the Borough?	+	+
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	+	+
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on maintaining and improving an appropriate balance between different types of retail uses in the Borough's main centre, through a focus on retail and supporting leisure, culture, and food/drink uses. There will additionally be a wide range of indirect (secondary impacts) on those assessment criteria related to accessibility and sustainable transport uptake through a focus on the town, with its public transport interchanges in the first instance. There will also be secondary positive impacts on promoting regeneration, town centre tourism, heritage and the arts and supporting business innovation.

Alternative (TC2)1 will have similar impacts as the preferred policy approach, however with less positive impacts associated with the policy's primary function: to maintain an appropriate balance between different types of retail uses. This is due to the previous policy approach and a need to update and expand the town's retail offer in line with expansion of secondary shopping areas; the alternative approach would result in more restriction regarding schemes on the periphery of the primary shopping area.

7.3.3 Mitigation / recommendations

No recommendations are made for Policy TC2 at this stage.

7.3.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy TC2	This alternative would not address the requirement to update allocations and policies for the Town Centre, given the need to find further areas for the development of additional Town Centre floorspace. Additionally, while policy needs to be modified to allow for increasing flexibility in uses to respond to changing market requirements, the NPPF continues to require the identification of Primary and Secondary shopping areas. As such, the Policy has been selected and the alternative rejected.
Alternative (TC2)1	

7.4 Policy TC3 – Town Centre Allocations

Reflecting its position at the top of the retail hierarchy, Colchester Town Centre will be the focus for additional retail floorspace in line with the requirement in the National Planning Policy Framework to meet in full demand for town centre uses. The 2016 Retail Study Update identified capacity for up to 12,100 sq m net sales of additional comparison goods floorspace by 2023, rising to 18,650 sq m net sales by 2033 (after allowing for existing commitments but not allowing for Tollgate Village if approved on appeal).

The Council's Retail Study considers that Vineyard Gate is the Borough's best new town centre site and a prime opportunity to accommodate forecast capacity and need for new comparison goods retail floorspace (in the region of 10-15,000 sq m net). Development there will also include related leisure and food/drink uses to ensure the viability and vitality of the proposal. Such a scheme represents a significant opportunity to offer larger format shop units which would in turn help to enhance the town centre's attractiveness to consumers and 'claw back' expenditure from competing shopping destinations. To realise this opportunity, it will be important for the Council to continue to play a proactive role given the site's complex design, heritage and archaeological issues.

Medium to longer term need for town centre use floorspace will be also be addressed by redevelopment of the St. Botolph's and Priory Walk developments, providing potential opportunities for redevelopment of existing buildings and car parks. At Priory Walk, which provides a key pedestrian link between Firstsite /St Botolphs and the core shopping area, redevelopment could improve the public realm and retail offer either through reconfiguration and refurbishment of the existing outdated centre, or by redevelopment. At St. Botolph's, the Council is actively pursuing a co-ordinated scheme for redevelopment of the outdated buildings and vacant land in line with long-standing Council objectives for the area to achieve a mixed-use development with a focus on leisure and related uses. The need for further floorspace will be kept under review and if required updated evidence will inform specific allocations within these areas and additional areas will be allocated within the Town Centre if necessary.

Additional office floorspace to sustain the Town Centre will be supported at the adjacent Middleborough Local Economic Area as shown on the Policies Map. This is specifically

safeguarded for the retention of office uses and also allows scope for redevelopment to provide additional purpose-built modern accommodation well-connected to Town Centre facilities. The area's edge of centre location means it would be considered to be sequentially preferable to other potential locations for offices in the Borough. The Town Centre fringe areas also contain areas of existing employment floorspace at South St. Peters Street, George Williams Way and Southway which will be safeguarded to ensure the supply of well-located business use premises.

Residential uses will be supported within the Town Centre to support vitality, diversity, and economic activity. In addition to existing units, further residential units will arise from the permitted development change of use from office use as well as the refurbishment of upper floors over town centre uses. New residential allocations are provided for in the Britannia Street car park and for a portion of the St Runwald Street car park. Development of these car parks would require Transport Assessment work to demonstrate that they would result in a neutral impact on parking provision for the Town Centre, or, to provide alternatives including new spaces or demand management measures as appropriate.

All planning proposals for new town centre development will need to have regard to the historic nature of the Town Centre and proposals will be required to meet high design standards; respect the surrounding diverse architectural heritage, and meet policy requirements on archaeological investigation in accordance with the generic requirements in PP1 and other requirements as appropriate.

Vineyard Gate, St. Botolphs, Priory Street and Britannia St. falls within Critical Drainage Areas CDA 03 as shown in the Surface Water Management Plan for Colchester. Developer contributions will be sought towards the costs of delivering flood defence / flood management solutions within this CDA as specified in the SWMP to help manage flood risk in this part of Colchester. Solutions should be agreed between Essex County (Local Lead Flood Authority), the Environment Agency, developers and the Local Planning Authority.

POLICY TC3: TOWN CENTRE ALLOCATIONS

The need identified in the Local Planning Authority's retail evidence base for additional comparison retail floorspace will be addressed in the first instance by development of the Vineyard Gate site. Colchester Borough Council has assumed a proactive role in assembling Vineyard Gate land and developing a viable mixed use scheme to ensure the deliverability of a proposal considered essential to the ongoing expansion and vitality of the Town Centre. Medium to longer term need for town centre use floorspace will also be addressed by redevelopment of existing buildings and car parks including the outdated Priory Walk development.

To address the identified need for additional town centre use floorspace providing a mix of comparison shopping; food and drink; entertainment; and residential uses over the plan period to 2033, additional potential capacity has been identified as follows and is shown on the Policies Map:

- Vineyard Gate

- Redevelopment of Vineyard Gate in 2 phases over the plan period to provide retail and mixed use floorspace:

- Area 1 – Vineyard Street car park (1.04ha)

- Area 2 – Osborne St. car park and area bounded by St. John's Street, Abbeygate, Stanwell Street and Southway (1.39ha)

Requirements

- Archaeological investigation required
- Development will need to protect and enhance the character of the Scheduled Ancient Monument (Town Walls)
- Provide direct pedestrian connections to/from shopping areas to the north
- Contributions needed towards to the delivery of flood defence/flood management solutions as identified in the SWMP for CDA 03

- St Botolphs

Mixed use scheme providing cinema, 85-room hotel; restaurant cluster; retail; student accommodation; Creative Business Centre (1.86 ha)

Requirements:

- Access off Queen Street
- Archaeological investigation required
- Development will need to protect and enhance the character of the Conservation Area and listed buildings
- Any retail proposals should satisfy the sequential test given the edge-of-centre location of this site.

- Priory Walk

- Redevelopment and/or extension of Priory Walk area to provide retail and mixed use floorspace (0.95ha)

Requirements

- Development will need to protect and enhance the setting of nearby listed buildings and the town centre conservation area.
- Provide for pedestrian connections between St Botolphs and [shopping areas to the west]

The 2016 Retail Study Update identified limited capacity for convenience goods floorspace over the plan period (after allowing for existing commitments). If proposals come forward for new convenience goods floorspace they will be assessed (as required) having regard for the sequential and impact tests set out in the NPPF and other relevant policies in this Plan.

RESIDENTIAL ALLOCATIONS: Residential allocations as shown on the Policies Map will be safeguarded for residential uses as follows:

- Land at Britannia Car Park

Residential scheme providing up to 150 dwellings

Requirements in addition to generic infrastructure requirements in PP1 and pollution/contamination mitigation in ENV5:

- Residential development to have neutral effect on overall town centre car parking capacity.

<ul style="list-style-type: none"> • Development will need to protect and enhance the setting of the Scheduled Ancient Monument (The Priory) • Development will need to protect and enhance the setting of nearby listed buildings and the town centre conservation area. • Contribute towards flood risk solutions , in accordance with Flood Risk Management policy DM23 and SWMP recommendations for CDA 03 <p>- Part of St Runwalds Car park</p> <p>Residential scheme providing up to 40 dwellings</p> <p>Requirements in addition to generic infrastructure requirements in PP1 and pollution/contamination mitigation in ENV5:</p> <ul style="list-style-type: none"> • Access to be agreed with the Highway Authority • Development will need to protect and enhance the setting of nearby listed buildings and the town centre conservation area. <p>EMPLOYMENT ALLOCATIONS: Additional office floorspace to sustain the Town Centre will be supported just outside the Town Centre boundary within the Middleborough Local Economic Area as shown on the Policies Map. In addition, proposals for office use elsewhere in the Town Centre will be supported where they comply with other policy requirements.</p> <p>The following LEAs are safeguarded for economic use in accordance with Policy SG4 and as shown on the Policies Map:</p> <ul style="list-style-type: none"> - Southway - COLBEA Business Centre George Williams Way
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7.4.1 Alternatives Considered

The policy has changed from the Preferred Options stage to reflect recent permissions. With this in mind, the Preferred Approach can not be considered an alternative approach. Please note that the individual site allocations contained within this Policy have been appraised alongside reasonable alternatives in an Appendix to this report.

7.4.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy TC3 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy’s content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy’s allocated sites for development.

Table 24: Appraisal of Policy TC3

Sustainability Objective / assessment criteria		Policy TC3
1	Will it deliver the number of houses needed to support the existing and growing population?	++
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	+

Sustainability Objective / assessment criteria		Policy TC3
	Will it deliver well designed and sustainable housing?	+
2	Will it promote regeneration?	++
	Will it reduce the need for development on greenfield land?	++
	Will it provide good accessibility by a range of modes of transport?	++
	Will densities make efficient use of land?	++
	Will a mix of uses be provided?	++
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	++
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	++
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	++
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	+
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	++
	Will it protect and enhance the historic character of the Town Centre?	++
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
		N/A

Sustainability Objective / assessment criteria		Policy TC3
	Will it support the delivery of renewable energy schemes?	
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

7.4.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy.

7.4.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy TC3	This policy addresses the requirement to update allocations and policies for the Town Centre, given the need to find further areas for the development of additional Town Centre floorspace and the desirability of a mix of uses to ensure the vitality and viability of all town centre functions and uses.

7.5 Policy TC4 – Transport in Colchester Town Centre

The town centre is a highly accessible location by all modes and is central to urban Colchester. Being the town centre there is a high level of pedestrian movement. However it is only in the core of the town centre where pedestrians are given priority. Balmerne Hill and Southway are barriers to pedestrian movement with most of the crossings via subways.

The National Cycle network passes through the town centre with routes from the north (NCN1) Highwoods/Ipswich Road Route, west (NCN1) Lexden Route, and the Wivenhoe trail (NCN 51 from the east). The Garrison Cycle Route connects from the south passing through Southway subway. In the town centre the cycle routes are compromised by heavy traffic and one-way streets.

Nearly all of the urban bus services penetrate into the town centre, with bus priority provided on certain routes to provide a greater reliability of service. Park and Ride also serves the town from the north. The town centre is a designated Air Quality Management area.

Strategic traffic modelling has been undertaken which has shown a number of links and junctions operating over capacity at peak times, particularly on junctions on roads such as

Southway, Balkerne Hill, and Colne Bank Avenue. Development will add pressure to the transport network and measures will be required to help mitigate the impact.

POLICY TC4 – TRANSPORT IN COLCHESTER TOWN CENTRE

Developments in Colchester Town Centre will be expected to contribute to a package of sustainable transport measures including walking, cycling, public transport, travel planning and the promotion of sustainable travel.

Where it is demonstrated that proposals will impact on the highway network, contributions will be sought towards mitigation and improvements, including to the following projects;

- Enhancement to Southway / St Botolphs Roundabout, taking into consideration traffic flows, the quality of place and improving access to the Town Centre and Colchester Town Railway Station.
- Provision for public transport within the town centre area, including; space for bus stops, shelters and linkage to real-time information.
- Provision for Rapid Transit services including space to provide capacity for these and connections onto other locations.
- Improvements to the pedestrian and cycling network to ensure that developments are accessible and permeable.

For areas with large multiple sites located in close proximity to each other the cumulative impact of all the development in the area must be considered.

7.5.1 Alternatives Considered

In regard to the need for development, as allocated within the Local Plan in this area, to be supported by transport solutions to accommodate growth and ensure its sustainability, no alternative approaches can be deemed reasonable.

7.5.2 Significant, Secondary and Temporal Effects

Table 25: Appraisal of Policy TC4

Sustainability Objective / assessment criteria		Policy TC4
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
		N/A

Sustainability Objective / assessment criteria		Policy TC4
	Will it support business innovation, diversification, entrepreneurship and changing economies?	
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	+
	Will the levels of sustainable travel increase?	++
	Will it improve sustainable transport infrastructure and linkages?	++
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on all relevant transport related assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations. These impacts will be significant regarding public transport criteria in

regard to requirements to improvements related to Rapid Transit, public transport, walking and cycling, as identified through Strategic Transport Modelling and other ongoing studies.

7.5.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy.

7.5.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy TC4	Strategic transport modelling has been undertaken which has shown a large number of links and junctions in Colchester Town Centre operating over capacity at peak times. Development will add pressure to the transport network and measures will be required to help mitigate the impact. For this reason, the policy has been selected and included.

7.6 Policy NC1 – North Colchester and Severalls Strategic Economic Area (North)

The Employment Land Needs assessment identifies North Colchester and Severalls Strategic Economic Area as one of the Borough's best located and connected sites for business, benefiting from excellent access to the strategic road network. There is approximately 17ha of land available to be allocated for employment purposes. The area is well placed to accommodate over-spill demand from the Colchester and Severalls Business Parks, as expansion and development opportunities become increasingly rare on these well performing and popular business areas. A limited range of non-B class uses will be supported in accordance with the policy where they do not undermine or constrain the main purpose of the economic function of the area to deliver significant job growth.

Policy NC1: North Colchester and Severalls Strategic Economic Area

All land and premises within the North Colchester and Severalls Strategic Economic Area including the areas known as the Northern Gateway and Severalls and Colchester Business Parks will be safeguarded for the identified uses based on a zoned approach as indicated below.

A master plan will be prepared to provide a detailed guidance covering parts of the economic area. Proposals which are in accordance with the agreed masterplan will be supported.

All proposals within the North Colchester and Severalls Strategic Economic Area will be required to provide good public transport, pedestrian and cycle links ensuring good connectivity within the area, with neighbouring communities, to the Colchester Orbital Route, and to and from the town centre and Colchester Station.

Development will be expected to contribute to the cost of infrastructure improvements where necessary and identified in the Infrastructure Delivery Plan (IDP) or subsequent evidence.

Zone 1: as defined on the Policies Map (existing and proposed employment land) will be the primary focus for B class employment uses and as such, alternative non- B Class uses will only be supported where they;

- (i) Are ancillary to the existing employment uses on the site intended to serve the primary function of the site as an employment area and;
- (ii) Provide the opportunity to maximise the sites potential for economic growth and support the

- (iii) continued operation of existing employment uses within the economic area and; Do not generate potential conflict with the existing proposed B class uses / activities on the site; and
- (iv) There is no reasonable prospect of the site being used for B class employment.

Proposals for main town centre uses will not be permitted within zone 1 of North Colchester and Severalls Economic Area.

Zone 2: The area defined on the policies map as zone 2 (adjacent to the Stadium) is being developed by the Council as a leisure / community hub and will be safeguarded for a mix of uses including sport, leisure and recreation. Uses will be permitted where they clearly demonstrate the potential for job creation and provided that they do not undermine or constrain the main purpose of the economic function of the wider area. Uses may include an appropriate scale of leisure and commercial space, open space and green infrastructure to enhance connectivity. No retail use will be permitted unless it is ancillary to another use and meets the requirements of the sequential test and impact test if required.

Zone 3 as defined on the Policies Map (including areas known as the Northern Gateway area north of the A12) land will be safeguarded primarily for a range of sport and recreation uses within Use classes D, subject to up to date evidence supporting a need for such use. Proposals will need to be in accordance with an agreed master plan.

Allocation for Residential and Open Space Uses

The area shown on the policies map which comprises the existing Rugby Club will be safeguarded for employment use (as set out above) as well as residential use to provide enabling development to deliver the sport and leisure / community uses in Zone 3. Development of the site will provide for approximately 300 new dwellings and 260 units of Extra Care accommodation. Access will be taken from Axial Way unless other considerations prevent this.

Proposals will be permitted in accordance with a masterplan to be approved by the Local Planning Authority which will incorporate an appropriate design approach and enhanced public realm to ensure the different uses can be accommodated in a compatible way.

7.6.1 Alternatives Considered

An alternative has been explored for this policy during the Local Plan process. This relates to:

Alternative (NC1)1: Retain the existing Strategic Employment Zone allocation in this area.

Please note that regarding the housing element of the Policy, alternatives have been addressed relevant to the specific allocation of the Policy elsewhere in this report in a dedicated Appendix to such allocations and their alternatives.

7.6.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy NC1 and the identified alternative in so far as the content is relevant to the principle of including such allocations within the Local Plan.

Table 26: Appraisal of Policy NC1

Sustainability Objective / assessment criteria	Policy NC1	Alternative (NC1)1
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Sustainability Objective / assessment criteria		Policy NC1	Alternative (NC1)1
1	Will it deliver the number of houses needed to support the existing and growing population?	+	?
	Will it provide more affordable homes across the Borough?	+	?
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	?	N/A
	Will it deliver well designed and sustainable housing?	?	N/A
2	Will it promote regeneration?	++	+
	Will it reduce the need for development on greenfield land?	+	+
	Will it provide good accessibility by a range of modes of transport?	+	?
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	++	+
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	++	+
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	0	0
	Will it support business innovation, diversification, entrepreneurship and changing economies?	+	?
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	N/A	N/A
	Will the levels of sustainable travel increase?	+	?
	Will it improve sustainable transport infrastructure and linkages?	+	?
5	Will it provide equitable access to education, recreation and community facilities?	++	?
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	++	?
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	+	+
	Will it encourage healthy lifestyles?	+	?
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+	?

Sustainability Objective / assessment criteria		Policy NC1	Alternative (NC1)1
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on a range of assessment criteria related to promoting regeneration, providing a mix of uses, improving the delivery of a range of employment opportunities, the creation of new open spaces and providing equitable access to recreation. Minor positive impacts can be expected from the scheme associated with housing delivery and affordable home provision, business innovation, sustainable travel and transport infrastructure and linkages, accessibility and the creation of a high quality and coherent public realm. The policy will also largely reduce the need for employment development on Greenfield land. Indirect positive impacts can be expected regarding encouraging healthy lifestyles in line significant open space and recreational facility provision. The uncertain impacts highlighted in the appraisal of this policy regarding design and housing types are specifically related to content that will be forthcoming through a masterplan for the area, which it should be noted will be required to adhere to the policies of this Plan regarding such considerations.

7.6.3 Mitigation / recommendations

No recommendations are made for Policy NC1 at this stage.

7.6.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy NC1	The existing Strategic Employment Zone allocation in the current adopted Local Plan is a generic policy which, while it recognises the role of Severalls and part of the Northern Gateway as providers of well-located, high quality employment land,

Alternative (NC1)1	does not sufficiently recognise the particular role and function played by the area in the Borough's spatial hierarchy. The policy for Northern Gateway/Severalls recognises its pre-eminent position within the Borough as a preferred location for employment land. It also provides for expansion of sport facilities to create a sports-related cluster anchored by the existing Colchester United Football stadium.
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7.7 Policy NC2 – North Station Special Policy Area (North)

Colchester Station is a key gateway to Colchester with the mainline railway station facilitating high frequency of services including intercity routes between Norwich and London and services to Clacton and into Suffolk. Regeneration of this area remains key to the continued development of Colchester that is attractive to investment, visitors and residents.

The North Station area of Colchester was a designated regeneration area in the Core Strategy and some initial work on developing a masterplan was undertaken post 2010. Implementation of some of the initiatives arising from this, including the Fixing the Link project, have been delivered during the early part of 2016. Many of the concepts remain relevant and the principle of the overall vision remains, to create a welcoming gateway to the town, set within a balanced mix of uses, and enhance connectivity to and from this area of Colchester.

POLICY NC2 – NORTH STATION SPECIAL POLICY AREA

Within the area designated on the policies map as the North Station Special Policy Area, development which contributes to regeneration of the area will be supported. Development will need to address the following criteria:

- (i) Creation of a positive sense of arrival at the station, providing a quality public transport interchange as part of the Station Gateway, improving the accessibility and function of the station;
- (ii) Creation of new areas of high quality public realm in the station area to provide greater legibility within the area;
- (iii) Supports public transport and related physical improvements, including the North Transit Corridor, and encourages more sustainable transport choices, particularly by commuters;
- (iv) Support for redevelopment and appropriate new proposals which enhance built character and promote compatible land uses and activities including office floorspace, leisure uses, retail related to the primary function of the area associated with the station, residential and open space;
- (v) Improves the quality of the public realm and streetscape through improvements to footpaths, cycle routes and direct crossings in order to encourage walking and cycling, particularly between the Town Centre, neighbouring commercial areas, communities and the railway station. Opportunities will be sought to widen footpaths and cycleways in the vicinity of the station when opportunities arise and encouragement will be given to the creation of a green link between High Woods Country Park and Castle Park;
- (vi) Assesses the impact of development proposals on pollution levels in the Air Quality Management Area and if necessary provides adequate mitigation against any harmful effects to air quality. Wherever possible opportunities will be sought to improve the quality of air in the AQMA including through improvements to congestion levels and traffic flows;
- (vii) Supports and enhances the vibrancy of the North Station Road area as a focus for the day to day needs of its immediate community and to improve the route for those passing to and from the town centre and the station.

7.7.1 Alternatives Considered

An alternative has been explored for this policy as stated within the Local Plan. This relates to:

Alternative (NC2)1: Do not designate a Special Policy area and rely on allocations and development management policies.

7.7.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy NC2 and the identified alternative in so far as the content is relevant to the principle of including such allocations within the Local Plan.

Table 27: Appraisal of Policy NC2

Sustainability Objective / assessment criteria		Policy NC2	Alternative (NC2)1
1	Will it deliver the number of houses needed to support the existing and growing population?	+	?
	Will it provide more affordable homes across the Borough?	?	?
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	?	?
	Will it deliver well designed and sustainable housing?	+	?
2	Will it promote regeneration?	++	?
	Will it reduce the need for development on greenfield land?	+	?
	Will it provide good accessibility by a range of modes of transport?	++	?
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	++	?
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	+	?
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	+	?
	Will it support business innovation, diversification, entrepreneurship and changing economies?	+	?
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	++	?
	Will the levels of sustainable travel increase?	++	?
	Will it improve sustainable transport infrastructure and linkages?	++	?
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be	++	?

Sustainability Objective / assessment criteria		Policy NC2	Alternative (NC2)1
	created?		
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	+	?
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	++	?
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts associated with promoting regeneration, providing good accessibility, the provision of a mix of uses, reducing the need to travel, sustainable travel and transport infrastructure and linkages, the creation of new open spaces and the creation of a high quality and coherent public realm linking the town's assets and spaces. Minor positive impacts can also be expected regarding the delivery of well-designed housing, reducing the need for development on Greenfield land, improving the delivery of a range of employment opportunities and retail uses, business innovation, and ensuring equitable access to employment opportunities. The uncertain impacts highlighted in the appraisal of this policy regarding affordable housing and housing types are more specifically related to other policies of this Plan that offer direction to such considerations.

Alternative (NC2)1 has been assessed as having uncertain impacts across all relevant assessment criteria in comparison; this is associated with uncertainties surrounding the delivery of such a range of uses should there not be any integrated vision for the North Station area.

7.7.3 Mitigation / recommendations

No recommendations are made for Policy NC2 at this stage.

7.7.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy NC2	This misses an opportunity to collectively promote a framework to support schemes which deliver objectives specific to the area around North Station and also encourages a more comprehensive approach to development in this area. The area could also retain Cowdray Centre and Turner Rise commercial areas in the North Station Special Policy Area. However, it is appropriate to draw the area more tightly to focus on issues specific to the area around North Station itself. As such, the Policy has been selected and the alternative rejected.
Alternative (NC2)1	

7.8 Policy NC3 – North Colchester

North Colchester is designated for areas of new residential development as set out in Policy NC3.

POLICY NC3 – NORTH COLCHESTER

Land at Braiswick

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map, which is must be comprehensively planned setting out how any proposal will provide:

- (i) Up to 70 dwellings; and
- (ii) Access from Braiswick (road); and
- (iii) The retention and enhancement of existing tree belts within the site in addition to a landscape appraisal to look at opportunities to further improve other landscape features within the site; and
- (iv) Effective noise mitigation measures and;
- (v) No residential development in the area of site within Flood Zone 3; and

(v) Retention and improvements to the existing Public Right of Way which runs along the eastern boundary of the site.

7.8.1 Alternatives Considered

An alternative has been explored relating to the consideration of selecting alternative sites for development in this broad area. Please note that the individual site allocations contained within this Policy have been appraised alongside reasonable alternatives in an Appendix to this report.

7.8.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy NC3 in so far as the content is relevant to the principle of including such allocations

within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 28: Appraisal of Policy NC3

Sustainability Objective / assessment criteria		Policy NC3
1	Will it deliver the number of houses needed to support the existing and growing population?	++
	Will it provide more affordable homes across the Borough?	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A

Sustainability Objective / assessment criteria		Policy NC3
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	+
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

7.8.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy at this stage.

7.8.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy NC3	The Council carefully considered a number of alternative sites, but only selected those sites which firstly, accorded with the overall spatial hierarchy and strategic policies for the Borough and secondly, satisfied the criteria for sustainable and deliverable sites set by the Strategic Land Availability Assessment and the Sustainability Appraisal. The alternative sites considered included both those received through the Call for Sites process as well as a number of other sites it was aware of from earlier assessments; current development allocations which remain undeveloped, and land in broadly sustainable locations which had not been put forward for assessment elsewhere.

7.9 Policy NC4 – Transport in North Colchester

The transport network in North Colchester is characterised by access two strategic routes – the A12 via junction 28 and 29 and the Great Eastern Mainline at Colchester Station to the south. The Great Eastern Mainline runs east west through Colchester splitting north Colchester from Central Colchester.

Major employment attractors in the area include the Colchester General Hospital which serves the whole of north Essex, and the North Colchester and Severalls Business Park.

Significant housing growth which continues to be delivered in North Colchester, the Northern Gateway and the existing business parks are in close proximity to the A12. The station and hospital provides a focus for public transport services with regular bus services radiating out from the town centre. There is limited east to west connectivity by bus. The National Cycle Network (NCN1) runs from the north via the North Colchester Business Park, Highwoods, Highwoods Country Park, under the railway and through to Leisure World and the town centre. A connection is also made through the park to the railway station. There is an alternative north south route via the A1232 Ipswich Road leading from Cowdray Avenue to the Severalls Business Park.

Strategic transport modelling has been undertaken which has shown a large number of links and junctions in North Colchester operating over capacity at peak times. Development will add pressure to the transport network and measures will be required to help mitigate the impact.

POLICY NC4 – TRANSPORT IN NORTH COLCHESTER

Developments in North Colchester will be expected to contribute to a package of sustainable transport measures including walking, cycling, public transport, travel planning and the promotion of sustainable travel.

Where it is demonstrated that proposals will impact on the highway network, contributions will be sought towards mitigation and improvements, including to the following projects;

- Improvements to A12 Junction 28, including the operation of Axial Way/United Way/Via Urbis Romanae
- Improvements to the Ipswich Road approach to the A12 Junction 29 Investment in the Colchester Station area to significantly enhance a Key Gateway into Colchester, providing ongoing improvements including; access for all, interchange and enhancements to encourage walking and cycling to the station.
- Improvements to the current cycle network to provide linkages between developments and access to key locations including; across Highwoods Country Park, Ipswich Road, Mile End Road and Bergholt Road leading to the station and southwards to the Town Centre;
- Enhancements to the East / West public transport services, to serve the area to connect existing and new residential developments with employment and leisure opportunities. The type of public transport service may vary.
- Delivery of The NAR2 busway.

For areas with large multiple sites located in close proximity to each other the cumulative impact of all the development in the area must be considered.

7.9.1 Alternatives Considered

In regard to the need for development, as allocated within the Local Plan in this area, to be supported by transport solutions to accommodate growth and ensure its sustainability, no alternative approaches can be deemed reasonable.

7.9.2 Significant, Secondary and Temporal Effects

Table 29: Appraisal of Policy NC4

Sustainability Objective / assessment criteria		Policy NC4
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
		N/A

Sustainability Objective / assessment criteria		Policy NC4
	Will it provide more affordable homes across the Borough?	
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	+
	Will the levels of sustainable travel increase?	++
	Will it improve sustainable transport infrastructure and linkages?	++
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	+

Sustainability Objective / assessment criteria		Policy NC4
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on all relevant transport related assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations. These impacts will be significant regarding public transport criteria in regard to requirements to improve cycle routes, modifications to the Park and Ride service, a NAR2 busway and the incorporation of East West Bus services as identified through Strategic Transport Modelling and other ongoing studies.

7.9.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy.

7.9.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy NC4	Strategic transport modelling has been undertaken which has shown a large number of links and junctions in North Colchester operating over capacity at peak times. Development will add pressure to the transport network and measures will be required to help mitigate the impact. For this reason, the policy has been selected and included.

7.10 Policy SC1 – South Colchester

South Colchester is designated for areas of new residential development as set out in Policy SC1.

POLICY SC1 – SOUTH COLCHESTER

Allocations as shown on the policies map will be safeguarded for residential uses. In addition to the requirements in Policy PP1, proposals will be required to satisfy the Local Planning Authority with regard to the site specific requirements as identified below.

Land at Gosbecks Phase 2

Development of this site will be supported where it provides:

- (i) Up to 150 new dwellings of a mix and type of housing to be compatible with the surrounding development;

- (ii) New bus stop provision to service the site and improve sustainable transport links to Colchester Town Centre;
- (iii) New public art and improvements to the public realm; and
- (iv) A contribution to Gosbecks Archaeological Park.

South of Berechurch Hall Road

Development of this site will be supported where it provides:

- (i) Up to 150 new dwellings of a mix and type of housing to be compatible with the surrounding development;
- (ii) Contributions to/delivery of improvements to the local road network
- (iii) New bus stop provision to service the site and improve sustainable transport links to Colchester town centre; and
- (iv) A comprehensive approach to development of the three separate parcels of land which together make up the allocation.

The following Local Economic Areas as shown on the Policies Map will be safeguarded for economic uses in accordance with policy SG4:

1 hectare of **Land at Maldon Road / Shrub End** and **Land at Gosbecks**.

7.10.1 Alternatives Considered

Please note that the individual site allocations contained within this Policy have been appraised alongside reasonable alternatives in an Appendix to this report.

7.10.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy SC1 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 30: Appraisal of Policy SC1

Sustainability Objective / assessment criteria		Policy SC1
1	Will it deliver the number of houses needed to support the existing and growing population?	++
	Will it provide more affordable homes across the Borough?	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-
	Will it provide good accessibility by a range of modes of transport?	+
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in	N/A

Sustainability Objective / assessment criteria		Policy SC1
	the Borough's centres?	
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	+
	Will it improve sustainable transport infrastructure and linkages?	+
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SuDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

7.10.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy at this stage.

7.10.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy SC1	The Council carefully considered a number of alternative sites, but only selected those sites which firstly, accorded with the overall spatial hierarchy and strategic policies for the Borough and secondly, satisfied the criteria for sustainable and deliverable sites set by the Strategic Land Availability Assessment and the Sustainability Appraisal. The alternative sites considered included both those received through the Call for Sites process as well as a number of other sites it was aware of from earlier assessments; current development allocations which remain undeveloped, and land in broadly sustainable locations which had not been put forward for assessment elsewhere.

7.11 Policy SC2 – Middlewick Ranges

Middlewick Ranges is designated for new residential development as set out in Policy SC2. of development.

Policy SC2: Middlewick Ranges

The allocation shown on the Policies Map is expected to deliver approximately 1000 new dwellings. The final number of dwellings will only be confirmed when full details of constraints are known. In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides: (i) Up to 1000 new houses of a mix and type of housing to be compatible with surrounding development; (ii) Access and highway works on the local road network, including new junctions, to be agreed with The Highway Authority and delivered at the appropriate time commensurate with the development; (iii) Detailed ecological surveys and appropriate mitigation to enhance the ecology of the remaining areas of the Local Site including the provision of compensatory habitat to replace habitat lost to development; (iv) Strategic areas of public open space; (v) Delivery of enhancements to sustainable travel connectivity including public transport, cycling and walking infrastructure; (vi) Mitigation measures to address site contamination; and (vii) Provision for retention or diversion of any existing public rights of way within the site. A masterplan will be required to inform the detailed definition and mix of uses within the site.

7.11.1 Alternatives Considered

Please note that the individual site allocations contained within this Policy have been appraised alongside reasonable alternatives in an Appendix to this report.

7.11.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of Policy SC2 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The

appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 31: Appraisal of Policy SC2

Sustainability Objective / assessment criteria		Policy SC2
1	Will it deliver the number of houses needed to support the existing and growing population?	++
	Will it provide more affordable homes across the Borough?	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	?
	Will it provide good accessibility by a range of modes of transport?	++
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	+
	Will it improve sustainable transport infrastructure and linkages?	+
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	-
	Will existing open spaces be protected & new open spaces be created?	+
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	+
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+
	Will it protect and enhance the historic character of the Town Centre?	N/A

Sustainability Objective / assessment criteria		Policy SC2
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	0
	Will it protect and improve biodiversity?	+
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	+
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on the majority of relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations. Negative impacts have been highlighted for school capacities that are likely from the development. It should be noted however that the scale of development meets the threshold for the delivery of a new primary school as identified in the ECC Developer's Guide to Infrastructure Contributions (2016). The requirement of the development to provide or otherwise contribute to addressing this issue is largely outside the remit of the Local Plan, with Essex County Council existing as the relevant service commissioner in this regard, and thus the SA concludes that the issue surrounding school capacity will be addressed regardless of its specific inclusion within the Policy.

7.11.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy at this stage.

7.11.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy SC2	The Council carefully considered a number of alternative sites, but only selected those sites which firstly, accorded with the overall spatial hierarchy and strategic policies for the Borough and secondly, satisfied the criteria for sustainable and deliverable sites set by the Strategic Land Availability Assessment and the Sustainability Appraisal. The alternative sites considered included both those received through the Call for Sites process as well as a number of other sites it was aware of from earlier assessments; current development allocations which remain undeveloped, and land in broadly sustainable locations which had not been put forward for assessment elsewhere.

7.12 Policy SC3 – Transport in South Colchester

Strategic traffic modelling has identified a number of isolated junctions in the area which are operating at capacity. The modelling also suggests that traffic is passing through the town centre Air Quality Management Areas or using Southway on route to North Colchester. Development will add pressure to the transport network and measures will be required to help mitigate the impact.

The area is characterised by a series of B roads radiating out from the town centre, with a number of unclassified roads linking these B roads together. Berechurch Hall Road and Gosbecks Road acts as an informal southern distributor route connecting in the east with the B1025 Mersea Road and in the west to the B1022 Maldon Road.

The bus network radiates out from the town centre, with high frequency services interspersed with lower frequency services serving the rural areas and villages to the south and west. There are no east west public transport routes giving access across to the University or Tollgate.

The Garrison development has provided an excellent north south walking and cycle route with a mix of on road and off road routes leading to Southway in the town centre. The Boadicea route provides a link to the west from Berechurch. There are gaps in the network and east west routes are limited.

POLICY SC3 – TRANSPORT IN SOUTH COLCHESTER

Developments in South Colchester will be expected to contribute to a package of sustainable transport measures including walking, cycling, public transport, travel planning and the promotion of sustainable travel

Where it is demonstrated that proposals will impact on the highway network, contributions will be sought towards mitigation and improvements, including to the following projects;

- Improvements to junctions including; Circular Road South/Berechurch Road and Shrub End Road/Maldon Road.
- Improvements to manage the flow of traffic along Gosbecks Road and Berechurch Hall Road.
- Improvements to public transport including potential east / west service and bus priority at junctions, especially where buses are experiencing delays.
- Improvements to routes for walking and cycling including links to the Garrison and Boadicea Routes and complete gaps in the network.

For areas with large multiple sites located in close proximity to each other the cumulative impact of all the development in the area must be considered.

7.12.1 Alternatives Considered

In regard to the need for development, as allocated within the Local Plan in this area, to be supported by transport solutions to accommodate growth and ensure its sustainability, no alternative approaches can be deemed reasonable.

7.12.2 Significant, Secondary and Temporal Effects

Table 32: Appraisal of Policy SC3

Sustainability Objective / assessment criteria		Policy SC3
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A

Sustainability Objective / assessment criteria		Policy SC3
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	+
	Will the levels of sustainable travel increase?	++
	Will it improve sustainable transport infrastructure and linkages?	++
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A

Sustainability Objective / assessment criteria		Policy SC3
	Will it improve environmental quality in terms of water, air and soil quality?	
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
	Will it reduce the risk of flooding?	N/A
10	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on all relevant transport related assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations. These impacts will be significant regarding public transport criteria in regard to requirements for a potential east west service and improve bus priority at junctions, especially where buses are experiencing delays, and improvements to the links through to the Garrison and Boadicea Routes and complete gaps in the network, as identified through Strategic Transport Modelling and other ongoing studies.

7.12.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy.

7.12.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy SC3	Strategic transport modelling has been undertaken which has shown a large number of links and junctions in South Colchester operating over capacity at peak times. Development will add pressure to the transport network and measures will be required to help mitigate the impact. For this reason, the policy has been selected and included.

7.13 Policy EC1 – Knowledge Gateway and University of Essex Strategic Economic Area (East)

The University of Essex is a leading research-intensive university and is ranked in the top 20 for research excellence within the UK. The University currently provides 1,870 jobs and indirectly supports a further 2,693 jobs, as well as contributing £404 million in turnover and indirect economic impact to the East of England. On the basis of the current Strategic Plan, by 2018, the University will grow to some 15,000 students. Continuation of this current rate of growth in student numbers would see the University achieve a student body of approximately 20,000 by 2025 and 25,000 students by the end of the local plan period.

POLICY EC1 – KNOWLEDGE GATEWAY AND UNIVERSITY OF ESSEX STRATEGIC ECONOMIC AREA

The Local Planning Authority recognises the value of the University of Essex to Colchester Borough's economy and the vitality and viability of the Town Centre, and will work in partnership to maximise the economic and social benefits associated with it.

The area shown on the Proposals Map is designated as the University and Knowledge Gateway Strategic Economic Area. Within this area development will be supported which enables significant expansion of the University of Essex as reflected in its current Strategic Plan 2013-19 as well as the retention and expansion of the Knowledge Gateway. Proposals which provide for the retention and expansion of the Knowledge Gateway and which build on the benefits of the growing University will be supported.

There will be a need for a comprehensive approach to development in conjunction with the new University Garden Village proposed to the east of Colchester, working in partnership with key stakeholders including the University.

Proposals for the expansion of the University will be required to provide good public transport, pedestrian and cycle links ensuring good connectivity to and from the town centre, the Hythe Station and surrounding area, the Knowledge Gateway and the proposed Garden Community to the East of Colchester including contributing to the Orbital route as shown on the Proposals Map.

Proposals will need to pay special regard to the preservation and enhancement of the Grade II listed Wivenhoe House and its Registered Park and Garden, including the wider setting of these heritage assets.

Development will be expected to contribute to the cost of infrastructure improvements as required, supported by up to date evidence in the Infrastructure Delivery Plan (IDP) or subsequent evidence which will be secured to an appropriate level by way of legal agreement or through CIL as required.

In addition, contributions may be sought to promote the delivery of infrastructure and Green Infrastructure improvements specifically the East Transit Corridor shown on the and the Proposals Map and the Orbital Route, improvements to upgrading the footbridge across the railway between the Meadows 1 and the University Quays to enhance opportunities to the walking and cycling network accessing the university campus with the Town Centre. These will also help to achieve wider objectives which are also linked to University and Knowledge Gateway.

Knowledge Gateway

The area shown on the East Colchester Proposals Map will be safeguarded for the expansion of the Knowledge Gateway associated with the new University Garden Village to allow for provision of a range for additional jobs and to accommodate expansion of the existing research and technology uses.

Within this area, the Local Planning Authority will continue to support the growth and retention of the University Research Park. All land and premises within this area will be safeguarded for employment uses, primarily for B1 and non/ B class employment generating uses of a scale and type compatible with the Research Park. Encouragement will also be given to uses which can be shown to be directly linked to the

development of research associated with the University and to the provision of business incubator units. Proposals for uses which are not B1 or where it cannot be demonstrated that they are linked to the Research Park will only be supported where they:

- (i) Are ancillary to the existing employment uses on the site and are intended to serve the primary function of the site as an employment area and research park;
- (ii) Provide the opportunity to maximise the sites potential for economic growth;
- (iii) Support the continued operation of existing employment uses within the employment area and in particular its focus for research and technology contributing towards the delivery of the overall vision;
- (iv) Are generally in accordance with the most up to date masterplan / Strategy for the University and Knowledge Gateway; and
- (v) Do not generate potential conflict with the existing proposed B class uses / activities on the site.

7.13.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 6.48 of the Local Plan. This relates to:

Alternative (EC1)1: Retain existing Strategic Employment Zone allocation.

7.13.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy EC1 and the identified alternative in so far as the content is relevant to the principle of including such allocations within the Local Plan.

Table 33: Appraisal of Policy EC1

Sustainability Objective / assessment criteria		Policy EC1	Alternative (EC1)1
1	Will it deliver the number of houses needed to support the existing and growing population?	+	?
	Will it provide more affordable homes across the Borough?	?	?
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	+	?
	Will it deliver well designed and sustainable housing?	?	?
2	Will it promote regeneration?	+	?
	Will it reduce the need for development on greenfield land?	-	-
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	++	+
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	++	+

Sustainability Objective / assessment criteria		Policy EC1	Alternative (EC1) ¹
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	+	?
	Will the levels of sustainable travel increase?	++	?
	Will it improve sustainable transport infrastructure and linkages?	++	?
5	Will it provide equitable access to education, recreation and community facilities?	+	?
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	++	?
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	+	+
	Will it encourage healthy lifestyles?	+	?
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per	N/A	N/A

Sustainability Objective / assessment criteria		Policy EC1	Alternative (EC1)1
	household?		
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts regarding new open space provision, business innovation and diversification, sustainable travel and transport infrastructure and linkages and improving the delivery of a range of employment opportunities to support the growing population. Minor positive impacts will be realised for those assessment criteria pertaining to housing type and delivery through student accommodation, reducing the need to travel, and providing equitable access to employment opportunities and recreational facilities. There will secondary positive impacts on promoting healthy lifestyles through such open space and recreational facilities coupled with walking and cycling infrastructure and also regarding the regeneration of the eastern side of Colchester town centre through links to the town railway station. There will also be cumulative positive impacts on all related objectives through the Garden Village proposals in East Colchester as specified in Section One of the Plan. A single negative impact has been highlighted regarding development of Greenfield land; however it should be acknowledged that such impacts are inevitable for proposals at this scale and in conjunction with University expansion. The uncertain impacts highlighted in the appraisal of this policy regarding affordable housing and design are more specifically related to other policies of this Plan that offer direction to such considerations.

Alternative (EC1)1 has been assessed as having uncertain impacts across the majority of relevant assessment criteria in comparison; this is associated with uncertainties surrounding the delivery of such a range of uses should there not be such a vision for the University area that integrates the scheme with other Plan content; namely East Colchester, the new Garden Community and the Town Centre.

7.13.3 Mitigation / recommendations

No recommendations are made for Policy EC1 at this stage.

7.13.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy EC1	The Policy recognises the role of the Knowledge Gateway and University in the provision of well-located, high quality employment land, in addition to recognising the particular roles and functions played by the University in the Borough's spatial hierarchy. It is appropriate for the Knowledge Gateway and University to be recognised as drivers of economic growth related to higher education and associated Research Park uses by allocating and safeguarding land for those purposes. Development of a specific policy for the area will facilitate an integrated approach to university expansion; development of the University Garden Community; and links with East Colchester and the Town Centre.
Alternative (EC1)1	The existing Strategic Employment Zone allocation in the current adopted Local Plan is a generic policy which, while it recognises the role of the Knowledge Gateway and University, does not sufficiently recognise the particular roles and functions played by the University in the Borough's spatial hierarchy.

7.14 Policy EC2 – East Colchester – The Hythe Special Policy Area (East)

The Hythe area is a former commercial harbour which includes some rundown and underused industrial land in East Colchester. Together with the University of Essex, the eastern area of Colchester has experienced a period of significant change and growth. The area provides good access to Hythe Station and is located close to the University of Essex but is currently constrained by flooding issues.

The Hythe is an established regeneration area that seeks to deliver sustainable, mixed use neighbourhoods, oriented towards the River Colne, which respects the historic character of the area as the location of the early port. Over the plan period the East Colchester – Hythe Special Policy Area provides capacity to accommodate approximately 600 new dwellings including those already committed. The regeneration of this area needs to be supported by improvements to the transport infrastructure and services, flood mitigation and open space to ensure that the sufficient amenity space is included to support the increasing population.

Policy EC2: East Colchester / Hythe Special Policy Area

Development within the area defined on the Policies Map as the East Colchester/ Hythe Special Policy Area will be encouraged and supported where it contributes to achieving the following key objectives:

- (i) Regeneration of the area at densities appropriate to an urban area with good public transport connections and a mix of commercial, community and residential uses to provide additional jobs, homes and community and environmental enhancements and create a strong sense of identity for the area;
- (ii) Maximise the potential benefits of the location adjacent to the University, enhanced by its expansion (Policy EC1) and supporting development associated with the University Research Park to provide significant office floor space and high quality new jobs;
- (iii) Deliver significant public realm enhancements appropriate to local context, maximising the potential of the riverside location and improving the environment, increasing connectivity and providing convenient public access for pedestrians and cyclists;
- (iv) Ensure new developments are responsive to the distinctive historic character of the area and reinforce the significance of the Conservation Area designation through the re-use of heritage assets;
- (v) Contribute to the delivery of the East Transit Corridor which will bring significant improvements to public transport and accessibility, through enhanced services, improved links to the Town Centre and new Garden Community;
- (vi) Enhance provision of Green Infrastructure to maximise potential opportunities for biodiversity and habitat creation, benefit nature conservation and landscape, enhance connectivity including linkages with the new garden community and establish new areas of open space for public enjoyment including an urban park to serve the community;
- (vii) Contribute towards flood risk solutions, in accordance with Flood Risk Management policy DM23 and SWMP recommendations for CDAs 01, 02 and 03
- (viii) Provide for a compatible mix of uses having regard to neighbouring amenity;
- (ix) Situate proposals for residential development away from land which is contaminated. Where necessary mitigation measures will be required to be agreed with the Local Planning Authority;
- (xi) Develop the East Colchester Energy Centre and HEAT network; and Support the use of residential moorings by boats of acceptable quality which enhance the marine environment and which also satisfy flood risk tests including the provision of safe access from land to the moorings in a flood event.

Development should also seek to soften the environment around the electricity sub-station to minimise its intrusive impact on the surrounding area. Opportunities to maximise the potential for comprehensive regeneration of King Edward Quay will be encouraged including exploring the potential to redistribute uses to allow for clustering of complementary uses and to respond to site constraints such as flood risk and land

contamination.

7.14.1 Alternatives Considered

Please note that the individual site allocations that represent the quantum of housing and other land uses within this Policy have been appraised alongside reasonable alternatives, where relevant to the area, in an Appendix to this report.

7.14.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy EC2 and the identified alternative in so far as the content is relevant to the principle of including such allocations within the Local Plan.

Table 34: Appraisal of Policy EC2

Sustainability Objective / assessment criteria		Policy EC2
1	Will it deliver the number of houses needed to support the existing and growing population?	++
	Will it provide more affordable homes across the Borough?	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	?
	Will it deliver well designed and sustainable housing?	?
2	Will it promote regeneration?	++
	Will it reduce the need for development on greenfield land?	+
	Will it provide good accessibility by a range of modes of transport?	++
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	++
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	+
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	?
	Will it support business innovation, diversification, entrepreneurship and changing economies?	+
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	++
	Will the levels of sustainable travel increase?	++
	Will it improve sustainable transport infrastructure and linkages?	++
5	Will it provide equitable access to education, recreation and community facilities?	+
	Will it place pressure on school places, including early years?	?
	Will existing open spaces be protected & new open spaces be created?	++
	Will it improve the skills of the Borough's population?	N/A
		N/A

Sustainability Objective / assessment criteria		Policy EC2
6	Will it reduce actual crime and fear of crime?	
	Will it provide equitable access to employment opportunities?	+
	Will it encourage healthy lifestyles?	+
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	++
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	++
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	++
	Will it support the delivery of renewable energy schemes?	++
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	0
	Will it deliver effective SuDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

The Policy will have significant positive impacts on a range of assessment criteria. Specifically these respond to housing delivery including affordable homes, mix-use development, promoting regeneration, providing good accessibility, reducing the need to travel, sustainable travel and transport infrastructure and linkages, open space creation, the creation of a high quality and coherent public realm, the delivery of SuDS, reducing greenhouse gas emissions, supporting the delivery of renewable energy schemes, and improving biodiversity and habitat creation. Minor positive impacts can also be expected regarding reducing the need for development on Greenfield land, improving the delivery of a range of employment opportunities, supporting business innovation, providing equitable access to community facilities, and encouraging healthy lifestyles.

Those uncertain impacts highlighted in the appraisal of this policy regarding housing type and design are more specifically related to other policies of this Plan that offer direction to such considerations.

A number of the allocated sites have been identified as having potential contaminants on site that will require remediation. Although this may impact on the viability or achievability of proposals, it should be noted that there are significant positive implications from

remediating contaminated land and that this does not affect, nor is relevant to the sustainability of sites.

Uncertain impacts have been highlighted regarding the impacts of the town centre regarding any possible retail development at the Hythe and also the pressure on school places that can be expected to arise from an approximate additional 600 dwellings.

7.14.3 Mitigation / recommendations

The policy could make specific regard to brownfield habitats associated with previously developed land and as such the policy could be more specific as to offsetting any particular species loss on site where practicable.

7.14.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy EC2	The Hythe area is a former commercial harbour which includes some rundown and underused industrial land in East Colchester. Together with the University of Essex, the eastern area of Colchester has experienced a period of significant change and growth. The area provides good access to Hythe Station and is located close to the University of Essex. The Hythe is an established regeneration area that seeks to deliver sustainable, mixed use neighbourhoods, oriented towards the River Colne, which respects the historic character of the area as the location of the early port. Over the plan period the East Colchester - Hythe Special Policy Area provides capacity to accommodate approximately 840 new dwellings including those already committed. The regeneration of this area needs to be supported by improvements to the transport infrastructure and services, flood mitigation and open space to ensure that the sufficient amenity space is included to support the increasing population.

7.15 Policy EC3 – East Colchester

East Colchester is designated for areas of new residential and employment development as set out in Policy EC3.

Policy EC3: East Colchester

Allocations shown on the policies map will be supported for residential uses. In addition to the requirements in Policy PP1, proposals will be required to satisfy the Local Planning Authority with regard to the site specific requirements as identified below.

Land at Port Lane

Development of this site will be supported where it provides:

- (i) Up to 130 new dwellings of a mix and type of housing to be compatible with surrounding development;
- (ii) Access via Port Lane;
- (iii) Contamination mitigation measures as required; and
- (iv) Contributes towards flood risk solutions, in accordance with Flood Risk Management policy DM23 and SWMP recommendations for CDA 03

East Bay Mill

Development of this site will be supported where it provides:

- (i) Up to 22 new dwellings of a mix and type of housing to be compatible with surrounding development, including the Listed Building
- (ii) Adequate access including appropriate treatment / diversion of the existing Public Right of Way;
- (iii) A satisfactory NPPF flood risk exception test and if met, provide flood risk mitigation measures;
- (iv) Protection and enhancement of the setting of listed buildings and the Hythe conservation area;
- (v) Appropriate conversion of the listed mill; and
- (vi) Satisfactory contamination mitigation measures as required;;and
- (vii) An air quality assessment and mitigation against any harmful effects to the AQMA likely to be caused by proposals.
- (viii) Access to river frontage;

Barrington Road/Bourne Road vacant site

Development of this site will be supported where it provides:

- (i) Approximately 28 new dwellings of a mix and type of housing to be compatible with surrounding development;
- (ii) A design and layout in keeping with the development on the other part of the site;;
- (iii) Suitable landscaping and open space; and
- (iv) Access via Knightsfield.

Magdalen Street sites

Development of these sites will be supported where they:

- (i) Accord with the Magdalen Street Development Brief (adopted February 2014);
- (ii) Include an assessment of air quality and mitigation against any harmful effects to the AQMA likely to be caused by proposals; and
- (iii) Contribute towards flood risk solutions, in accordance with Flood Risk Management policy DM23 and SWMP recommendations for CDA 03.

Local Economic Areas as shown on the policies map will be safeguarded for economic uses in accordance with policy SG4. The following areas will be protected to retain their function and role as key clusters for a range of businesses including start-ups:

- Whitehall Industrial Estate
- Land at Barrack Street
- Land at Brook Street
- Moorside Business Park, Eastgates
- Port Lane

7.15.1 Alternatives Considered

An alternative has been explored relating to the consideration of selecting alternative sites for development in this broad area. Please note that the individual site allocations contained within this Policy have been appraised alongside reasonable alternatives in an Appendix to this report.

7.15.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy EC3 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 35: Appraisal of Policy EC3

Sustainability Objective / assessment criteria		Policy EC3
1	Will it deliver the number of houses needed to support the existing and growing population?	++
	Will it provide more affordable homes across the Borough?	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	++
	Will it reduce the need for development on greenfield land?	+
	Will it provide good accessibility by a range of modes of transport?	+
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	++
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	++
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	+
	Will it support business innovation, diversification, entrepreneurship and changing economies?	++
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A

Sustainability Objective / assessment criteria		Policy EC3
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	++
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	?
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	++
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

The Policy has been assessed as largely appropriate in consideration of the impacts highlighted from the individual and cumulative assessment of the Policy's allocations within this SA. Despite this, a number of recommendations have been made in regards to possible additional policy requirements.

7.15.3 Mitigation / recommendations

In addition the presence of a TPO on the site 'Land at East Bay Mill' could be reflected within the policy requirements for this site.

There may be some negative implications surrounding biodiversity in reflection of any brownfield habitats associated with previously developed land, and these could be specifically mentioned within the policy as to be subject to further investigation at the planning application stage.

7.15.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy EC3	The Council carefully considered a number of alternative sites, but only selected those sites which firstly, accorded with the overall spatial hierarchy and strategic policies for the Borough and secondly, satisfied the criteria for sustainable and deliverable sites set by the Strategic Land Availability Assessment and the Sustainability Appraisal.

7.16 Policy EC4 – Transport in East Colchester

In the urban area of East Colchester the transport network is fragmented due the historic nature of development in the area, the physical barrier of the River Colne and the railway which serves and passes through the area. There is a focus of transport routes which converge or cross each other in the Colne Harbour area creating a complexity of competing demands and movements. The roads radiating out from the town centre to the east are designated Air Quality Management Areas, where transport is the major contributor to the air quality. To the north of the area the A120 trunk road provides access to North Colchester and the A12.

The Colchester Clacton Branch Line links the coastal towns and rural villages of Tendring with Colchester and the Great Eastern Mainline. The Colchester Clacton branch line has an additional branch to Colchester Town station. Within Colchester stations served by the branch line are Wivenhoe, Hythe and Colchester Town. There are two level crossings which impact on both train and road operation. Hythe station is at the centre of the growth in the Colne Harbour area and patronage has continued to grow. It is also the closest rail station to the University.

The bus network again links to the town centre with alternative routes meeting in the Hythe area serving Greenstead or the University. The latter is a major generator of bus passengers.

The National Cycle Network (NCN51) passes through the area as the Wivenhoe Trail running from Wivenhoe through to Lower Castle Park. The Salary Brook Route (also part of the proposed Orbital route) links the large Greenstead Estate through to the University and Knowledge Gateway.

The University of Essex is a major trip attractor in east Colchester with around 10,000 students and 2,000 staff. Attached to University is the Knowledge Gateway and Strategic

Economic Area employment area which will attract new employment. Whitehall Industrial Estate is the large industrial area characterised by light industry and some leisure uses. Strategic traffic modelling has been undertaken which has shown a large number of links and junctions operating over capacity at peak times, particularly along the A134 corridor. Development will add pressure to the transport network and measures will be required to help mitigate the impact.

POLICY EC4 – TRANSPORT IN EAST COLCHESTER

Developments in East Colchester will be expected to contribute to a package of sustainable transport measures including walking, cycling, public transport, travel planning and the promotion of sustainable travel.

Where it is demonstrated that proposals will impact on the highway network, contributions will be sought towards mitigation and improvements, including to the following projects;

- Improvements to the A134/A137 corridor including; Greenstead Junction, Colne Causeway, Elmstead Road Junction, Haven Road/ Hythe Quay
- Enhancements to the interchange at Hythe Station and improvements to existing public transport services, including the potential for extension to existing services and new routing.
- Improvements to connectivity for pedestrians and cyclists including; existing and new bridges, links to the Wivenhoe Trail and the Salary Brook Route and other routes identified in the Essex Cycle Strategy and the Colchester Cycle Delivery Plan.

For areas with large multiple sites located in close proximity to each other the cumulative impact of all the development in the area must be considered.

7.16.1 Alternatives Considered

In regard to the need for development, as allocated within the Local Plan in this area, to be supported by transport solutions to accommodate growth and ensure its sustainability, no alternative approaches can be deemed reasonable.

7.16.2 Significant, Secondary and Temporal Effects

Table 36: Appraisal of Policy EC4

Sustainability Objective / assessment criteria		Policy EC4
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing	N/A

Sustainability Objective / assessment criteria		Policy EC4
	population?	
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	+
	Will the levels of sustainable travel increase?	++
	Will it improve sustainable transport infrastructure and linkages?	++
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	+
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on all relevant transport related assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations. These impacts will be significant regarding public transport criteria in regard to requirements for any rapid transit system serving the Tendring / Colchester Borders Garden Community, improvements to the Hythe Station, and improvements to existing and new bridges for walking and cycling, as identified through Strategic Transport Modelling and other ongoing studies.

7.16.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy.

7.16.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy EC4	Strategic transport modelling has been undertaken which has shown a large number of links and junctions in East Colchester operating over capacity at peak times. Development will add pressure to the transport network and measures will be required to help mitigate the impact. For this reason, the policy has been selected and included.

7.17 Policy WC1 – Stanway Strategic Economic Area

The Stanway Economic Growth Area is situated at the western end of the urban area of Colchester, with good access to the strategic road network at Junction 26 of the A12. It contains a mix of commercial uses including retail and B-use employment floorspace. A significant amount of new commercial development has been constructed over the last decade, in part enabled by the completion of a new bypass. The 2013 Tollgate Vision Framework prepared with local landowners in the area set forth a vision for the area 'to create a sustainable and balanced place as the heart of the Stanway Growth Area and to transform the character of the Tollgate area to become a stimulating, attractive and economically vibrant hub for the growing population, building on its success as a retail and commercial destination'.

POLICY WC1 – STANWAY STRATEGIC ECONOMIC AREA

Any proposals within the Stanway Strategic Economic Area will be required to provide good public transport, pedestrian and cycle links ensuring good connectivity within the area and Zones, to the neighbouring communities, and to and from the Town Centre.

Development will be expected to contribute to the cost of infrastructure improvements as required, supported by up to date evidence in the Infrastructure Delivery Plan (IDP) or subsequent evidence which will be secured to an appropriate level by way of legal agreement or through CIL as required. Such infrastructure is likely to include improvement works to Junction 26 on the A12.

All land and premises within the area allocated as the Stanway Economic Area will be safeguarded for economic / employment uses based on a zoned approach in accordance with the following principles:

Zone 1: as defined on the West Colchester Policies Map will be the primary focus for B class employment uses and as such, alternative non- B Class uses will only be supported where they:

- (i) Are ancillary to the employment uses on the site intended to serve the function of the site as an employment area and;
- (ii) Provide the opportunity to maximise the sites potential for economic growth and support the continued operation of existing employment uses within the economic area and;
- (iii) Do not generate potential conflict with the existing proposed B class uses / activities on the site and;
- (iv) There is no reasonable prospect of the site being used for employment purposes.

Proposals for main town centre uses will not be permitted within zone 1 of the Stanway Strategic Economic Area.

Zone 2: Within the area shown on the West Colchester Policies Map, comprising the Tollgate District Centre, proposals for uses which are suitable for, and proportionate to, the role and function of the centre and its place within the hierarchy will be supported.

Where the proposal is for a main town centre use(s), it must be of a scale and type appropriate to the centre (having regard for the Centre Hierarchy and the definitions under Policy SG5) and must also satisfy the criteria set out below. Proposals must:

- (i) Enhance the role of the centre through the introduction of new services and/or community facilities, and;
- (ii) Proposals outside the Tollgate District Centre should meet the requirements of the sequential test as set out in policy SG6 in so far as the Local Planning Authority should be satisfied that there are no suitable alternative sites located more centrally in or on the edge of the District Centre or any other centre; and
- (iii) Where the scale of the proposal requires an impact assessment, in accordance with policy SG6, the Local Planning Authority are satisfied that the proposal will not have a significant adverse impact on the vitality and viability of Colchester Town Centre and / or any other defined centre.

7.17.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 6.68 of the Local Plan. This relates to:

Alternative (WC1)1: Retain existing Strategic Employment Zone allocation

7.17.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy WC1 and the identified alternative in so far as the content is relevant to the principle of including such allocations within the Local Plan.

Table 37: Appraisal of Policy WC1

Sustainability Objective / assessment criteria		Policy WC1	Alternative (WC1)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	++	?
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	++	+
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	++	+
	Will it support business innovation, diversification, entrepreneurship and changing economies?	+	?
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	+	?
	Will the levels of sustainable travel increase?	+	?
	Will it improve sustainable transport infrastructure and linkages?	++	?
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
		N/A	N/A

Sustainability Objective / assessment criteria		Policy WC1	Alternative (WC1)1
	Will it place pressure on school places, including early years?		
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	+	+
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+	?
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on accessibility by a range of modes of transport, improving the delivery of a range of employment opportunities, improving sustainable transport infrastructure and linkages, and importantly the maintenance of an appropriate balance between different types of retail uses and other activities in the Town centre through the approach of not permitting town centre uses in Zone 1 and the requirements of the sequential test and a retail impact assessment for certain proposals in Zone 2. Minor positive impacts have been highlighted regarding those assessment criteria related to supporting business innovation, reducing the need to travel, sustainable travel,

equitable access to employment opportunities and creating a high quality and coherent public realm through the Policy’s requirements for the area.

Despite Alternative (WC1)1 being assessed as having minor positive impacts on employment opportunities, maintaining an appropriate balance between different types of retail uses and providing equitable access to employment opportunities; there will be uncertain impacts on relevant assessment criteria. This is largely due to the existing policy not sufficiently recognising the particular role and function played by the area in the Borough’s spatial hierarchy, particularly regarding types of land use within the area.

7.17.3 Mitigation / recommendations

No recommendations are made for Policy WC1 at this stage.

7.17.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy WC1	The policy for the Stanway Economic Growth Area provides for a continuation of the current mix of commercial uses within existing areas as well as allowing for further employment growth facilitated by the recent completion of further road infrastructure.
Alternative (WC1)1	The existing Strategic Employment Zone allocation in the current adopted Local Plan is a generic policy which, while it recognises the role of Stanway as a provider of well-located, high quality employment land, does not sufficiently recognise the particular role and function played by the area in the Borough’s spatial hierarchy.

7.18 Policy WC2 – Stanway

West Colchester is designated for areas of new residential and employment development as set out in Policy WC2.

Policy WC2: Stanway

Allocations as shown on the policies map will be safeguarded for predominantly residential uses unless otherwise stated. In addition to meeting the requirements set out in Policy PP1 existing capacity issues at the primary schools will be addressed by planned expansion at a number of the schools in the short term and by the provision of a new primary school at Lakelands. A new school will also be required on 2.1 hectares of land to the north of London Road in a location to be decided. The primary school will be secured through a S106 agreement and will be co-located with a 56 place early years and childcare facility (D1 use). An additional 0.13 hectares of land for a 56 place early years and childcare facility will also be required in Stanway in a location to be decided.

All proposals must also satisfy the Local Planning Authority with regard to the site specific requirements as identified below.

Land to the North of London Road

Development of these sites will be supported where they provide;

- (i) Up to 630 dwellings of a mix and type compatible with surrounding development
- (ii) A new primary school with co-located early years and childcare nursery places;
- (iii) A comprehensively planned highways access which takes into account adjoining residential allocations in order to minimise the number of new access points onto London Road but without prejudice to the development of the adjoining sites;
- (iv) Suitable landscaping and open space provision to the north of the site to form a buffer between future residential uses and the A12;
- (v) An integrated cycleway and footway serving the development and connecting to the existing network;
- (vi) A design and layout to minimise the impacts from, and mitigate against any impacts associated with noise from the A12; and
- (vii) Suitable landscaping and open space provision to the west of the site to form a defensible boundary and visual separation from Copford.

Up to 26 additional Almshouses (for affordable housing) on land to the north of London Road will be supported where it also provides:

- (i) Safe vehicular, pedestrian and cycle access
- (ii) A Tree Survey, to be agreed with the Local Planning Authority
- (iii) Retention of important landscape features on the northern and eastern boundaries of the site; and
- (iv) Enhancement of the street frontage and the setting of the street scene.

Land between Tollgate West and London Road (former Sainsbury's Site)

Development of this site will be supported where it provides:

- (i) Up to 200 dwellings of a mix and density suitable for its location;
- (ii) A new pedestrian and cycle link from London Road to Tollgate West in order to improve the District

Centre's north-south connectivity;

- (iii) Services and community uses on the ground floors fronting the aforementioned new link to establish active frontages which complement the adjoining District Centre; and
- (iv) High quality public realm and landscaping improvements in order to encourage the use of the new link through the site.

Land to the West of Lakelands

Development of this site will be supported where it provides:

- (i) A mix of uses to include: Approximately 150 new dwellings and provision of employment floorspace to be compatible with the surrounding residential uses;
- (ii) An ecological survey with appropriate mitigation;
- (iii) Satisfactory access to be agreed with the Highway Authority;
- (iv) Provision for retention or diversion of any existing public rights of way within the site

Land at Chitts Hill

Development of this site will be supported where it provides:

- (i) Up to a maximum of 100 new dwellings of a mix and type of housing to be compatible with surrounding development;
- (ii) Substantive landscaping in particular to reflect appropriate boundary treatment to the north along the railway line and the south around the school;
- (iii) Access to the site to be restricted to Chitts Hill;
- (iv) Open space / green infrastructure provision to compliment the biodiversity and wildlife interests of the neighbouring Local Wildlife designation (CO68) at Iron Latch Lane Woods and Meadows;
- (v) Adequate noise mitigation from the adjacent railway line; and
- (vi) Further exploration of potential archaeological significance of the site.

Land off Dyers Road including Fiveways Fruit Farm

Development of this site will be supported where it provides:

- (i) A mix and type of approximately 490 dwellings;
- (ii) Proposals which accord with the agreed masterplan for the Stanway Growth Area;
- (iii) Local road improvements, including, but not limited to, the closure of Dyers Road to through traffic and;
- (iv) Strategic area of open space to the south of the site
- (v) Contributions to education facilities in Stanway
- (vi) An ecological survey with appropriate mitigation.

Open Space

Land between Church Lane and Maldon Road, including Stanway Hall Farm and Bellhouse Pit will be safeguarded for strategic open space following restoration works associated with the minerals extraction at the quarry, as shown on the Policies Map. Any built development associated with formal indoor and outdoor leisure provision will be limited in extent and closely related to allocated employment and housing areas to safeguard the more open countryside from built development.

Land to the east of Tollgate Road is allocated for public open space as shown on the Policies Map and will be safeguarded as such.

7.18.1 Alternatives Considered

Please note that the individual site allocations contained within this Policy have been appraised alongside reasonable alternatives in an Appendix to this report.

7.18.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy WC2 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 38: Appraisal of Policy WC2

Sustainability Objective / assessment criteria		Policy WC2
1	Will it deliver the number of houses needed to support the existing and growing population?	++
	Will it provide more affordable homes across the Borough?	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-
	Will it provide good accessibility by a range of modes of transport?	+
	Will densities make efficient use of land?	+
	Will a mix of uses be provided?	+
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	++
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	+
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	+
	Will the levels of sustainable travel increase?	+
	Will it improve sustainable transport infrastructure and linkages?	0
5	Will it provide equitable access to education, recreation and community facilities?	+
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	++
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	++
	Will it encourage healthy lifestyles?	+
		+

Sustainability Objective / assessment criteria		Policy WC2
7	Will it protect and enhance the heritage and cultural assets of the Borough?	
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and 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?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

7.18.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy at this stage.

7.18.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy WC2	The Council carefully considered a number of alternative sites, but only selected those sites which firstly, accorded with the overall spatial hierarchy and strategic policies for the Borough and secondly, satisfied the criteria for sustainable and deliverable sites set by the Strategic Land Availability Assessment and the Sustainability Appraisal. The alternative sites considered included both those received through the Call for Sites process as well as a number of other sites it was aware of from earlier assessments; current development allocations which remain undeveloped, and land in broadly sustainable locations which had not been put forward for assessment elsewhere.

7.19 Policy WC3 – Colchester Zoo

Colchester Zoo is an important visitor attraction in the Borough and has operated successfully in its current location for over 50 years. The Council recognises that tourist attractions require constant updating and that expansion in its current location could have strong justification. Development that provides enhanced visitor facilities and opportunities whilst having regard to the sensitive location of the zoo will be supported. The extent of any development ancillary to the zoo, such as additional retail, hotel and food and drink outlets, would need to be related to the function of the zoo and assessed against the potential negative impact on the town centre.

POLICY WC3 – COLCHESTER ZOO

The Council recognises the importance of Colchester Zoo as a visitor attraction and as a contributor to the local economy. The Local Planning Authority will work in partnership with the Zoo to maximise the social and economic benefits associated with its development while ensuring any development proposals have regard to the environmentally sensitive location.

The area shown on the West Colchester Policies Map will be safeguarded for potential further expansion of Colchester Zoo to provide additional facilities associated with the Zoo's vision for growth. The extent of any development ancillary to the zoo, such as additional retail, hotel and food and drink outlets, will need to be related to the function of the zoo and assessed against potential negative impacts on the Town Centre.

Any proposals for the expansion of the Zoo will be undertaken through a master plan approach taking into account landscape and Scheduled Ancient Monument impact, safe access to the site via Maldon Road, existing public rights of way and accessibility by sustainable transport modes. A comprehensive transport assessment would be required. Proposals will need to ensure any necessary road improvements as required in Maldon Road and at the Warren Lane Junction are secured and delivered before expansion takes place. These works may require land and / or financial contributions. An off road cycle route should be provided linking the Zoo with Gosbecks Archaeological Park to facilitate sustainable modes of travel.

Any proposals will include an appropriate SuDS for managing surface water runoff within the overall design and layout of the site.

Any proposals will also take into account the Essex Minerals Local Plan and the developer will be required to submit a Minerals Resource Assessment as part of any planning application. Should the viability of extraction be proven, the mineral shall be worked in accordance with a scheme/masterplan as part of the phased delivery of the non-mineral development.

7.19.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 6.83 of the Local Plan. This relates to:

Alternative (WC3)1: Not to provide a policy context for the Zoo expansion

7.19.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy WC3 and the identified alternative in so far as the content is relevant to the principle of including such allocations within the Local Plan.

Table 39: Appraisal of Policy WC3

Sustainability Objective / assessment criteria		Policy WC3	Alternative (WC3)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	-	-
	Will it provide good accessibility by a range of modes of transport?	+	?
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	+	+
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	+	?
	Will it support business innovation, diversification, entrepreneurship and changing economies?	++	++
	Will it support tourism, heritage and the arts?	++	++
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	?	?
	Will the levels of sustainable travel increase?	+	?
	Will it improve sustainable transport infrastructure and linkages?	+	?
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	?	?
	Will it create a high quality and coherent public realm linking the	N/A	N/A

Sustainability Objective / assessment criteria		Policy WC3	Alternative (WC3)1
	town's assets and spaces; connecting the heritage and contemporary?		
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	?	?
	Will it protect and 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?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	++	?
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy has been assessed as having significant positive impacts on its primary aims: to support business innovation, diversification and entrepreneurship, and to support tourism. In addition, minor positive impacts can be expected regarding accessibility, the range of employment opportunities specified, the maintenance of different types of retail uses in the town centre (through assessment against potential negative impacts on the town centre), sustainable transport infrastructure and linkages and sustainable travel.

Uncertain impacts have been highlighted associated with reducing the need to travel due to the Zoo's current out of town location and the difficulty in providing sustainable transportation to the visitors expected to require any hotel facilities. It should be acknowledged however that this is unavoidable for such an attraction and the benefits of the Zoo as a visitor attraction can be seen to outweigh any negative possible negative impacts in this regard. This is also relevant regarding the negative impact on the development of Greenfield land. Uncertainty also surrounds those impacts on nearby heritage assets and local biodiversity; however it again should be acknowledged that the Plan contains specific policy guidelines regarding these single issue themes.

The Alternative (WC3)1 will have largely similar impacts as the preferred policy approach, however without those minor positive impacts on sustainable transport linkages (and subsequent accessibility) as well as effects on the retail function of the town centre without specific policy content as contained in the preferred approach. It can also be expected that

the overall integration of the any development could be compromised through a more piecemeal approach through the Development Management process.

7.19.3 Mitigation / recommendations

No recommendations are made for Policy WC3.

7.19.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy WC3	The zoo is a cornerstone of Colchester's tourism attractions and has operated successfully in its current location for over 50 years. It is appreciated that tourist attractions require constant updating and that expansion around its current location has strong economic justification.
Alternative (WC3)1	This would be contrary to the economic strategy and the Councils objectives linked to tourism. It is preferable to provide a proactive comprehensive approach working with the zoo, rather than less managed piecemeal approach via the Development Management process.

7.20 Policy WC4 – West Colchester (West)

West Colchester is designated for areas of new residential and employment development as set out in Policy WC4. Please note that the majority of the allocations presented within this broad area in the Preferred Options stage Local Plan now form part of the South Colchester allocations and relevant policies to better reflect their location within the town.

POLICY WC4 – WEST COLCHESTER

Allocations shown on the policies map will be safeguarded for residential uses. In addition to the requirements in Policy PP1, proposals will be required to satisfy the Local Planning Authority with regard to the site specific requirements as identified below.

Essex County Hospital site, Lexden Road

Development of this site will be supported where it accords with the Essex County Hospital adopted Development Brief (December 2014).

Land at Irvine Road

Development of this site will be supported where it provides:

- (i) Up to 8 new dwellings of a mix and type of housing to be compatible with surrounding development;
- (ii) Access via existing track off Irvine Road;
- (iii) A maximum development area of 40% of the site;
- (iv) An Ecological Management Plan and Mitigation Plan for the remaining 60% of the site to improve and enhance its ecological value.

7.20.1 Alternatives Considered

Please note that the individual site allocations contained within this Policy have been appraised alongside reasonable alternatives in an Appendix to this report.

7.20.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy WC4 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 40: Appraisal of Policy WC4

Sustainability Objective / assessment criteria		Policy WC4
1	Will it deliver the number of houses needed to support the existing and growing population?	++
	Will it provide more affordable homes across the Borough?	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	+
2	Will it promote regeneration?	N/A
		-

Sustainability Objective / assessment criteria		Policy WC4
	Will it reduce the need for development on greenfield land?	
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	++
	Will a mix of uses be provided?	+
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	+
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	++
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	+
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	+
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	+
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	++
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and 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?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A

Sustainability Objective / assessment criteria		Policy WC4
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on the majority of relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations. There is however one suggested recommendation that the policy could include regarding the potential impact on a SSSI.

7.20.3 Mitigation / recommendations

No recommendations are made for Policy WC4.

7.20.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy WC4	The Council carefully considered a number of alternative sites, but only selected those sites which firstly, accorded with the overall spatial hierarchy and strategic policies for the Borough and secondly, satisfied the criteria for sustainable and deliverable sites set by the Strategic Land Availability Assessment and the Sustainability Appraisal. The alternative sites considered included both those received through the Call for Sites process as well as a number of other sites it was aware of from earlier assessments and current development allocations which remain undeveloped; and land in broadly sustainable locations which had not been put forward for assessment elsewhere.

7.21 Policy WC5 – Transport in West Colchester

The transport network in the area is characterised by the A12 trunk road running east west carrying very high volumes of traffic, with access via junction 25 at Marks Tey (also giving a connection to the A120 westwards towards Braintree), junction 26 at Eight Ash Green giving access to Stanway and Tollgate. These two trunk road junctions suffer from significant peak hour queuing problems impacting on the village of Marks Tey and queuing back onto the A12 trunk road. The Great Eastern Mainline runs parallel to the A12, with a station at Marks Tey with outer suburban services and a local Marks Tey to Sudbury service.

Stanway/Tollgate currently forms a natural finishing point for buses radiating out from the town centre either using London Road or Shrub End road. There are two high frequency services serving the area. A small number of interurban bus services also pass through the area.

The National Cycle Network (NCN1) heads from the town centre through the area prior to heading southwest past the Zoo towards Tiptree. The Lexden Cycle route follows a mix of on road and off road routes linking the town centre Stanway linking to Winstree Road.

Strategic traffic modelling has been undertaken which has shown a number of links and junctions operating over capacity at peak times. Development will add pressure to the transport network and measures will be required to help mitigate the impact.

POLICY WC5 – TRANSPORT IN WEST COLCHESTER

Developments in West Colchester will be expected to contribute to a package of sustainable transport measures including walking, cycling, public transport, travel planning and the promotion of sustainable travel.

Where it is demonstrated that proposals will impact on the highway network, contributions will be sought towards mitigation and improvements, including to the following projects;

- Improvements to the A12 Junctions 25 and 26 to provide measures which reduce queuing at junctions.
- Improvements to the Southern Distributor to smooth the flow of traffic along this route including the Maldon Road/Warren Lane junction.
- Improvements and extension to the current bus services and routes, to serve developments and link the key attractors in the area and to the town centre. Provision of additional routes to serve the area as it develops further towards the West.
- Improvements to the existing cycle and walking network providing connections from Stanway through the Lakelands and Tollgate area to ensure that the new developments are permeable and connected to the existing services as identified in the Essex Cycle Strategy and the Colchester Cycle Delivery Plan.

For areas with large multiple sites located in close proximity to each other the cumulative impact of all the development in the area must be considered.

7.21.1 Alternatives Considered

In regard to the need for development, as allocated within the Local Plan in this area, to be supported by transport solutions to accommodate growth and ensure its sustainability, no alternative approaches can be deemed reasonable.

7.21.2 Significant, Secondary and Temporal Effects

Table 41: Appraisal of Policy WC5

Sustainability Objective / assessment criteria		Policy WC5
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
		N/A

Sustainability Objective / assessment criteria		Policy WC5
	Will a mix of uses be provided?	
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	+
	Will the levels of sustainable travel increase?	++
	Will it improve sustainable transport infrastructure and linkages?	++
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	+
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A

Sustainability Objective / assessment criteria	Policy WC5
Will it improve water quality?	N/A

There will be positive impacts on all relevant transport related assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations. These impacts will be significant regarding public transport criteria in regard to requirements for an extension to, and/or rerouting of, current bus services to serve developments, possible provision to enable the Colchester / Braintree Borders Garden Community Rapid Transit service to stop in the area to provide interchange with other local services and development, and connections to the existing cycle and walking network from Stanway, as identified through Strategic Transport Modelling and other ongoing studies.

7.21.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy.

7.21.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection / rejection
Policy WC5	Strategic transport modelling has been undertaken which has shown a large number of links and junctions in West Colchester operating over capacity at peak times. Development will add pressure to the transport network and measures will be required to help mitigate the impact. For this reason, the policy has been selected and included.

8 The Appraisal of the Places Policies – Sustainable Settlements

The Borough contains a series of settlements that have been deemed sustainable through an analysis of the Local Plan's evidence base, including a review of existing services and infrastructure of all settlements within the Borough. The policies within this section outline the development principles of development allocations contained in each sustainable settlement, alphabetically.

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.1 Policy SS1 – Abberton and Langenhoe Housing Sites

Whilst Abberton and Langenhoe are separate settlements they are physically close and share services and facilities. Abberton was originally developed around a crossroads but over time has expanded along the roads to the north, south and east with the majority of more recent housing development being to the south of the village. The Langenhoe area to the south is more detached from the rest of the settlement and the settlement boundary which previously defined small cluster of houses separately has been removed and the area is now part of the countryside.

POLICY SS1 – ABBERTON AND LANGENHOE HOUSING SITES

Land to the west of Peldon Road

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) 50 dwellings of a mix and type of housing for which there is a demonstrated need;
- (ii) A transport statement to include but not limited to a safety assessment of the Peldon Road/Layer Road junction and any necessary mitigation;
- (iii) Provision of a new drop-off/pick-up point at Langenhoe Primary School; and
- (iv) A landscape appraisal to ensure suitable screening and landscaping is incorporated into the layout of development to minimise any negative impacts on the surrounding landscape.

Land to the east of Peldon Road

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) 5 dwellings;
- (ii) A new pedestrian access route from Peldon Road to the grounds of Langenhoe Primary School;
- (iii) Provision of a new drop-off/pick-up point at Langenhoe Primary School; and

Suitable screening and landscaping to minimise any negative impacts on the setting of the nearby listed building.

Pantiles Farm on Peldon Road is allocated as a Local Economic Area and will continue to be protected for this use. Any future development proposals will be required to comply with policy SG4.

8.1.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.1.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy SS1 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 42: Appraisal of Policy SS1

Sustainability Objective / assessment criteria		Policy SS1
1	Will it deliver the number of houses needed to support the existing and growing population?	+
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	+
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	+
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	+
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A

Sustainability Objective / assessment criteria		Policy SS1
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	?
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	++
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on the majority of relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations. There is however one suggested recommendation that the policy could include regarding the potential impact on a SSSI.

8.1.3 Mitigation / recommendations

None. Previous SA work recommended that the impact of Policy SS1's allocations may have a cumulative negative impact on the Abberton Reservoir SPA / SSSI due to the allocation of Land at Ashpark House, Peldon Road (RSE11). This site is not allocated in the Publication draft Local Plan.

8.1.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy SS1	Abberton / Langenhoe is fairly well connected to the road network and is situated on the main Mersea to Colchester road (B1025). There is a primary school, post office / shop, and village hall. The sites represent appropriate growth and logical and sensible extensions to the existing built up area and contribute to the continued sustainability of the key services in the village.

8.2 Policy SS2 – Boxted Housing Sites

Boxted is a rural parish located approximately 3km to the north east of urban Colchester. Development in Boxted is currently concentrated within 3 distinct settlement areas: Boxted Cross, Workhouse Hill and Mill Road. These latter two settlement areas are not considered suitable locations for new growth as they have no community facilities and are not well served by public transport. Boxted Cross is considered to be a sustainable location for limited growth only as the few community facilities that Boxted does have are concentrated in this northern part of the parish however, like the rest of Boxted, it has limited access to public transport.

POLICY SS2 – BOXTED HOUSING SITES

All development proposals in Boxted parish including the Hill Farm site at Boxted Cross, as shown on the Boxted policies map, will be determined against and be required to comply with policies in the Boxted Neighbourhood Plan and any relevant Local Plan policies.

Prior to the commencement of development at Hill Farm enhancements will need to be provided to the wastewater treatment and sewerage infrastructure in the catchment.

8.3.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.3.2 Significant, Secondary and Temporal Effects

No significant, secondary or temporal effects have been identified in line with allocations and relevant policy content being specific to the Neighbourhood Plan and other more general policies within the Local Plan.

8.3 Policy SS3 – Chappel Housing Sites

Chappel and Wakes Colne are two parishes located 7km to the north west of Colchester separated by the A1124 (Colchester to Halstead road) and the River Colne. Although separate Parishes they have a close inter-dependency in respect of shared community facilities split between the two settlement either side of the A1124.

Chappel has one core settlement area with 3 remote/dispersed small clusters of housing at Rose Green, Swan Street and Wakes Street. Wakes Colne is also the main settlement area with smaller dispersed clusters of housing around Inworth Lane and at Middle Green.

POLICY SS3 – CHAPPEL HOUSING SITES

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) 30 new dwellings of a mix and type of housing to be compatible with surrounding development; and
- (ii) A single site access via Swan Grove; and,
- (iii) A design and layout which complements the listed buildings and their setting.

8.3.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.3.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy SS3 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 43: Appraisal of Policy SS3

Sustainability Objective / assessment criteria		Policy SS3
1	Will it deliver the number of houses needed to support the existing and growing population?	+
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing	N/A

Sustainability Objective / assessment criteria		Policy SS3
	population?	
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

8.3.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy at this stage.

8.3.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy SS3	Chappel provides an important community function in terms of the provision of local services and facilities, including a train station in close proximity. Development of land off Swan Grove (to the east of Chappel Hill) represents a logical and sensible extension to the settlement boundary. The site adjoins the existing settlement boundary, and is well related to existing services and facilities.

8.4 Policy SS4 – Copford

Copford /Copford Green is located approximately 2.5km from the western boundary of Colchester. In Copford village, development has grown in a linear manner north and south of London Road and southwards along School Road. There are currently 635 households within Copford Parish. 518 of these are located with the Copford/Copford Green settlement boundaries, with 456 in Copford and 62 dwellings in Copford Green.

POLICY SS4 – COPFORD HOUSING SITES

East of Queensberry Avenue

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) 70 new dwellings of a mix and type of housing to be compatible with surrounding development;
- (ii) Access via Queensberry Avenue; and/ London Road;
- (iii) The permanent diversion and/or upgrade to the existing Public Right of Way which runs along the western boundary edge of the site.

West of Hall Road

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) 50 new dwellings of a mix and type of housing to be compatible with surrounding development;
- (ii) A single site access via Hall Road;
- (iii) Detailed flood modelling to assess flood risk at Hall Road from Roman River; and
- (iv) A safe pedestrian footway agreed with the Highways Authority from the site to London Road to enhance connectivity with Copford; and
- (v) Further exploration of the potential archaeological significance of the site.

8.4.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.4.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy SS4 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 44: Appraisal of Policy SS4

Sustainability Objective / assessment criteria		Policy SS4
1	Will it deliver the number of houses needed to support the existing and growing population?	+
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
		++

Sustainability Objective / assessment criteria		Policy SS4
	Will it deliver well designed and sustainable housing?	
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-
	Will it provide good accessibility by a range of modes of transport?	++
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A

Sustainability Objective / assessment criteria		Policy SS4
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	0
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

8.4.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy at this stage.

8.4.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy SS4	Copford represents a logical location for additional growth given its proximity to Marks Tey train station and the A12/A120. The selected sites have been selected in response to a need to contribute to the continued sustainability of Copford without resulting in any coalescence of the two distinct settlements of Copford and Copford Green.

8.5 Policy SS5 – Eight Ash Green

Eight Ash Green is a rural parish located approximately 6km to the north west of urban Colchester. Within Eight Ash Green development is mainly concentrated around Fordham Heath and Choats Corner.

At Fordham Heath, development has grown in a linear pattern around the Halstead Road/Spring Lane junction and northwards along Spring Lane. It extends south-eastwards to the roundabout adjacent to the Holiday Inn. At Choats Corner, development has grown predominantly northwards around the Halstead Road, Wood Lane, Heath Road and Fiddlers Hill highways junctions in an almost rectangular growth pattern. There is small cluster of housing at Seven Star Green, located to the south of Halstead Road which separates these dwellings from the key facilities available in Eight Ash Green village.

POLICY SS5 – EIGHT ASH GREEN

The Eight Ash Green Neighbourhood Plan will:

- (i) Define the extent of a new Settlement Development Boundary for Eight Ash Green;
- (ii) Allocate a preferred site(s) for 150 dwellings in Eight Ash Green;
- (iii) Set out any associated policies needed to support the site allocation i.e. housing mix, type of new housing and density for each site allocated for housing; and
- (iv) The Neighbourhood Plan will also set out the policy framework to guide the delivery of any infrastructure/community facilities required to support the development.

This policy should be read in conjunction with the generic Neighbourhood Planning policy SG8.

8.5.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.5.2 Significant, Secondary and Temporal Effects

No significant, secondary or temporal effects have been identified in line with allocations and relevant policy content being specific to the Neighbourhood Plan and other more general policies within the Local Plan.

8.6 Policy SS6 – Fordham

Fordham is identified as a sustainable settlement and is a linear village with a core concentration of development which has evolved over time, including a number of small estate type developments. Although well spread out it is well served with key community facilities including, a primary school situated at the southern end of the settlement, village hall, convenience shop / post office and playing field which are located within the centre of the concentrated area of development. Also within the village is a community orchard maintained by the local community as well as an area of community woodland managed by the Woodland Trust.

POLICY SS6 – FORDHAM

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) 20 new dwellings, the mix and type to be informed by evidence including the Fordham Housing Needs Survey;
- (ii) Access from Plummers Road with appropriate junction improvements;
- (iii) A new footway along the frontage/behind the existing hedgerow to provide safe pedestrian access from the site to existing footways and the rest of the village; and
- (iv) Suitable design and screening/landscaping to minimise any negative impact on the adjacent listed building and/or it's setting (Plummers Farmhouse);
- (v) Further exploration of potential archaeological significance of the site.

8.6.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.6.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy SS6 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 45: Appraisal of Policy SS6

Sustainability Objective / assessment criteria		Policy SS6
1	Will it deliver the number of houses needed to support the existing and growing population?	+
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-
	Will it provide good accessibility by a range of modes of transport?	++
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A

Sustainability Objective / assessment criteria		Policy SS6
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

8.6.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy at this stage.

8.6.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy SS6	Fordham is well served with key community facilities including a primary school, village hall, convenience shop / Post Office and a playing field. The site allocation is considered a logical and appropriate extension to the settlement and contributes to the continued sustainability of the village's key services.

8.7 Policy SS7 – Great Horkesley

Great Horkesley is essentially linear in shape and has developed over time along the old Roman road that radiates away from north Colchester (now the A134). Development has spread westwards along a number of roads off the main road. Land to the east of the main road has remained relatively free of development and is more open in character. Great Horkesley is fragmented with the main core of the settlement to the south and two smaller fragments to the north along the A134. The southern edge of the main part of the village is approximately 0.6km from the Colchester urban edge and is located north of the A12.

Great Horkesley is a sustainable village located close to the main Colchester urban area on a key transport route with a good bus service. It has its own primary school, post office and a number of other facilities which are located in the main concentration of development. Great Horkesley's close proximity to the main Colchester urban area means that it is important to seek to prevent coalescence between the southern edge of Great Horkesley and the northern edge of Colchester in order to retain the individual identity of the village.

POLICY SS7 – GREAT HORKESELEY

Great Horkesley Manor

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) 80 new dwellings of a mix and type of housing for which there is a demonstrated need;
- (ii) Provision of allotments;
- (iii) Contributions to enhancing community buildings
- (iv) Provision of a scout hut with parking;
- (v) Retention of the belt of trees to the east of the site;
- (vi) Access from Nayland Road;
- (vii) Contributions towards improving walking and cycling facilities along the A134; and
- (viii) Provision of footways and suitable traffic management and crossing opportunities on Nayland Road.

Any proposals will also take into account the Essex Minerals Local Plan and the developer will be required to submit a Minerals Resource Assessment as part of any planning application. Should the viability of extraction be proven, the mineral shall be worked in accordance with a scheme/masterplan as part of the phased delivery of the non-mineral development.

School Lane

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) 13 new dwellings;
- (ii) Development will facilitate access to the old village hall and contribute to the replacement of the scout hut;
- (iii) Access from School Lane;
- (iv) Development will safeguard the setting of the Church of England School building as a grade 2 listed building and other heritage assets on The Causeway.

The designated Local Economic Area at Holly Lodge Farm shown on the policies map will be retained and any future development proposals at this site will be required to accord with policy SG4.

8.7.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.7.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy SS7 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 46: Appraisal of Policy SS7

Sustainability Objective / assessment criteria		Policy SS7
1	Will it deliver the number of houses needed to support the existing and growing population?	+
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-
	Will it provide good accessibility by a range of modes of transport?	++
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	+
	Will it improve sustainable transport infrastructure and linkages?	++
5	Will it provide equitable access to education, recreation and community facilities?	++
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A

Sustainability Objective / assessment criteria		Policy SS7
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	+
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

8.7.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy at this stage.

8.7.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy SS7	Great Horkeley is well served by public transport and has key community facilities including a primary school, Post Office and a number of other facilities. The brownfield development of School Lane will ensure additional community facility provision and the land adjacent to Great Horkeley Manor is considered a logical and appropriate extension to the settlement. Both allocations contribute to the continued sustainability of the village's key services.

8.8 Policy SS8 – Great Tey

Great Tey is situated north of the Roman River and is surrounded by largely flat arable land. The parish of Great Tey is a small rural community that contains a few local amenities including a village pub, a school, and a Norman church. The community originally developed at the southern end, as evidenced by the designation of a Conservation Area, with a newer small estate to the north and ribbon development along the main road through the village between Little Tey and Chappel.

POLICY SS8 –GREAT TEY

Land on Brook Road

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) 10 new dwellings, which shall include some single storey units;
- (ii) Suitable design and screening/landscaping to minimise any negative impact on the adjacent Conservation Area and listed building (Rectory Cottage) including its setting.

Land off Greenfield Drive

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) 30 new dwellings with access off Greenfield Drive (Harvesters' Way and/or Farmfield Road); and
- (ii) A minimum of 1ha of public open space adjacent to existing public open space.

Tey Brook Farm is an allocated Local Economic Area as shown on the policies map and will be protected for this use. Any future development proposals will be required to comply with Policy SG4.

8.8.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.8.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy SS8 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 47: Appraisal of Policy SS8

Sustainability Objective / assessment criteria		Policy SS8
1	Will it deliver the number of houses needed to support the existing and growing population?	+
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-
	Will it provide good accessibility by a range of modes of transport?	++
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	+
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A

Sustainability Objective / assessment criteria		Policy SS8
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SuDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

8.8.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy at this stage.

8.8.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy SS8	Great Tey is a small rural community that contains a village pub, a school and a church. The RCCE completed a Rural Housing Needs Survey in 2012 which indicated a need for 4 affordable units. The allocations within the policy at 10 and 30 dwellings will meet this affordable housing need and wider needs within the village as well as provide enhanced public open space.

8.9 Policy SS9 – Langham

Langham includes two settlements, Langham Moor and St. Margaret's Cross, linked by School Road. A former WWII airfield lies between the two areas. The village contains a mixture of historic properties and farmhouses with more recent development.

Langham has a number of facilities including a community centre and shop, and a primary school with capacity. Langham has limited access to public transport and there are capacity and access issues regarding secondary education and healthcare. Dedham Vale AONB adjoins the village to the east, although it is separated by the A12. Langham's location and the range of services it supports mean that both areas of Langham are considered suitable for limited proportional growth.

POLICY SS9 – LANGHAM

In addition to the infrastructure and mitigation requirements identified in policy PP1 developers could be required to demonstrate the impact of their proposals on the strategic and local transport networks, including the cumulative impact of multiple developments (in line with national guidance). Development should not commence until adequate waste water and sewage treatment capacity is available to serve the new housing.

Development on land shown the Policies Map will be supported where they meet the requirements identified below for each site;

Wick Road

Development will be supported provides:

- (i) 10 new dwellings of a mix and type of housing to be compatible with surrounding development;

School Road

Development will be supported which provides:

- (i) 70 new dwellings of a mix and type of housing for which there is a demonstrated need, including smaller family homes and sheltered housing;
- (ii) One site to the east of the Powerplus site to accommodate 40 dwellings plus a car park for the school;
- (iii) One site to the west of the Powerplus site to accommodate 30 dwellings plus an extension to the adjacent recreation ground;
- (iv) A landscape Appraisal which will then inform appropriate design and suitable screening/landscaping to minimise any negative impact on the surrounding landscape, including visual screening around the School Road employment site and;
- (v) A design and layout which protects and enhances the listed buildings including their setting including suitable screening/landscaping.

The Powerplus Engineering and Whitnell Contractors site on School Road, Langham Airfield (Lodge Lane) and The Depot, Old Ipswich Road, in Langham are designated Local Economic Areas as shown on the policies map. The sites will remain allocated, including an extension to Lodge Lane, and any future development proposals at this location will be required to accord with policy SG4.

8.9.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.9.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy SS9 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 48: Appraisal of Policy SS9

Sustainability Objective / assessment criteria		Policy SS9
1	Will it deliver the number of houses needed to support the existing and growing population?	+
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
		++

Sustainability Objective / assessment criteria		Policy SS9
7	Will it protect and enhance the heritage and cultural assets of the Borough?	
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

8.9.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy at this stage.

8.9.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy SS9	The two settlement areas of Langham have a number of facilities including a community centre and shop, and a primary school with capacity. Langham's location and range of services it supports mean that both areas are considered suitable for limited proportionate growth. The Policy's allocations represent sensible extensions and additions in connecting the two settlements in order to contribute to the continual sustainability of the villages' key services. The policy reflects the requirements for addressing SWTP capacity enhancements prior to commencement of development to satisfy the requirements by the Habitats Regulations.

8.10 Policy SS10 – Layer de la Haye

Layer de la Haye is a reasonable sized village located approximately 2.5km from the south western edge of Colchester (Stanway). It is a sustainable location, suitable for proportional growth.

Development in Layer de la Haye is concentrated within two distinct settlement areas; Layer village and Malting Green. The 2 areas are physically separated by a large grass sward also known as Malting Green, a large area of which is designated as a Local Wildlife Site (Co93). It is also an important open space that helps define the rural character of the existing two settlement areas in Layer de la Haye. To help prevent coalescence and to help preserve this character, the two settlement areas should remain physically separate. Given its small size, lack of facilities and physical separation from Layer village, Malting Green is not considered to be a sustainable location to direct future growth and the existing development boundary is therefore not retained around this group of dwellings..

POLICY SS10 – LAYER DE LA HAYE

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) 35 new dwellings of a mix and type compatible with surrounding development, to include bungalows and small family homes;
- (ii) Primary highways access to serve the development from Greater House Farm Road with secondary, non-thoroughfare access, from The Folley to serve a limited number of dwellings;
- (iii) New areas of public open space, to include an equipped children's play area;
- (iv) A masterplan demonstrating how the development will positively and comprehensively relate to the future delivery of a rural exceptions site on adjacent land.

The Local Economic Area at Queensmead, The Folley, Layer de la Haye will continue to be protected for employment uses.

8.10.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.10.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy SS10 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 49: Appraisal of Policy SS10

Sustainability Objective / assessment criteria		Policy SS10
1	Will it deliver the number of houses needed to support the existing and growing population?	+
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	+
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	0

Sustainability Objective / assessment criteria		Policy SS10
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on the majority of relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations. At the Preferred Options stage, the SA commented that should the allocated site be 50 dwellings, as was proposed, then there could be negative impacts on Abberton Reservoir SSSI, as identified by the site being in SSSI Impact Risk Zone. This would have required consultation with Natural England. At 35 dwellings, the site has been assessed as not having these impacts.

8.10.3 Mitigation / recommendations

A previous recommendation for the policy to include a criterion regarding potential impacts on the Abberton Reservoir SSSI at the Preferred Options stage has been removed due to the allocation being reduced from 50 dwellings to 35. There are no mitigation measures or recommendations at this current stage.

8.10.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy SS10	Layer village is well served by community facilities, including a primary school, village shop / Post Office, a GP Surgery and two public houses. Given the constraints of natural conservation sites around the village and the threats of coalescence, the allocated site for 35 dwellings ensures a sensible and proportionate extension of the village in order to support the continued sustainability of the area and existing facilities.

8.11 Policy SS11 – Marks Tey

Marks Tey is located at the busy junction of the A12 with the A120. It is essentially a linear settlement that has been bisected by the railway and A12/A120, with a number of community facilities including a railway station to the east and a larger area of modern housing and the primary school to the west.

Marks Tey is a highly sustainable location and has its own mainline railway station and good bus links, is located at a key junction of two busy strategic routes (A12 and A120) and has a number of shops, sources of employment and services and facilities including a primary school and a village hall. There are currently 1,055 households within the wider Marks Tey Parish area of which 944 dwellings are within the current settlement development boundaries.

POLICY SS11 – MARKS TEY

Growth within the Marks Tey area will largely be guided by the following documents in addition to this Local Plan:

- (i) The Joint Plan Development Plan document to be prepared with Braintree District Council for development of a new Garden Community, as provided in Section 1 Policy SP9.
- (ii) The Marks Tey Neighbourhood Plan to be developed to include policies to guide the relationship between the existing community of Marks Tey and the gradual development of a Garden Community, and will provide flexibility, including the scope for the allocation of any small parcels of land for development outside with the Garden Community to be considered in the Neighbourhood Plan at the appropriate time.

The Anderson's site is allocated as a Local Economic Area as shown on the Policies Map.

This policy should be read in conjunction with the generic Neighbourhood Planning policy SG8.

8.11.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.11.2 Significant, Secondary and Temporal Effects

No significant, secondary or temporal effects have been identified in line with allocations and relevant policy content being specific to the Neighbourhood Plan and other more general policies within the Local Plan.

8.12 Policy SS13 – Rowhedge

Rowhedge is situated to the south east of Colchester on the western banks of the River Colne; it is the only settlement in the parish of East Donyland. The village has approximately 900 dwellings within its settlement development boundary.

The village has a strong sense of identity which is emphasised by a conservation area at its core and a number of listed buildings, predominately on the riverfront. Rowhedge benefits from its own primary school, GP surgery, village shop, public houses and public open space provision. However due to its history as a fishing village the settlement has grown from the port outwards and this has resulted in new development being situated further away from Rowhedge's historic centre where many of its limited services and facilities are located.

POLICY SS13– ROWHEDGE

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the area identified on the policies map which provides:

- (i) 40 new dwellings of a mix and type compatible with the surrounding area including affordable housing in line with adopted policy;
- (ii) Ecological and arboricultural assessments of the site and mitigation as required;
- (iii) An area of open space between the site and existing housing which will include protection of trees deemed as valuable in the arboricultural assessment; and
- (iv) Provision of new health services to be agreed with the North Essex Care Commissioning Group.

8.12.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.12.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy SS13 in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 50: Appraisal of Policy SS13

Sustainability Objective / assessment criteria		Policy SS13 ³²
1	Will it deliver the number of houses needed to support the existing and growing population?	+
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	++-
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	+
	Will it improve sustainable transport infrastructure and linkages?	+
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	0

Sustainability Objective / assessment criteria		Policy SS13 ²
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	++
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	++
	Will it improve water quality?	N/A

There will be positive impacts on the majority of relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations. At the Preferred Options stage the SA commented that there was a suggested recommendation that the policy could include regarding the potential impact on a SSSI. There is now no impact assessed for the Policy against the biodiversity criterion where the recommendation has been factored into the Policy.

8.12.3 Mitigation / recommendations

At the Preferred Options stage the SA commented that the impact of Policy SS13's allocation may have a negative impact on the Upper Colne Marshes SSSI. However the substitution of Rowhedge Business Park for Battleswick Farm as the preferred residential allocation in Rowhedge means that any negative impact on the Upper Colne Marshes SSSI is significantly reduced with any negative impact instead occurring at the Roman River SSSI (for the scale of development proposed the Rowhedge Business Park is within the Roman River SSSI Impact Risk Zone but outside the Upper Colne Marshes SSSI Impact Risk Zone). The Preferred Options SA added that the Policy could have regard to the fact that any proposal at the stated scale of 40 dwellings would require consultation with Natural England regarding the impact on the SSSI due to the site's location within the SSSI Impact Risk Zone. This recommendation is therefore still relevant and it has been factored into the Plan through a requirement for an ecological assessment of the site and for appropriate mitigation for any habitats deemed at risk by the ecological assessment. There are no recommendations at this current stage.

8.12.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy SS13	Rowhedge benefits from its own primary school, GP surgery, village shop, public houses and open space provision. Rowhedge is considered a sustainable settlement in the sense that it has a number of key services available to its residents however it is also highly constrained by a number of natural and artificial barriers. The forthcoming committed development at Rowhedge Wharf and the exceptional constraints to expansion surrounding the village renders Rowhedge

	<p>unsuitable for extensive new development in most directions. The Rowhedge Business Park however offers a site that utilises PDL; can be accommodated without causing coalescence with Colchester; does not result in landscape impact to the surrounding area, including the Colne Protection Belt; has better connectivity with the existing settlement than the alternative site; and due to its lower dwelling yield does not cause an unreasonable impact on local services and facilities.</p>
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8.13 Policy SS14 – Tiptree

Tiptree is a large village located on the south west boundary of the borough and approximately 15km from Colchester itself. Tiptree has a roughly triangular built form. Development has grown up around key highway intersections; Kelvedon Road, Maldon Road to the west/north west, around Station Road and Church Road in the middle of the village, Factory Hill, Chapel Road to the south, Grove Road to the east and Colchester to the north/north east. Recently there has been new growth around Grange Road in the west of Tiptree. There is a small separate cluster of houses to the south west of the main village known as Tiptree Heath.

Tiptree Heath is very small and is dependent on services and facilities in Tiptree and is therefore not considered a suitable location for future growth. The settlement boundary is therefore no longer retained in this location.

Tiptree is a District Centre which is an important service centre for Tiptree itself as well as surrounding villages.

POLICY SS14 – TIPTREE

Within the broad areas of growth shown on the Tiptree policies map, the Tiptree Neighbourhood Plan will:

- (i) Define the extent of a new settlement boundary for Tiptree;
- (ii) Allocate specific sites for housing allocations to deliver 600 dwellings;
- (iii) Set out any associated policies needed to support this housing delivery i.e. housing mix, type of housing and density for each site allocated for housing;
- (iv) Set out the policy framework to guide the delivery of any infrastructure/community facilities required to support the development;
- (v) Consider strategic cross boundary issues e.g. A12 junction improvements
- (vi) Identify other allocations in the Parish, including employment and open space.

Proposals for development outside of the identified broad areas and the settlement boundary for growth will not be supported. This policy should be read in conjunction with the generic Neighbourhood Planning policy SG8, policy SG3 and policies in the Tiptree Neighbourhood Plan, once it has been adopted.

8.13.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.13.2 Significant, Secondary and Temporal Effects

No significant, secondary or temporal effects have been identified in line with allocations and relevant policy content being specific to the Neighbourhood Plan and other more general policies within the Local Plan.

8.14 Policy SS15 – West Bergholt

West Bergholt is a rural parish located approximately 1km to the north west of Colchester. The majority of its residents live in the village of West Bergholt.

The village is centred around a triangle of roads: the B1508 Colchester Road; Chapel Road; and Lexden Road. West Bergholt is separated from Colchester by an area of open countryside and the valleys of St Botolph's Brook and the river Colne. The A12 bisects the open countryside between West Bergholt and Colchester.

The majority of more recent new development has occurred on the northern side of Colchester Road, notably on the site of the old brewery.

West Bergholt is considered a Sustainable Settlement as it has a sufficient population base to allow for proportionate growth which will support expansion of infrastructure and community facilities. It is located on a key transport route (B1508) to Colchester with good public transport links to the town centre and to Colchester Station. It has a good level of local facilities including a food store, post office, doctor's surgery, pharmacy and a primary school, and provision of open space, allotments and a village hall located centrally in the village.

POLICY SS15 – WEST BERGHOLT

Within the broad area of growth as shown on the West Bergholt policies map, the West Bergholt Neighbourhood Plan will:

- (i) Identify the settlement boundary for West Bergholt;
- (ii) Identify specific sites for housing allocations needed to deliver 120 dwellings;
- (iii) Set out any associated policies needed to support this housing delivery i.e. housing mix, type of new housing and density for each site allocated for housing;
- (iv) Identify any additional local economic areas and set out any associated policies; and
- (v) The Neighbourhood Plan will also set out the policy framework to guide the delivery of any infrastructure and community facilities required to support the development, including the provision of SuDS for managing surface water runoff in individual developments.

Proposals for development outside of the identified broad areas for growth and the settlement boundary will not be supported. This policy should be read in conjunction with the generic Neighbourhood Planning Policy SG8 and the West Bergholt Neighbourhood Plan, once it has been adopted.

8.14.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.14.2 Significant, Secondary and Temporal Effects

No significant, secondary or temporal effects have been identified in line with allocations and relevant policy content being specific to the Neighbourhood Plan and other more general policies within the Local Plan.

8.15 Policy SS12a – Mersea

West Mersea is a small coastal town located on the confluence of the Colne and Blackwater Estuaries approximately 15km from the centre of Colchester Town. West Mersea is the larger of two settlements on Mersea Island, the other being the much smaller village of East Mersea. Early development in West Mersea was concentrated around the harbour and nearby oyster pits to the south west of the island. Development has since expanded to the north and west.

West Mersea is a District Centre with a high number of key services and community facilities. Mersea has 2 supermarkets, a primary school a community centre, as well as a range of independent shops, cafes and restaurants but no secondary school. These services support the needs of local residents and businesses on Mersea as well as communities from the surrounding rural areas in the south of the Borough. It will be important to protect the function of the District Centre in Mersea to ensure that it continues to meet the needs of the local coastal communities who use it. While West Mersea does not have a train station, frequent bus routes serve the town which bus older pupils off the Island to secondary schools in Colchester and other parts of the Borough.

West Mersea is considered to be a sustainable location for some housing growth. There are currently approximately 3,200 dwellings in West Mersea. The preferred sites could deliver an additional 200 houses over the Local Plan period. This number has been reduced from 350 following the Preferred Options Consultation to reflect issues raised by representations.

The Parish of East Mersea is a smaller settlement situated on the eastern side of Mersea Island. It comprises a small cluster of dwellings and a limited range of community facilities. It is also home to Cudmore Grove Country Park which is very popular with visitors at weekends and in the holidays. Due to its size and limited facilities, East Mersea is not considered a sustainable location to accommodate substantial additional growth and is now defined as an Other Village in the hierarchy to reflect the important community function the village provides.

POLICY SS12a – West Mersea

In addition to the infrastructure and mitigation requirements identified in policy PP1, development will be supported on land within the areas identified on the policies map which contributes towards expanding Mersea Island Primary School, provides suitable landscaping to screen the development to minimise any negative impact on the surrounding landscape and protect the open rural character of land within the Coastal Protection Belt, and meets the requirements for each site indicated below. Housing on both sites should address local needs which will be detailed in the Neighbourhood Plan but are likely to include starter homes and single storey dwellings.

Dawes Lane Development will be supported which provides:

- (i) 100 new dwellings of a mix and type of housing to be compatible with surrounding development;
- (ii) Public Open Space, including sports pitches; (iii)
- (iii) Children's play area/land for a sports pavilion if identified in the Neighbourhood Plan; (iv)
- (iv) A single site access off Dawes Lane.

Brierley Paddocks Development will be supported which provides:

- (i) 100 new dwellings of a mix and type of housing to be compatible with surrounding development;
- (ii) A satisfactory vehicular access;
- (iii) New public open space; and
- (iii) Community facilities if identified in the Neighbourhood Plan

There are three existing designated Local Economic Areas in Mersea as shown on the policies map that will continue to be safeguarded for this use. Any future development proposals at these sites will be required to comply with policies SG4. This policy should be read in conjunction with the generic Neighbourhood Planning Policy SG8 and the West Mersea Neighbourhood Plan, once adopted.

8.15.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.15.2 Significant, Secondary and Temporal Effects

Please note that specific alternative site allocations have been explored elsewhere in this report. The following table explores the sustainability impacts of the preferred approach of Policy SS12a in so far as the content is relevant to the principle of including such allocations within the Local Plan. The appraisal explores whether the Policy's content is appropriate for the purposes of maximising potential benefits and mitigating the potential negative impacts from the Policy's allocated sites for development.

Table 51: Appraisal of Policy SS12a

Sustainability Objective / assessment criteria		Policy SS12a
1	Will it deliver the number of houses needed to support the existing and growing population?	+
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	-
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
		+

Sustainability Objective / assessment criteria		Policy SS12a
	Will the levels of sustainable travel increase?	
	Will it improve sustainable transport infrastructure and linkages?	+
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	++
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	?
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SuDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be positive impacts on the majority of relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations. There is however one suggested recommendation that the policy could include regarding the potential impact on a SSSI.

8.15.3 Mitigation / recommendations

The impact of Policy SS15a's allocations may have a negative impact on the Blackwater Estuary SSSI, the Colne Estuary SSSI and Ramsar site. The Policy could have regard to the fact that both proposals at the stated scale would require consultation with Natural

England regarding the impact on the SSSIs and Ramsar due to the sites' locations within the SSSI Impact Risk Zones.

8.15.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy SS15a	<p>West Mersea is a District Centre with a high number of key services and community facilities. Mersea has 2 supermarkets, a primary school a community centre, as well as a range of independent shops, cafes and restaurants. These services support the needs of local residents and businesses on Mersea as well as communities from the surrounding rural areas in the south of the Borough.</p> <p>West Mersea is considered to be a sustainable location for housing growth. There are currently approximately 3,200 dwellings in West Mersea. The preferred sites could deliver an additional 200 houses over the Local Plan period and represent logical extensions adjacent to the existing settlement boundary whilst also being in close proximity to the settlements services and facilities.</p>

8.16 Policy SS12b – Coast Road

POLICY SS12b – COAST ROAD

Development proposals on the seaward and landward side of Coast Road, West Mersea, will be supported where they:

- (i) Are located within the area defined as the developed coast and the development is such that a coastal location is required;
- (ii) Enhance historic assets, maritime uses, the traditional maritime character of Coast Road and the landscape character of the coast;
- (iii) can demonstrate no likely significant effects on adjacent European sites or where impacts can be appropriately mitigated;
- (iv) Will deliver or sustain social and economic benefits considered important to the wellbeing of the coastal communities;
- (v) will not generate a significant increase in traffic; and
- (vi) represent an appropriate use with regards to flood risk.

Proposals for all development and change of use on both the landward and seaward side of Coast Road will be expected to enhance the West Mersea Conservation Area and the traditional maritime character of Coast Road, as well as its role as a major yachting, fishing and boating centre. Proposals that would result in the development of existing undeveloped areas of foreshore will not generally be supported unless they accord with criteria in the Coastal Areas policy ENV2.

In exceptional circumstances, development may be permitted where it is proven that the proposal provides an over-whelming public or community benefit that outweighs all other material considerations. In such instances applications must demonstrate that the site is the only available option and be acceptable in terms of its other planning merits.

Houseboats - Proposals for new moorings for permanent residential houseboats will not be permitted in coastal areas including Coast Road because of their landscape and environmental impact on the internationally designated habitats. Houseboat proposals for new moorings on historic vacant sites or houseboats of historical maritime significance may be acceptable, subject to an installation method statement being submitted which avoids impacts to saltmarsh habitats and which satisfy all other policy criteria. Applications for infrastructure to support existing houseboats including jetties, sheds, platforms and fences and for replacement houseboats or houseboat alterations considered to result in material alterations will be considered on the basis of their scale and impact on surrounding amenity, environment and landscape.

8.16.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.16.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the general themes of the preferred approach of Policy SS15b. The appraisal of this policy responds to an exploration of whether the principles contained within it are appropriate and suitable in line with the impacts highlighted in the appraisals of the preferred sites contained elsewhere in this report.

Table 52: Appraisal of Policy SS12b

Sustainability Objective / assessment criteria		Policy SS12b
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	+
	Will it support tourism, heritage and the arts?	+
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	+
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	0
	Will it protect and enhance designated areas of the countryside and coastal environment?	+

Sustainability Objective / assessment criteria		Policy SS12b
	Will it protect and improve biodiversity?	0
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	0
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be a significant positive impact regarding proposals' requirements to protect heritage assets and enhance the Conservation Area in the first instance. There will be additional minor positive impacts associated with supporting innovation and diversification as well as tourism, providing access to recreation, and protecting designated areas of the coastal environment; these impacts are not significant however as they aim to protect with the possibility of enhancement indirectly. There will additionally be 'no impact' on landscape character, biodiversity and flood risk where the Policy seeks to protect and maintain the current state of the environment.

8.16.3 Mitigation / recommendations

No recommendations are made for Policy SS12b at this stage.

8.16.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy SS12b	Mersea is an important tourism destination in the Borough. Tourism makes an important contribution to both the local Mersea economy and the wider Borough economy. As a consequence there are a number of diverse and competing interests which all need to be managed in an integrated way within the Borough's coastal zone. These include internationally important habitats, land and water-based recreation, tourism, fishing, archaeological and historic environment assets. The Policy ensures that future development proposals on the landward and seaward side of Coast Road balance the need to protect the important natural and cultural assets at the coast against competing development pressures and the need to support wider socio-economic needs of the Borough's coastal communities.

8.17 Policy SS12c – Caravan Parks

POLICY SS12c – Mersea Island Caravan Parks

Development proposals at caravan parks on Mersea Island, including change of use, intensification of an existing use, or change in activities on site will be supported where they:

- (i) Have adequate wastewater treatment and sewage infrastructure capacity to serve the caravan park and to protect the EU designated coastal bathing water quality and to help meet EU Water Framework Directive requirements;
- (ii) Help protect the integrity of European sites and minimise disturbance to migratory or over wintering birds using the sites;
- (iii) Minimise impact on the amenity of residents or businesses living or operating near the site;
- (iv) Are supported with a Site Specific Flood Risk Assessment and Flood Management and Flood Evacuation Plan; and
- (v) Are supported by measures to promote sustainable travel for leisure on Mersea.

Permission will not be granted for caravans or chalets at the caravan parks to be used as permanent residences. They should only be used for holiday accommodation at all times.

All caravan park proposals should be supported by a site specific Flood Risk Assessment and Flood Management and Evacuation Plan. Proposals for caravan extensions in flood zone 3 will not generally be supported due to the increased risk to people and property from coastal flooding.

8.17.1 Alternatives Considered

No alternatives have been identified for this policy approach in line with the Policy's general adherence to the principles of sustainable development and the environmental protection objectives of the area.

8.17.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the general themes of the preferred approach of Policy SS15c.

Table 53: Appraisal of Policy SS12c

Sustainability Objective / assessment criteria		Policy SS12c
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A

Sustainability Objective / assessment criteria		Policy SS12c
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	++
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	+
	Will it improve sustainable transport infrastructure and linkages?	+
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	0
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	0
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	0
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	0
	Will it improve water quality?	0

The Policy will have a significant positive impact on tourism through supporting applications to extend existing caravan parks with minimal constraining policy criteria. There will also be minor positive impacts associated with sustainable transport criteria through supporting measures to promote sustainable travel for leisure. The Policy ensures that any application would need to demonstrate that it does not have negative effects on water quality, pollution, flooding, water efficiency and biodiversity and as such there will be ‘no impact’ on these assessment criteria.

8.18.3 Mitigation / recommendations

No recommendations are made for Policy SS15c at this stage.

8.18.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy SS12c	The caravan parks on Mersea are located adjacent to internationally designated Natura 2000 sites and because of their coastal frontage locations can be potentially vulnerable to increased risk from flooding. As an important tourist destination, the protection of the EU designated bathing waters around Mersea is an important consideration which has shaped the policy approach and is the principle reason for its selection.

8.19 Policy SS16 – Wivenhoe

Originally Wivenhoe comprised two separate settlements: Wivenhoe Cross which was centred on the crossroads of Colchester Road, Rectory Road and The Avenue; and Wivenhoe to the south which was centred on the quay. More recent development has resulted in the coalescence of these two distinct settlements into one.

Since the 1970's growth has included significant 'estate' development including Dene Park during the 1970s; Broomsgrove to the west in the 1970/80s; Ferry Marsh in the 2000's and most recently Cooks Shipyard.

The town benefits from good infrastructure provision including a mainline train station, a GP surgery, two primary schools, numerous shops and restaurants and abundant open space provision. There are also frequent bus services between Wivenhoe and Colchester and a cycle path between Wivenhoe and the University of Essex (the town's biggest employer) has recently been built. There is a well-used footpath and cycle route to Colchester along the River Colne, which increases the sustainable nature of the settlement and makes it suitable for additional future growth within the Local Plan period.

There are currently approximately 3335 dwellings in Wivenhoe Parish with 3,200 dwellings concentrated within Wivenhoe Town. It has been proposed that an additional 250 new dwellings should be delivered within Wivenhoe by 2033. Wivenhoe is a District Centre and maybe expected to accommodate a higher number of new homes, but an extra 250 houses delivered over this period is considered to be appropriate, along with a number of new homes within the Parish which will be allocated in the University Garden Village. There are a number of constraints which has influenced the amount of growth considered proportionate for Wivenhoe.

POLICY SS16 – WIVENHOE

Within the broad areas of growth as shown on the Wivenhoe policies map, the Wivenhoe Neighbourhood Plan will:

- (i) Identify the settlement boundary for Wivenhoe;
- (ii) Identify specific sites for housing allocations needed to deliver 250 dwellings;
- (iii) Set out any associated policies needed to support this housing delivery i.e. housing mix, type of housing and density for each site allocated for housing; and
- (iv) The Neighbourhood Plan will also set out the infrastructure requirements to support new development.
- (v) The Neighbourhood Plan will also set out the infrastructure requirements to support new development.

Proposals for development outside of the identified broad areas/ settlement boundary for growth will not be supported. This policy should be read in conjunction with the generic Neighbourhood Planning policy SG7, policy SG3 and policies in the Wivenhoe Neighbourhood Plan once it has been adopted.

8.19.1 Alternatives Considered

Please note that the detailed appraisal of individual sites, alongside all reasonable alternatives, for each settlement is included in an Appendix to this report.

8.19.2 Significant, Secondary and Temporal Effects

No significant, secondary or temporal effects have been identified in line with allocations and relevant policy content being specific to the Neighbourhood Plan and other more general policies within the Local Plan.

9 The Appraisal of the Places Policies – Other Villages and Countryside

National evidence indicates that villages in the catchment area of larger towns struggle to retain facilities, even when more housing is built. Colchester Town is the main provider of shopping, services, employment, and community facilities for the Borough as a whole. Elsewhere in the Borough, only Wivenhoe, Tiptree and West Mersea provide a sufficient level of shops, services and employment to maintain a reasonable level of self-containment. In general, rural communities do not provide sufficient shops, services and facilities to support significant growth.

Settlements within the Other Villages category as defined in the Settlement Hierarchy tend to be small villages which functionally act as local service centres which the local communities rely on for basic facilities and as social hubs. These smaller rural villages often operate as clusters by sharing key services which help provide a strong sense of community for the communities living and working there. These settlements can accommodate a limited amount of small scale development. Appropriate development proposals therefore that meet a local housing need, increase rural employment opportunities, optimise the sustainability of villages by contributing towards community facilities, or which help retain the vitality and sense of community will be supported.

Within the Countryside, there are a number of very small villages/hamlets and isolated clusters of dwellings which lack any community facilities or services and rely on nearby larger villages or towns to meet their daily needs. Development within the countryside will be limited to activities that either require a rural location, help sustain a rural community and local economy and which help protect the rural character of the areas where a development is being delivered.

The Council is also seeking to sustain and enhance local employment and rural enterprises in the Borough. Regard should be had to policy DM5 which sets out the planning approach for economic development in rural Colchester.

9.1 Policy OV1 – Development in Other Villages

POLICY OV1 – DEVELOPMENT IN OTHER VILLAGES AND COUNTRYSIDE

The Local Planning Authority will support proposals that enhance the vitality of rural communities and help maintain the sense of community provided by smaller rural villages and in rural areas.

Within settlements classed as Other Villages, the Local Planning Authority will support proposals for appropriate new infill developments, development on previously developed sites, and extensions, restorations or alterations to existing buildings within defined settlement boundaries. Policy PP1 includes infrastructure and mitigation requirements, which may be relevant.

The design and construction of new village development must be high quality in all respects, including design, sustainability and compatibility with the distinctive character of the locality.

9.1.1 Alternatives Considered

An alternative has been explored for this policy throughout the Local Plan process. This relates to:

Alternative (OV1)1: No change to existing policy.

9.1.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy OV1 and the identified alternative for comparison purposes:

Table 54: Appraisal of Policy OV1

Sustainability Objective / assessment criteria		Policy OV1	Alt (OV1)1
1	Will it deliver the number of houses needed to support the existing and growing population?	+	?
	Will it provide more affordable homes across the Borough?	+	?
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	++	?
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	+	?
4	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
5	Will it provide equitable access to education, recreation and community facilities?	+	?
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	+	?
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A

Sustainability Objective / assessment criteria		Policy OV1	Alt (OV1)1
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	0	?
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have a significant positive impact regarding well-designed new development in both the Other Villages and the Countryside as defined in the Local Plan. There will also be minor positive impacts on housing delivery in such areas including affordable homes, sustaining the rural economy, providing equitable access to community facilities and also new open space creation. There will be 'no impact' on flood risk in line with the Policy's requirement that design should contribute to mitigating impacts on flooding related to the proposal.

The Alternative (OV1)1 will have uncertain impacts on all relevant assessment criteria. This is related to the previous policy not distinguishing between other villages and the countryside, with the more restrictive approach of the latter adopted. This would not ensure any positive development implications in the other villages and would arguable not be compliant with the NPPF's presumption in favour of sustainable development.

9.1.3 Mitigation / recommendations

No recommendations are made for Policy OV1 at this stage.

9.1.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy OV1	National evidence indicates that villages in the catchment area of larger towns struggle to retain facilities, even when more housing is built. Rural communities do not provide sufficient shops, services and facilities to support significant growth, however some small villages functionally act as local service centres which the local communities rely on for basic facilities and as social hubs and can accommodate a limited amount of small scale development. The Policy ensures that appropriate development proposals meet a local housing need, increase rural employment opportunities, optimise the sustainability of villages by contributing towards community facilities, or which help retain the vitality and sense of community will be supported. The Policy also ensures that development within the countryside is limited to activities that either require a rural location, help sustain a rural community and local economy and which help protect the rural character of the areas where a development is being delivered.
Alternative (OV1)1	Retaining the existing policy ENV2 would be inconsistent with the new Settlement Boundary approach being proposed in the emerging Settlement Boundary Review. ENV2 does not distinguish between the development approach towards the type of development that could be supported in Other villages and the more restrictive approach to development in the Countryside. This clarification is needed to support the proposals in the Settlement Boundary to remove settlements boundaries from small villages and to demonstrate that removal of the settlement boundary will not prevent appropriate development and change in rural villages.

9.2 Policy OV2 – Countryside

POLICY OV2 – COUNTRYSIDE

Proposals for sustainable rural business, leisure and tourism schemes, development essential to the effective operation of agriculture, horticulture, forestry, equestrian use, infrastructure, renewable energy generation, and minerals or waste operations in the adopted Essex Minerals and Waste Local Plans may require a countryside location.

Policy DM6 (Economic development in rural areas and the countryside) provides further guidance. In general, proposals for sustainable rural businesses will be supported if they are of an appropriate scale, meet a local employment need, minimise negative environmental impacts, and harmonise with the local character and surrounding countryside where they are being proposed.

Residential development in the countryside, outside defined settlement boundaries, will be restricted to small scale rural exception sites needed to meet local affordable housing needs. Schemes will only be considered favourably on appropriate sites where they are supported by a Local Housing Needs Assessment. Where there is an identified need for certain types of housing, schemes must demonstrate how these needs have been met by the scheme. Proposals should be supported by the relevant Parish Council.

9.2.1 Alternatives Considered

It is essential that development is restricted in the countryside to protect the landscape, character, quality and tranquillity. For this reason, alternative approaches that seek to allow the principle of development within the countryside, i.e. as would be the case within a development boundary, are not considered reasonable.

9.2.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy OV2 and the identified alternative for comparison purposes:

Table 55: Appraisal of Policy OV2

Sustainability Objective / assessment criteria		Policy OV2
1	Will it deliver the number of houses needed to support the existing and growing population?	0
	Will it provide more affordable homes across the Borough?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	+
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A

Sustainability Objective / assessment criteria		Policy OV2
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

The Policy will have positive effects on the rural economy in conjunction with Policy DM6 and the delivery of small affordable housing schemes in areas of identified need. Despite this, impacts are not significant and will only offer very minor positive impacts. This reflective of established principles regarding development within the countryside and ensuring that development is directed to sustainable locations and settlements.

9.2.3 Mitigation / recommendations

No recommendations are made for Policy OV2 at this stage.

9.2.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy OV2	It is essential that development is restricted in the countryside to protect the landscape, character, quality and tranquillity. The policy's stance on only allowing small scale single units within the countryside is an established approach to development in such areas and has therefore been included and selected within the Plan.

10 The Appraisal of the Development Management Policies

The development management policies of the Local Plan will guide the development management (planning application) process. They set out how development will be managed to ensure that it contributes towards the vision and objectives, via the strategic framework put in place by the policies contained in Section One and those covering Sustainable Growth, Climate Change, Environmental Assets and Places in Section Two.

10.1 Policy DM1 – Health and Wellbeing

Most development has a potential impact upon the health services and facilities that are provided in the Borough. Likewise, through the design of new development, healthy living can be promoted. The extent of these impacts needs to be assessed to ensure that adequate health services continue to be provided for the community as a whole. For developments which have relatively little impact upon health services, an initial assessment may be sufficient to satisfy the requirements of this policy. For developments where an initial assessment indicates more significant health impacts, a comprehensive Health Impact Assessment (HIA) will be required. The Borough Council will liaise with the NHS East Essex Clinical Commissioning Group when assessing the scope and scale of likely impacts. HIA should be prepared following the current best practice advice and reflect the most up to date evidence. Further details on preparing Health Impact Assessments can be found in the Guidance Note on HIAs produced by the Essex Planning Officers Association (March 2008).

Colchester has designated Air Quality Management Areas (AQMA) due to levels of Nitrogen Dioxide (NO₂) that exceed legally binding limits and have a significant impact on the health of local residents. Development schemes with a potential to cause harmful emissions to the atmosphere, including considerations of cumulative impact, will be required to assess these impacts and provide appropriate mitigation in line with the Borough's Air Quality Action Plan (AQAP) and Low Emission Strategy (LES).

POLICY DM1 – HEALTH AND WELLBEING

All development should be designed to help promote healthy lifestyles and avoid causing adverse impacts on public health through:

- (i) Ensuring good access to health facilities and services;
- (ii) Providing a healthy living environment where healthy lifestyles can be promoted including green space and creating attractive opportunities for activities including walking and cycling; and
- (iii) Providing appropriate mitigation to avoid harmful emissions.

Health Impact Assessments (HIA) will be required for all residential development in excess of 100 units and non-residential development in excess of 2500 square metres and for other developments where the proposal is likely to have a significant impact on health and wellbeing. The purpose of the HIA will be to identify the potential health consequences of a proposal on a given population, maximise the positive health benefits and minimise potential adverse effects on health and inequalities. Any HIA must be prepared in accordance with up to date advice and best practice for such assessments.

All developments with the potential to cause a deterioration in air quality will be required to provide appropriate mitigation and where relevant, schemes will be required to provide an air quality assessment.

Measures to mitigate any adverse impacts of the development will be provided and / or secured by planning conditions, Section 106 contributions or CIL.

Developments which will have an unacceptable significant adverse impact on health and wellbeing which cannot be mitigated, or that fail to offer reasonable provisions, will not be permitted.

10.1.1 Alternatives Considered

Three alternatives have been explored for this policy within the Local Plan. These relate to:

Alternative (DM1)1: No change to existing policy.

Alternative (DM1)2: Relate requirement for HIA to EIA development

Alternative (DM1)3: No requirement for HIA

10.1.2 Significant, Secondary and Temporal Effects:

The following table explores the sustainability impacts of the preferred approach of Policy DM1 and the identified alternatives for comparison purposes:

Table 56: Appraisal of Policy DM1

Sustainability Objective / assessment criteria		Policy DM1	Alt (DM1)1	Alt (DM1)2	Alt (DM1)3
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A	N/A	N/A
2	Will it promote regeneration?	N/A	N/A	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	+	+	?	?
	Will densities make efficient use of land?	N/A	N/A	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A	N/A	N/A
4	Will it reduce the need to travel?	N/A	N/A	N/A	N/A
	Will the levels of sustainable travel increase?	+	+	?	?
	Will it improve sustainable transport infrastructure and linkages?	+	+	?	?
5	Will it provide equitable access to education, recreation and	N/A	N/A	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM1	Alt (DM1)1	Alt (DM1)2	Alt (DM1)3
	community facilities?				
	Will it place pressure on school places, including early years?	N/A	N/A	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	++	++	?	?
	Will it improve the skills of the Borough's population?	N/A	N/A	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A	N/A	N/A
	Will it encourage healthy lifestyles?	++	++	?	-
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+	+	?	?
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	+	+	?	-
9	Will it reduce pollution and greenhouse gas emissions?	+	+	?	?
	Will it support the delivery of renewable energy schemes?	N/A	N/A	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A	N/A	N/A
	Will it improve water quality?	N/A	N/A	N/A	N/A

The Policy has been assessed as having significant positive impacts on encouraging healthy lifestyles and creating new open spaces. This approach will be strengthened through the related infrastructure requirements of Policies SG6 and ENV3. Minor positive impacts can also be expected regarding aspirations to create a high quality and coherent public realm, improve environmental quality in terms of water, air and soil quality and reduce pollution and greenhouse gas emissions; largely due to the HIA requirements to

address air quality. Impacts are not significant in this regard where such a policy can not improve the state of the environment but improve and mitigate. Indirect (secondary) positive impacts can be expected to occur regarding creating sustainable transport, and improving sustainable transport linkages in terms of walking and cycling.

Alternative (DM1)1 will have the same impacts as that of the preferred policy approach in so far as the main differences between the approaches are based on clarity of wording and a clearer steer as to what reflects as suitable proposal / planning application.

Alternative (DM1)2 will have uncertain impacts due to the large degree of uncertainty surrounding the approach, and the stance of the Council in any interim period between plan adoption and the materialisation of any incorporation of HIA into EIA. Uncertainty also surrounds the thresholds of when a proposal will require HIA, which is likely to lead to development that is not suitably mitigated.

Alternative (DM1)3 has been assessed as having largely uncertain impacts on relevant assessment criteria, dependant on individual schemes that could come forward that may have varying levels of unmitigated health impacts. To this extent, and for the purposes of comparison between options, negative impacts have been highlighted for assessment criteria related to healthy lifestyles and air quality.

10.1.3 Mitigation / recommendations

No recommendations are made for Policy DM1 at this stage.

10.1.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM1	The quality of the built environment and its sustainability are key factors in both the direct health of and the life style choices affecting the health of residents, workers and visitors of new developments. The Local Plan recognises that most development has a potential impact upon the health services and facilities that are provided in the Borough and that through the design of new development, healthy living can be promoted. The Policy ensures that the extent of these impacts needs to be assessed to ensure that adequate health services continue to be provided for the community as a whole.
Alternative (DM1)1	Whilst the policy may be adequate, reviewing the wording enables a clearer steer against which to determine applications where there are adverse impacts on the health and wellbeing of the community.
Alternative (DM1)2	It may emerge in the future that an HIA is incorporated into Environmental Health Impact Assessment (EIA) so by implication will be required only when an EIA is triggered. The revised EU EIA Directive provides an opportunity for an integrated impact assessment to be undertaken, incorporating HIA within the EIA process. Provided this is undertaken thoroughly, then the EIA may be an adequate vehicle for consideration of the effects of projects on human health. However, the mechanisms for dealing more comprehensively with health in EIA have not been tested through practitioners' best practice, public consultation, the decision-making processes, or the courts. HIA is much more of a subjective and qualitative process and currently does not lend itself well to specific predicted outcomes or levels of significance in terms of community health impacts. It is therefore

Option / Alternative	Reason for selection
	considered premature for the requirement for an HIA to be linked to an EIA, furthermore there may still be smaller proposals which do not trigger the requirement for an EIA, but that there is justification to assess the health impacts and therefore require an HIA.
Alternative (DM1)2	This would leave the Council open to challenge since it would not have any means to seek supporting information to measure the potential impacts of proposed development on health and wellbeing which in turn may lead to non-compliance with national policy.

10.2 Policy DM2 – Community Facilities

Community facilities are an essential element of sustainable communities providing for education, childcare, health, culture, recreation, religion and policing (see Glossary). Policies elsewhere in the plan also cover protection and provision of open space and recreation facilities.

The Council needs to deliver a comprehensive range of high quality and accessible community facilities to meet the needs of new and existing communities in Colchester. Community projects which have been delivered recently, such as the Community Stadium and Firstsite, have regional and national significance. Local facilities such as schools and health centres also need to be delivered to support new and existing communities. A table will be included in the full/final plan) that will set out the key community facilities to be delivered in Colchester during the plan period. Additional facilities may also be delivered as part of new developments.

POLICY DM2 – COMMUNITY FACILITIES

The Local Planning Authority will seek the retention of all existing community facilities, services and allocations for such uses where they meet or will meet an identified local need.

Any proposal that would result in the loss of a site or building currently or last used for, or allocated for the provision of facilities, services, leisure or cultural activities that benefit the community, will only be supported in cases where the Local Planning Authority is satisfied that:

- (i) An alternative, equivalent community facility to meet local needs is, or will be, provided in an equally or more accessible location within walking distance of the locality (800 m); or
- (ii) It has been proven that it would not be economically viable to retain the site/building for a community use; and
- (iii) The community facility could not be provided or operated by either the current occupier or by any alternative occupier, and it has been marketed to the satisfaction of the Local Planning Authority in order to confirm that there is no interest and the site or building is genuinely redundant.

New development will be required to provide, or contribute towards the provision of community facilities including education to meet the needs of new and expanded communities and mitigate impacts on existing communities, which will be secured by Section 106 contributions or CIL.

Where existing facilities can be enhanced to serve new development, the Local Planning Authority will work with developers and local partners to audit existing facilities and assess the requirement for additional facilities to deliver comprehensive provision of services to serve these extended communities.

10.2.1 Alternatives Considered

It is felt that no alternative approaches could be considered reasonable in light of the requirements to seek the retention of community facilities, or their provision through Section 106 agreements or CIL. Any deviations from the approach could be considered unreasonable in line with the approach to other infrastructure policies.

10.2.2 Significant, Secondary and Temporal Effects:

The following table explores the sustainability impacts of the preferred approach of Policy DM2:

Table 57: Appraisal of Policy DM2

Sustainability Objective / assessment criteria		Policy DM2
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	+
	Will it provide good accessibility by a range of modes of transport?	N/A
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	+
	Will the levels of sustainable travel increase?	+
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	++
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A

Sustainability Objective / assessment criteria		Policy DM2
	Will it encourage healthy lifestyles?	+
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

There will be a significant positive impact associated with the provision of community facilities as a result of the Policy approach. Indirect positive impacts can also be expected regarding reducing the need for development on Greenfield land through retention and integration into wider schemes, reducing the need to travel and sustainable travel through the location criteria of the policy and also encouraging healthy lifestyles through provision and retention of versatile facilities.

10.2.3 Mitigation / recommendations

No recommendations are made for Policy DM2 at this stage.

10.2.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM2	The Policy ensures that the Council can deliver a comprehensive range of high quality and accessible community facilities to meet the needs of new and existing communities in Colchester. The Policy safeguards existing facilities and sets out how development proposals will be required to review community needs and provide community facilities to meet the needs of the new population and mitigate impacts on existing communities.

10.3 Policy DM3 – Education Provision

Expansion to existing as well as new primary schools, secondary schools and early years provision will be needed in the Borough to support the new homes and communities that are being created. The NPPF (paragraph 72) sets out that great importance should be placed on the need to provide new school places. It also states that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, giving great weight to the need to create, expand or alter schools. The amount of land required is specified by Essex County Council as Local Education Authority. New designations will be subject to detailed design and layout to ensure the schools are located in the best positions for new communities.

Existing schools and education facilities, including early years, higher and further education will be supported to ensure they are able to deliver high quality educational provision and act as hubs for their local community. Remodelling and expansion of schools and education facilities will be supported wherever possible. The loss of school grounds or school buildings themselves will only be supported where it has been proven that there is no longer an educational need for the site, now or in the future, or that improved accommodation is being provided in an alternative location. Applications for existing schools are often dealt with by the County Council, but in some circumstances the Borough Council will be the relevant local planning authority. The new policy will apply for decisions made by Colchester Borough Council, and will be used to inform any consultation responses submitted to applications which are determined by Essex County Council, or any other appropriate agency.

POLICY DM3 – EDUCATION PROVISION

Sites proposed for, or in current educational use, or which have ceased to be used for education in the recent past, will be protected for that use. Where it is demonstrated that the educational use of the site is genuinely redundant the change of use, or re-development of educational establishments and their grounds, will be supported where:

- (i) No other alternative educational, or community use can be found;
- (ii) Satisfactory alternative and improved facilities will be provided; and
- (iii) The area of the site to be redeveloped is genuinely in excess of government guidelines for playing field provision, taking into account future educational projections.

The Local Planning Authority will respond positively to appropriate and well-designed applications regarding the creation of new school and education facilities. As expressed in the NPPF, the Local Planning Authority will use a presumption in favour of the development of schools and educational uses. The Local Planning Authority will engage in pre-application discussions with promoters to develop a collaborative approach to suitable applications.

10.3.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM3)1: No policy / Rely on the NPPF.

10.3.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM3 and the identified alternatives for comparison purposes:

Table 58: Appraisal of Policy DM3

Sustainability Objective / assessment criteria		Policy DM3	Alt (DM3)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	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
5	Will it provide equitable access to education, recreation and community facilities?	++	++
	Will it place pressure on school places, including early years?	++	++
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	+	+
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM3	Alt (DM3)1
	protected landscapes including the Dedham Vale AONB?		
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on ensuring adequate school places and providing equitable access to education facilities. This will have the indirect (secondary) impacts of improving educational attainment in the Borough. Impacts will be strengthened through the Policies of Section One of the Local Plan related to the Garden Communities in the Borough; the premise of which will ensure new education provision through meeting relevant dwelling yield thresholds.

The alternative (DM3)1 has been assessed as having the same impacts as the preferred Policy approach, albeit with less local context regarding the different requirements of urban and rural provision and expansion and the different approach to assessing applications accordingly.

10.3.3 Mitigation / recommendations

No recommendations are made for Policy DM3.

10.3.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM3	Whilst the NPPF provides support for the principles set out in the policy it is necessary to add more specific guidance to enable policy guidance to respond to the local priorities and context. In respect of policy on education, a strong permissive steer is to support new academies and free schools in the NPPF, so it is therefore important that a policy provides further guidance to provide the opportunity to inform proposals and seek appropriate mitigation if required. As such, the Policy was selected and the alternative rejected.
Alternative (DM3)1	

10.4 Policy DM4 – Sports Provision

The existing sport, leisure and public and private open spaces within the Borough, represent important assets serving the communities in which they are located (or in some instances wider areas). This importance can relate not only to their function, but also to the amenity value and contribution to the character of an area in general in providing 'green lung', opportunities for a well-designed and inclusive public realm, and visual breaks in the built environment. If such provisions are lost to other uses it can be extremely difficult to find alternative locations particularly as open land is scarce and, therefore, at a premium.

POLICY DM4 – SPORTS PROVISION

Colchester Borough Council will work with sports providers across the Borough to protect, enhance and deliver new sports and leisure facilities to encourage active lifestyles and to increase participation in formal and informal recreation.

The delivery of new sports facilities will be focused at hub sites including the Garden Communities; North Colchester; the University of Essex and the Garrison. Development at these locations will be required to contribute to the delivery of the sport and leisure needs identified in the Sports Facilities Strategies, in the respective Sports Development Plans for The Garrison, University of Essex and North Colchester (Northern Gateway).

Development in the Borough will also be required to contribute to the provision or enhancement of sport or leisure facilities where a need has been identified.

The Local Planning Authority will seek to secure community use as part of all new strategic sports proposals and as part of other smaller sport and leisure schemes submitted where it is practical to do so.

Development, including change of use, of any existing or proposed sports ground or playing field will only be supported where it can be demonstrated that:

- (i) Alternative and improved provision will be created in a location well related to the functional requirements of the relocated use and its existing and future users; and
- (ii) The proposal would not result in the loss of an area important for its amenity or contribution to the green infrastructure network or to the character of the area in general; and
- (iii) It achieves the aims of the Colchester Sports Facilities Strategy.

Development proposals resulting in a loss of indoor or outdoor sport/recreational facilities must additionally demonstrate that:

- (iv) There is an identified excess provision within the catchment of the facility and no likely shortfall is expected within the plan period; or
- (v) Alternative and improved sport /recreational provision will be delivered at a location well-related to the functional requirements of the relocated use and its existing and future users.

In all cases, development will not be permitted that would result in any deficiencies in sports provision or increase existing deficiencies in the area either at the time of the proposal or be likely to result in a shortfall within the plan period.

10.4.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM4)1: No change to existing policy.

10.4.2 Significant, Secondary and Temporal Effects:

The following table explores the sustainability impacts of the preferred approach of Policy DM4 and the identified alternatives for comparison purposes:

Table 59: Appraisal of Policy DM4

Sustainability Objective / assessment criteria		Policy DM4	Alt (DM4)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	+	+
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	+	+
	Will the levels of sustainable travel increase?	+	+
	Will it improve sustainable transport infrastructure and linkages?	N/A	N/A
5	Will it provide equitable access to education, recreation and community facilities?	++	++
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	++	++
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM4	Alt (DM4)1
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

There will be a significant positive impact associated with the provision of recreation facilities and healthy lifestyles as a result of the Policy approach. Indirect positive impacts can also be expected regarding reducing the need for development on Greenfield land through retention and integration into wider schemes, and reducing the need to travel and sustainable travel through the locational criteria of the policy regarding catchments and the requirements surrounding relocation. The Alternative (DM4)1 will have the same impacts in so far as the approach is not distinctly different to the preferred approach of Policy DM4.

10.4.3 Mitigation / recommendations

No recommendations are made for Policy DM4.

10.4.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM4	The current policy could have been retained but new evidence has been gathered about sport and leisure needs in the Borough which is not reflected in the current policy. As such, the new Policy has been selected as it represents the most up to date evidence and the alternative rejected.
Alternative (DM4)1	

10.5 Policy DM5 – Tourism, Leisure, Culture and Heritage

Colchester's rich historic heritage and range of beautiful landscapes provides the basis for an important tourism sector which creates jobs and provides facilities, attraction and environments for visitors that also enhance the quality of life for local residents. Proposals to support this sector will accordingly be supported subject to their accord with the

Council's spatial hierarchy and policies. It is important to ensure that new development does not detract from the settings and features that make visitor destinations attractive and distinctive.

The Borough's historic Town Centre is the focal point for visitor attractions and accommodation as well as leisure and cultural facilities. In line with national policy, proposals falling within the category of 'town centre uses' as defined in the NPPF glossary will be subject to a sequential test to ensure they align with the Council's spatial hierarchy which prioritises the town centre.

POLICY DM5 – TOURISM, LEISURE, CULTURE AND HERITAGE

Development for new and extended visitor attractions, leisure, cultural and heritage facilities along with visitor accommodation (including hotels, bed and breakfast accommodation, self-catering accommodation, holiday lodges, static and touring caravans and camping sites) will be supported in suitable locations subject to minimising their impact on neighbouring areas.

Proposals for tourism, leisure, culture and heritage development should be appropriate in scale and function to the surrounding area; be accessible by a choice of means of transport; and not cause significant harm to the amenity of people living and working nearby.

Proposals that are likely to have an adverse impact on the integrity of European sites or the Dedham Vale AONB will not be supported.

In locations where residential use would be inappropriate, developments of visitor accommodation will be limited by condition or legal agreement to holiday use only and/or certain periods of the year in order to prevent permanent or long-term occupation.

10.5.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM5)1: No policy / rely on the NPPF.

10.5.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM5 and the identified alternatives for comparison purposes:

Table 60: Appraisal of Policy DM5

Sustainability Objective / assessment criteria		Policy DM5	Alt (DM5)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM5	Alt (DM5)1
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	+	?
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	+	?
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	++	+
	Will it help sustain the rural economy?	+	?
4	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	?	?
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
		N/A	N/A

Sustainability Objective / assessment criteria		Policy DM5	Alt (DM5)1
	Will it deliver effective SUDS and improve drainage?		
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on supporting tourism, heritage and the arts. There will be minor positive impacts on the delivery of a range of employment opportunities, maintaining an appropriate balance between different types of retail uses and other activities in the Borough's centres and contributing to sustaining the rural economy. There will be an uncertain impact regarding the historic environment where the policy is not explicit of any requirements to protect and enhance such assets in the first instance; the policy has the potential to enhance the setting and enjoyment of such assets and this could be included for completeness. Despite this, Policy DM16 – Historic Environment contains suitable criteria for this single issue in more detail and relevant to all development proposals.

The Alternative (DM5)1 has been assessed as having largely uncertain impacts in so far as it would not adequately factor in local context and distinctiveness, which could lead to inappropriate tourism, leisure and cultural development.

10.5.3 Mitigation / recommendations

The Policy could include reference to Policy DM16 – Historic Environment, or provide some context as to how a proposal could adequately satisfy Policies DM5 and DM16 in unison regarding heritage assets and the historic environment.

10.5.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM5	The importance of the tourism, leisure and culture sectors to the Colchester economy and quality of place warrants specific policy attention to ensure an appropriate level of provision. As such, the Policy has been selected and the alternative rejected.
Alternative (DM5)1	

10.6 Policy DM6 – Economic Development in Rural Areas and the Countryside

The Local Plan supports rural communities and sets out a flexible approach that maintains a balance between environmental considerations and appropriate business growth. The countryside is viewed as a good location for some businesses, particularly those specific to rural tourism. Business preference for rural sites also reflects the pleasant environment and the availability of relatively cheaper premises in comparison with built-up areas. The Borough is also coming under particular pressure for employment based development in the countryside because there are a significant number of large agricultural buildings and other rural buildings that are potentially suitable for conversion to employment use, coupled with the high rental values to be found within the built up area. This demand needs to be considered in the context of environmental impacts, accessibility and in relation to local rural economic development in the Borough, and specific economic needs. Improvements to rural broadband are also enabling more businesses to locate to rural areas.

Policy DM6: Economic development in rural areas and the countryside

The Local Planning Authority will protect Local Economic Areas in rural Colchester that provide an economic function both on allocated sites shown on the policies maps and at other rural locations that provide a similar function.

Sites and premises currently used or allocated for employment purposes in rural parts of the Borough will be safeguarded for appropriate economic uses to ensure local residents have access to local job opportunities without the need to travel. Proposals for alternative uses will be supported where they comply with policy SG4.

Within allocated rural Local Economic Areas and on rural sites providing an economic function, the following uses are considered appropriate in principle:

- (i) Business (B1), general industrial (B2), storage and distribution (B8);
- (ii) Repair and storage of vehicles and vehicle parts, including cars, boats and caravans; and
- (iii) Other employment-generating uses, such as those related to recreation and tourism, which meet local needs and/or promote rural enterprise.

The following additional considerations will also be taken into account where relevant:

(A) Conversion and re-use of existing rural buildings:

Proposals for acceptable uses will only be supported where the building is capable of re-use without significant rebuilding, and the building is deemed to be desirable for retention. In the case of former agricultural or forestry buildings of recent construction (less than 10 years), it will also need to be demonstrated that the original need for the building was genuine and that it is no longer required for agricultural or forestry purposes.

(B) Extension of existing rural employment buildings:

Proposals for extensions will be supported where these are limited to plans which are essential to the operation of an established business. All extensions shall be accommodated satisfactorily in terms of design, scale and appearance within the existing employment site boundary.

(C) Replacement rural employment buildings:

Replacement buildings will only be supported where the existing development is visually intrusive or otherwise inappropriate in its context and a substantial improvement in the landscape and surroundings will be secured through replacement. New buildings should not significantly increase the scale, height and built form of the original building. There is a presumption that heritage assets will be retained rather than replaced.

(D) New rural employment buildings:

Proposals will only be supported in exceptional cases where there are no appropriate existing buildings, there is no available employment land in the locality and a site/area specific business need has been adequately demonstrated.

(E) Expansion of an existing business:

Proposals to expand an existing employment use into the countryside will only be supported in exceptional cases where there is no space for the required use on the existing site, the need has been adequately demonstrated, and the proposals are essential to the operation of an established business on the site. Consideration must be given to the relocation of the business to available land within a Strategic or Local Economic Area or alternative rural site providing an economic function and in a more sustainable location.

In all cases, any new development will be expected to have adequate landscape mitigation to compensate for any additional impact upon the surrounding countryside.

10.6.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM6)1: No policy / rely on the NPPF.

10.6.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM6 and the identified alternatives for comparison purposes:

Table 61: Appraisal of Policy DM6

Sustainability Objective / assessment criteria		Policy DM6	Alt (DM6)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	+	+
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	++	+
	Will it support tourism, heritage and the arts?	++	+
		++	+

Sustainability Objective / assessment criteria		Policy DM6	Alt (DM6)1
	Will it help sustain the rural economy?		
4	Will it reduce the need to travel?	+	+
	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 provide equitable access to education, recreation and community facilities?	N/A	N/A
5	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
	Will it reduce actual crime and fear of crime?	N/A	N/A
6	Will it provide equitable access to employment opportunities?	+	+
	Will it encourage healthy lifestyles?	N/A	N/A
	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
7	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
8	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
	Will it reduce pollution and greenhouse gas emissions?	0	0
9	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
	Will it reduce the risk of flooding?	N/A	N/A
10	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on those assessment criteria regarding sustaining the rural economy, supporting business innovation, diversification and entrepreneurship and also supporting tourism. There will be additional minor positive impacts on improving the delivery of a range of employment opportunities, reducing the need to travel and providing equitable access to employment opportunities for residents of rural areas. No impacts have been highlighted for pollution through economic development

proposals being of a scale small enough to not harm the rural character of the local area either by the nature and level of activity or any other detrimental effects such as noise and pollution.

The Alternative approach (DM6)1 has been assessed as having generally similar impacts as the preferred policy approach, however with less significant positive impacts associated with the rural economy, innovation and diversification and tourism. This is part due to the previous policies not being informed by the most up to date Employment Land Needs Assessment and its recommendations regarding the future use of Local Economic Sites, and also their ability to respond to and support the Plan’s rural housing allocations within the Borough’s sustainable rural settlements.

10.6.3 Mitigation / recommendations

No recommendations are made for Policy DM6 at this stage.

10.6.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM6	The current Local Plan includes two policies DM6 and DM9 that guide employment uses in rural areas. Both policies have been amalgamated and amended to reflect the introduction of the NPPF and also in response to recommendations about the future use of allocated Local Economic Sites in the Employment Land Needs Assessment Report. As such, the Policy has been selected and the alternative rejected.
Alternative (DM6)1	

10.7 Policy DM7 – Agricultural Development and Diversification

Paragraph 28 of the NPPF promotes the development and diversification of agricultural and other land-based rural businesses. This may well involve adaptation to new markets and ways of operation, and diversification of activities.

The agricultural economy in the Borough is changing, as increasingly farmers are seeking to diversify in order to remain in farming. Accordingly the Council is seeking to encourage farm diversification schemes that are planned on a comprehensive basis to retain a viable agricultural unit by seeking additional incomes from other sources which still relate to the countryside. Whilst the Council will support appropriate farm diversification schemes, the Council will resist proposals that would harm the rural area or segregate the existing agricultural use or farm holding. A farm shop selling products produced on the farm unit itself and which does not require a new building is unlikely to require planning permission.

POLICY DM7 – AGRICULTURAL DEVELOPMENT AND DIVERSIFICATION

The Local Planning Authority will support and encourage appropriate farm diversification proposals where they help support the rural economy, are compatible with the rural environment and help to sustain the existing agricultural enterprise without the need for subdivision of the holding or separate enterprises unrelated to the existing agricultural use.

All proposals must be accompanied by a satisfactory diversification plan according to the scale of proposals, which describes how it will assist in retaining the viability of the farm and how it links with any other short or long term business plans for the farm. Proposals for farm shops as part of a farm diversification scheme must identify the products produced on site or locally and demonstrate that the location of farm-based retailing is necessary to assure farm income where their needs cannot be met within a nearby settlement or district or local centre.

Proposals that are likely to have an adverse impact on the integrity of European sites or the Dedham Vale AONB will not be supported.

Proposals for farm diversification schemes will be supported where they meet the following criteria:

- (i) Existing buildings are re-used wherever possible. Schemes involving the re-use of historic farm buildings shall maintain and enhance the historic environment; including the character of the built heritage; or
- (ii) The development is well-related to existing buildings if no suitable buildings are available for re-use; and
- (iii) The development is secondary to the main agricultural use of the farm; and
- (iv) The proposal will not be likely to require new dwellings within the rural area to support the enterprise either at the time of first submission or at any future date.

Where new buildings are proposed, the development should incorporate the removal of any redundant, under-used, unsightly or otherwise harmful buildings elsewhere within a site as part of the compensatory mitigation for the additional development being proposed.

In all cases, any new development will be expected to have adequate landscape mitigation to compensate for any additional impact upon the surrounding countryside.

New agricultural buildings requiring planning permission will be guided to locations on the farm which are sensitive to their environment.

10.7.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM7)1: No policy / rely on the NPPF.

10.7.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM7 and the identified alternatives for comparison purposes:

Table 62: Appraisal of Policy DM7

Sustainability Objective / assessment criteria		Policy DM7	Alt (DM7)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	+	?
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	+	?
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	+	?
	Will it support business innovation, diversification, entrepreneurship and changing economies?	++	?
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	++	++
4	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM7	Alt (DM7)1
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	+	?
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and 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?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on those assessment criteria regarding sustaining the rural economy and supporting business innovation and diversification. The Policy's criteria will ensure positive impacts on reducing the need for development on Greenfield land through support for proposals that re-use existing buildings in the first instance. In addition there will be minor positive impacts associated with improving the delivery of a range of employment opportunities, maintaining an appropriate balance between different types of retail uses (in the instances of farm shops) and also protecting heritage assets regarding schemes involving the re-use of historic farm buildings. There will be an uncertain impact regarding biodiversity however, where the Policy could recognise the need for survey work regarding protected species in the re-use of agricultural buildings, particularly those that are redundant.

The Alternative (DM7)1 will have largely uncertain impacts on relevant assessment criteria where previous policies have not been informed by the most up to date Employment Land Needs Assessment and its recommendations. Reliance on the NPPF could also lead to inappropriate schemes being permitted in line with the presumption in favour of sustainable development. Proposals would likely be determined without the preferred policy approach's local context and consideration of cumulative effects in rural areas and on established local and district centres regarding retail proposals.

10.7.3 Mitigation / recommendations

The Policy could recognise the need for survey work regarding protected species in the re-use of agricultural buildings, particularly those that are redundant.

10.7.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM7	The current Local Plan includes policies that guide employment uses in rural areas, including diversification. Policies have been amended to reflect the introduction of the NPPF and also in response to recommendations about the future use of allocated Local Economic Sites in the Employment Land Needs Assessment Report. As such, the Policy has been selected and the alternative rejected.
Alternative (DM7)1	

10.8 Policy DM8 – Affordable Housing

The need for affordable housing is high in Colchester, as it is elsewhere in the Eastern region. The Council's evidence in the Strategic Housing Market Assessment supports a target of 30-35%, but this target must be balanced with viability considerations and allowance will need to be taken of the fact that some sites may not deliver affordable housing for example, due to government policy thresholds. Viability work will be updated as required to ensure the target reflects the balance between essential housing need and viability. Where 20% is not considered to be viable, applicants will need to submit information on viability. The Council will expect developers to meet the Council's reasonable costs associated with viability appraisals in instances where the level of affordable housing is disputed. A target of 20% will optimise affordable housing delivery on greenfield land whilst facilitating the regeneration of rundown areas.

In instances where the provision of affordable housing is supported by the delivery of some open market units on a rural exception site, it will be essential to ensure that the number of open market units never dominates a particular scheme. In determining the number of open market units required to facilitate the delivery of affordable units, the Council will expect applicants to demonstrate viability calculations starting with 100% affordable housing. The same calculations should then be applied with the introduction of one open market unit at a time until a point is reached where the delivery of the rural exception site becomes viable. The number of open market units on a rural exception site should be less than the number of affordable units delivered.

POLICY DM8 – AFFORDABLE HOUSING

The Council is committed to improving housing affordability in Colchester. Accordingly 30% of new dwellings (including conversions) on housing developments of 10 dwellings or more in urban areas and above 5 units in rural areas, should be provided as affordable housing (normally on site).

Where it is considered that a site forms part of a larger development area, affordable housing will be apportioned with reference to the site area as a whole.

This level balances the objectively assessed need for affordable housing in the Borough established by the evidence base, against the requirement for flexibility to take account of changing market conditions. At present the overwhelming need in Colchester is for affordable rented properties, which should be reflected in development proposals. For sites where an alternative level of affordable housing is proposed below the target, it will need to be supported by evidence in the form of a viability appraisal.

In exceptional circumstances, where high development costs undermine the viability of housing delivery, developers will be expected to demonstrate an alternative affordable housing provision.

The Local Planning Authority will require developments to integrate affordable housing and market housing, with a consistent standard of quality design and public spaces, to create mixed and sustainable communities. The affordable housing provision should proportionately reflect the mix of market units unless otherwise specified by the Local Planning Authority. In schemes over 15 units the affordable housing should be provided in more than one single parcel. Elsewhere the affordable housing mix on any site should normally be "pepper potted" throughout the scheme in groups, the size and location of which should be discussed and agreed with the Local Planning Authority.

Affordable housing development in villages will be supported on rural exception sites close to village settlement boundaries, provided a local need is demonstrated by the Parish Council on behalf of their residents, based on evidence gained from an approved local housing needs survey. A proportion of market housing which facilitates the provision of significant additional affordable housing may be appropriate on rural

exception sites. Information to demonstrate that the market housing is essential to cross-subsidise the delivery of the affordable housing and that the development would not be viable without this cross-subsidy will be required. At the scheme level, the number of open market units on the rural exception site will be strictly limited to only the number of units required to facilitate the provision of significant affordable housing units on a rural exception site. The number of affordable units and total floorspace on a site should always be greater than the number of open market units or floorspace. The actual number will be determined on local circumstances, evidence of local need and the overall viability of the scheme.

10.8.1 Alternatives Considered

At the Preferred Options stage, the Policy stated that the Council will be seeking to secure 20% of new dwellings (including conversions) on housing developments of 10 dwellings or more. Therefore, a target of 20% can be seen as an alternative approach at this stage. Two alternatives were additionally explored for this policy within the Local Plan process.

Alternatives explored throughout the Local Plan process include:

Alternative (DM8)1: No policy / rely on the NPPF

Alternative (DM8)2: Set an alternative target

Alternative (DM8)3: A 20% target on schemes of 10 dwellings or more.

10.8.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM8 and the identified alternatives for comparison purposes:

Table 63: Appraisal of Policy DM8

Sustainability Objective / assessment criteria		Policy DM8	Alt (DM8)1	Alt (DM8)2	Alt (DM8)3
1	Will it deliver the number of houses needed to support the existing and growing population?	++	+	?	++
	Will it provide more affordable homes across the Borough?	++	+	?	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++	+	?	+
	Will it deliver well designed and sustainable housing?	++	+	?	++
2	Will it promote regeneration?	N/A	N/A	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM8	Alt (DM8)1	Alt (DM8)2	Alt (DM8)3
	Will it help sustain the rural economy?	N/A	N/A	N/A	N/A
4	Will it reduce the need to travel?	N/A	N/A	N/A	N/A
	Will the levels of sustainable travel increase?	N/A	N/A	N/A	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A	N/A	N/A	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	+	N/A	N/A	+
	Will it improve the skills of the Borough's population?	N/A	N/A	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM8	Alt (DM8)1	Alt (DM8)2	Alt (DM8)3
	Will it improve water quality?	N/A	N/A	N/A	N/A

The Policy will have significant positive impacts on housing related assessment criteria, including affordability, supply of a mix of types, and design. Specifically regarding affordable homes, the Policy can be seen to balance objectively assessed need whilst responding to the different potential scenarios where a blanket percentage would not be suitable for viability reasons. There will also be a minor positive impacts associated with open space where it is specifically mentioned in the policy.

Alternative (DM8)1 will have minor positive impacts on all housing related assessment criteria. Impacts are limited in so far as the NPPF requires LPAs to respond to local context, and although affordable housing can be expected to be delivered to some extent, it can not be guaranteed to be as appropriate or suitable to the Borough and local market conditions.

Alternative (DM8)2 has been assessed as having uncertain impacts. There would be similar impacts on housing related assessment criteria as the preferred policy approach should a lower figure be adopted; this is due to any permutation of a lower target being essentially covered by the flexibility of the preferred policy approach, responding to viability concerns where there are high development costs. A higher percentage may however not respond to objectively assessed need in so far as a higher percentage can be assumed to make development less profitable and ultimately less attractive within the Borough. This could affect the Borough's requirements to deliver not only affordable units but market housing in general, which would have significantly negative social and economic connotations over the plan period.

Alternative (DM8)3 will have similar impacts as the Policy approach, however with less significant impacts on affordable housing delivery and delivering a range of housing types to meet the needs of the Borough.

10.8.3 Mitigation / recommendations

No recommendations are made for Policy DM8 at this stage.

10.8.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM8	The NPPF expects that Local Plans will provide further detail on how affordable housing will be provided given that targets need to reflect local circumstances as documented in the Council's evidence base. As such, the Policy has been selected and the alternative rejected.
Alternative (DM8)1	
Alternative (DM8)2	Alternative targets could be set, in particular given the ever increasing need for more affordable housing, but the current target of 30% is considered to represent housing need and affordability aspirations.
Alternative (DM8)3	This alternative was previously explored in consideration of an effective balance in meeting housing need and viability concerns. At the current stage however, the Preferred approach better reflects the evidence in the Strategic Housing Market

	Assessment supports a target of 30-35% affordable housing in new developments, with supporting text outlining that if this is not viable, then applicants will need to submit information on viability.
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10.9 Policy DM9 – Housing Density

The density of housing development can have significant implications for sustainability, local character, travel behaviour, development land take, and residential amenity.

New developments must enhance local character and optimise the capacity of accessible locations. Locations with good access to the Town Centre are more suited to higher density development, although a flexible approach will be important to ensure that densities are compatible with the surrounding townscape. Higher density developments in these locations can accommodate more people at locations with good access to employment, shops and education, and allow residents to easily access their needs by walking, cycling and public transport. This in turn supports the provision of local business, services and infrastructure. However, high density development that is poorly located or poorly designed can have adverse impacts on the local community, built character, traffic and sustainability. High density developments need to have regard to biodiversity and open spaces provided within urban areas and on brownfield sites.

Densities therefore may need to be moderated at less accessible locations and to reflect local character. The provision of open space, parking and a mix of housing will also have moderating effect on densities. The density of developments also needs to be informed by the provision of open space and parking, the character of the area, and the mix of housing.

POLICY DM9 – HOUSING DENSITY

The Local Planning Authority will support development densities that make efficient use of land and relate to the specific opportunities and constraints of proposed development sites. Proposals with development densities that encourage sustainable transport and help sustain local amenities will be supported. In particular all residential development will need to be at an appropriate density and massing, having regard to:

- (i) The character of the site and its immediate surroundings, as well as the wider locality, including where applicable the setting of important heritage assets;
- (ii) The adequacy of the access and the local road network to accommodate the traffic likely to be generated by the proposed development as well as the scope to enhance walking and cycling access to local amenities and public transport;
- (iii) The existing landscaping, trees and hedgerows on the site and the need for further landscaping;
- (iv) The provision of appropriate on-site amenities to serve the development in accordance with policy SG6 and any relevant adopted guidance including the provision of open space and sustainable drainage facilities where suitable;
- (v) The provision of appropriate parking to serve the development in accordance with the relevant standards and policy DM22.
- (vi) An adequate standard of residential accommodation being provided for future occupants in accordance with policy DM12.
- (vii) An appropriate mix and type of housing as informed by the various housing policies set out in the Local Plan.

10.9.1 Alternatives Considered

At the Preferred Options stage, the following options or alternatives were explored:

Alternative (DM9)1: Set Minimum / Maximum Densities

Alternative (DM9)2: Leave to NPPF

10.9.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM9 and the identified alternatives for comparison purposes:

Table 64: Appraisal of Policy DM9

Sustainability Objective / assessment criteria		Policy DM9	Alt (DM9)1	Alt (DM9)2
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	+	?	-
	Will it deliver well designed and sustainable housing?	+	?	-
2	Will it promote regeneration?	N/A	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	+	?	-
	Will densities make efficient use of land?	++	?	-
	Will a mix of uses be provided?	N/A	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A	N/A
4	Will it reduce the need to travel?	N/A	N/A	N/A
	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A	N/A
6	Will it reduce actual crime and fear of crime?	+	?	-
	Will it provide equitable access to employment opportunities?	N/A	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM9	Alt (DM9)1	Alt (DM9)2
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+	?	-
	Will it protect and enhance the historic character of the Town Centre?	+	?	-
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+	?	-
	Will it protect and 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	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A	N/A
	Will it improve water quality?	N/A	N/A	N/A

The Policy will have a significant positive impact in regard to the assessment criterion that seeks that densities make efficient use of land; this is due to the Policy's flexible approach that specific densities relate to local context, subject to the stated Policy criteria. As a result of development of an appropriate density and in compliance with the Policy criteria, positive indirect (secondary) impacts can be expected associated with housing type, design, accessibility, the public realm and landscape. There will additionally be minor secondary positive impacts on protecting the historic character of centres and also reducing actual crime and the fear of crime; this latter impact being related to appropriate densities positively influencing layouts and ensuring natural surveillance.

Alternative (DM9)1 has been assessed as having uncertain impacts for relevant criteria in comparison to the preferred policy approach. This is related to the comparative inflexibility of the approach in consideration of suitable densities in the context of the specific area of each individual proposal; blanket density requirements being unlikely to be locally specific and suitable for more than any single area.

Alternative (DM9)2 will have negative impacts in so far as the approach would not be NPPF compliant in consideration of the requirement for LPAs to set their own densities to reflect local circumstances. The NPPF can not be relied on to ensure appropriate densities are secured, particularly in response to applications that can otherwise be deemed sustainable.

10.9.3 Mitigation / recommendations

No recommendations are made for Policy DM9 at this stage.

10.9.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM9	The Policy has been selected in so far as it is compliant approach with the NPPF's requirements that LPAs set their own densities which reflect local circumstances, including regard to the character of the area and respond directly to site specific characteristics.
Alternative (DM9)1	The policy could specify a minimum or maximum density for all sites in the Borough. This may address the efficient use of land, however, it will not allow for the density to have regard to the character of the area and respond directly to site specific characteristics.
Alternative (DM9)2	This would not be a compliant approach as the NPPF requires LPAs to set their own densities which reflect local circumstances

10.10 Policy DM10 – Housing Diversity

All housing developments in Colchester should be inclusive and accommodate a diverse range of households and housing need to create mixed communities. Housing developments must provide a range of housing types that can accommodate a range of different households, including families, single persons, older persons, those with care and/or support needs, and low income households.

There is an important relationship between housing diversity, density and the accessibility of the location. Town Centre locations, for example, are highly accessible and can support high density flats, but they also need to accommodate a range of household sizes. Suburban locations have moderate access and should accommodate a range of housing types and household sizes. Rural locations have low accessibility and will suit low density development, but should also still provide for small and low income households..

POLICY DM10 – HOUSING DIVERSITY

The Local Planning Authority will seek to secure a range of housing types and tenures on developments across the Borough in order to create inclusive and sustainable communities. Housing developments should provide a mix of housing types to suit a range of different households as identified in the latest Strategic Housing Market Assessment, whilst also realising the opportunities presented by accessible locations.

The Local Planning Authority will seek to provide for the needs of particular groups as follows:

Older people – The Local Planning Authority will require developers to demonstrate how their proposal will be capable of meeting and adapting to the long term needs of the increasing number of older residents. This would include the provision of Lifetime Homes and other measures to support independent living, further to the support for these types of dwellings in the Housing Standards policy DM12.

Specialist Housing- The Local Planning Authority will support provision of schemes providing higher levels of care for specialist groups including those eligible under Essex County Council's Independent Living Programme; disabled people; people with care needs; and other vulnerable people. New development proposals for these groups will be supported where there is a proven need; they are located within settlements; and are accessible by public transport.

Self-build/custom-build housing – The Local Planning Authority will support proposals for self-build/custom-build housing, to meet demand as indicated by registrations on the Council's Self-Build Register, both on individual sites and as part of larger schemes, including rural exception sites.

Gypsies and Travellers – The Local Planning Authority will meet identified need for gypsy and traveller accommodation, with specific allocations and policy considerations set out in Policy DM11. **Students** - Planning permission will be granted for purpose-built student accommodation subject to other policies in this plan and where:

- (i) the location is appropriate in terms of access to public transport and university and college facilities; and
 - (ii) the proposal will not result in an excessive concentration of student accommodation in any one locality.
- Specific proposals for University based accommodation are contained in policy EC1.

St Helena Hospice – The Local Planning Authority will support the provision of hospice care in the local community through the use of existing or new sites.

10.10.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM10)1: Set specific allocations for every type of specialist housing

10.10.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM10 and the identified alternatives for comparison purposes:

Table 65: Appraisal of Policy DM10

Sustainability Objective / assessment criteria		Policy DM10	Alt (DM10)1
1	Will it deliver the number of houses needed to support the existing and growing population?	+	+
	Will it provide more affordable homes across the Borough?	+	+
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++	+
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	+	+
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM10	Alt (DM10)1
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have a significant positive impact on providing a range of housing types in accordance with the policy's primary focus. There will additionally be positive impacts on housing supply through the Policy's flexible approach to delivery through the development management process. There will also be positive impacts regarding housing affordability through the nature of the housing types specified in the Policy.

Alternative (DM10)1 will have similar positive impacts as the preferred policy approach, however with less significant impacts on the Policy's primary focus. This is due to the alternative's approach not ensuring that specific policy exists for suitable applications to come forward in the development management process. Allocation in regards to less-profitable housing would also be restrictive should sites be earmarked for a single use that would be to the detriment of other land uses. It is similarly inflexible in regards to specific types of housing, for instance the range of possible older people's housing units for which there may be a specific need in a given area or different locational requirements, and also does not factor in the possibility of delivery on more suitable locations should they become available throughout the plan period.

10.10.3 Mitigation / recommendations

No recommendations are made for Policy DM10 at this stage.

10.10.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM10	This would increase levels of certainty that provision is made, but would not allow for sufficient flexibility for categories such as older people's housing that could be

Alternative (DM10)1	provided in a range of types and locations. As such, the Policy has been selected and the alternative rejected.
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10.11 Policy DM11 – Gypsies, Travellers and Travelling Showpeople

The Borough Council will seek to provide appropriate sites to meet the needs of the gypsies, travellers and travelling showpeople in the Borough as identified through the latest Gypsy and Traveller assessment work and further to guidance from Government set forth in 'Planning policy for traveller sites'. These sites need to provide gypsy and traveller communities with good access to education, health, welfare and employment infrastructure, bearing in mind the need to have due regard to the protection of local amenity and local environment.

Policy DM11: Gypsies, Travellers, and Travelling Showpeople The Local Planning Authority will identify sites to meet the established needs of gypsies, travellers and travelling showpeople in the Borough. There is an overall need for 15 pitches over the life of the plan to 2033 which takes into account the need for both the statutory requirement to provide 2 pitches for nomadic travellers as well as the additional need for 13 pitches for those identifying as gypsies and travellers. The need for 6 pitches by 2021 can be met by expansion of the existing site at Severalls Lane. The existing site has successfully operated since 2012 and is considered a sustainable location for small scale expansion. The need for the remainder of the plan period will be met through strategic sites and allocations within the Garden Communities, to be finalised through the process of agreeing detailed allocations and masterplans for those areas. Proposals for any further applications will be judged on the basis that sites should be located within reasonable proximity to existing sustainable settlements, and with access to shops, schools and other community facilities. Sites should also provide adequate space for vehicles and appropriate highway access.

10.11.1 Alternatives Considered

No alternatives can be considered reasonable for exploration, in light of the available evidence and land promoted for such a use.

Table 66: Appraisal of Policy DM11

Sustainability Objective / assessment criteria		Policy DM11
1	Will it deliver the number of houses needed to support the existing and growing population?	+
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	N/A
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	+
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in	N/A

Sustainability Objective / assessment criteria		Policy DM11
	the Borough's centres?	
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	+
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	+
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

10.11.2 Significant, Secondary and Temporal Effects

The Policy will have a significant positive impact on the delivery of Gypsy and Traveller needs specifically and wider in association with identified needs, both in the short term through safeguarding provision at Severalls with supported expansion and in the long term associated with provision through the Garden Communities. In line with the sustainability benefits of development in these areas associated with infrastructure provision and the requirements stated in other relevant policies within the Local Plan, there will additionally be minor positive impacts regarding accessibility, providing equitable access to facilities and reducing the need to travel for the Gypsy and Traveller community.

10.11.3 Mitigation / recommendations

No recommendations are made for Policy DM11 at this stage.

10.11.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM11	The Policy conforms to the requirement that LPAs provide appropriate sites to meet the needs of the gypsies, travellers and travelling showpeople in the Borough as identified through the latest Gypsy and Traveller assessment work and further to guidance from Government set forth in 'Planning policy for traveller sites'. The Policy seeks to expand the existing site at Severalls and include the remainder through allocation of gypsy and traveller provision in the Garden Communities. This approach reflects the lack of forthcoming sites in the Local Plan's call-for-sites for this use, and also maximises the potential for gypsy and traveller communities to have good access to education, health, welfare and employment infrastructure through the integration of the necessary number of pitches into the masterplan of the Garden Communities.

10.12 Policy DM12 – Housing Standards

It is important to strike an appropriate balance between providing freedom and flexibility for the housing market to operate and ensuring that a range of sites are available for different areas of the housing market. However, the different types of dwelling should be suitably designed to consider the potential needs of their perspective occupiers and the Design and Access statements submitted with planning permissions should cover this point. It is expected that new residential development will address the requirements of Lifetime Homes standards, which incorporate 16 design features providing a flexible blueprint for accessible and adaptable housing to meet the needs of people at all stages of life. While Lifetime Homes can be converted to full wheelchair accessibility, there is a particular need for housing that is wheelchair accessible from the outset. The revised Part M building regulations require the minimum standard for all new dwellings which makes them suitable to be visited by a wheelchair user. Anything over and above this baseline standard will only be permitted where the council has demonstrated a clearly evidenced need, and where their impact on viability has been considered, in accordance with the National Planning Policy Framework and Planning Guidance.

Accessible, well-designed and easy to use waste and recycling facilities will be needed in new developments to help the Council meet its recycling targets. High quality sustainable development also includes adequate arrangements for servicing and refuse vehicles,

storage, parking for cars and cycles and electric vehicle charging points, in accordance with Policy DM22.

POLICY DM12 – HOUSING STANDARDS

Residential development will be supported where high standards of design, construction and layout are promoted. In considering proposals for new residential development, the Local Planning Authority will have regard to the following:

- (i) New buildings or extensions should be designed to minimise the overshadowing of neighbouring properties as well as to avoid other adverse microclimatic effects;
- (ii) Acceptable levels of daylight to all habitable rooms and no single aspect north-facing homes;
- (iii) Acceptable levels of privacy for rear-facing habitable rooms and sitting-out areas;
- (iv) A management and maintenance plan to be prepared for multi occupancy buildings and implemented via planning conditions to ensure the future maintenance of the building and external spaces;
- (v) Internal space standards demonstrated to be in accordance with the National Described Space Standards (DCLG, 2015) or any future replacement of this;
- (vi) A minimum of 10% of market housing and 95% of affordable housing to meet Building Regulations 2015 Part M4 (2) accessible and adaptable standards and 5% of affordable homes to be Part M4 (3)(2)(b) wheelchair user standards.
- (vii) Vehicle parking standards as set out in Policy DM22 including the requirements for cycle parking facilities. In the case of flats, secure cycle storage should be incorporated into flat blocks and readily located at the building entrances;
- (viii) An accessible refuse and recycling storage area, and external drying areas; and
- (ix) Measures to maximise the potential of broadband provision and ensure other infrastructure requirements are met as referenced in Policy SG6.

10.12.1 Alternatives Considered

No alternatives have been considered reasonable for exploration, in light of the available evidence within the local context as also national standards and guidance.

Table 67: Appraisal of Policy DM12

Sustainability Objective / assessment criteria		Policy DM12
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	+
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	+
	Will densities make efficient use of land?	N/A
	Will a mix of uses be provided?	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in	N/A

Sustainability Objective / assessment criteria		Policy DM12
	the Borough's centres?	
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
6	Will it reduce actual crime and fear of crime?	?
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	+
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	+
10	Will it reduce the risk of flooding?	N/A
	Will it deliver effective SUDS and improve drainage?	N/A
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A
	Will it improve water quality?	N/A

10.12.2 Significant, Secondary and Temporal Effects

The Policy can be seen to have significant positive effects regarding its primary focus to deliver well designed and sustainable housing. In addition, there will be positive impacts associated with relevant assessment criteria regarding the delivery of a range of housing types (through flexibility in the internal layout of dwellings to allow adaptability to different lifestyles incorporating the design principles of Lifetime Homes), good accessibility (through suitable parking standards and layouts), waste minimisation (through accessible bin and storage areas) and reducing transport related greenhouse gas emissions (through the inclusion of electric car charging points).

There will be an uncertain impact regarding the assessment criterion to reduce actual crime and the fear of crime where the policy is not explicit of integrating such measures; in addition it is not clear how the policy corresponds to any aspiration to ensure some level of natural surveillance.

10.12.3 Mitigation / recommendations

Policy DM12 could benefit from including a criterion regarding reducing actual crime and the fear of crime through layout considerations to maximise natural surveillance.

10.12.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM12	The Policy has been selected where it can be seen to set clear criteria regarding different types of dwelling including the principles of Lifetime Homes and to help the Council meet its recycling targets. In line with the standards directly meeting local needs and addressing specific requirements in the Borough, the Policy is considered a suitable and appropriate approach.

10.13 Policy DM13 – Domestic Development: Residential alterations, extensions and outbuildings

There have been a number of changes to planning regulations in recent years which have increased the forms and scope of domestic development proposals not requiring planning permission.

This policy should be read in conjunction with Policy DM1 (Design and Amenity). Together the policies set out the criteria for assessing planning applications for domestic development proposals which includes residential alterations, extensions and annexes as well as replacement dwellings and flat conversions. In addition to these policies the Council may publish further guidance relevant to domestic development which should be consulted prior to submitting a planning application.

The Council wishes to retain and promote a balanced mix of dwelling types and sizes in the borough and avoid the loss of smaller and more affordable units. Therefore extensions and annexes should always be compatible and subordinate to the original dwelling and not result in the over-development of residential plots.

There is an important relationship between housing diversity, density and the accessibility of the location. Town Centre locations, for example, are highly accessible and can support high density flats, but they also need to accommodate a range of household sizes. Suburban locations have moderate access and should accommodate a range of housing types and household sizes. Rural locations have low accessibility and will suit low density development, but should also still provide for small and low income households.

POLICY DM13 – DOMESTIC DEVELOPMENT: RESIDENTIAL ALTERATIONS, EXTENSIONS AND OUTBUILDINGS

Residential alterations, extensions and outbuildings will be permitted, provided the proposal meets the following criteria:

- (i) The proposal is compatible with the scale, appearance and character of the original dwelling including taking into account the cumulative impact of such development;
- (ii) The proposal does not result in the over-development of the site, and demonstrates design in scale with its surroundings, taking into account the footprint of the existing dwelling and the relationship to neighbouring site boundaries;
- (iii) Proposals for extensions and outbuildings are subordinate to the original dwelling in terms of design and setting;
- (iv) The proposal will not result in unacceptable adverse impacts on the amenities of neighbouring residential properties, including on privacy, overbearing impact, overshadowing or loss of light;
- (v) The proposal will not result in adverse impact to the appearance of the street scene and character of the area.

Residential annexes

Residential annexes will be supported where the need for additional space cannot be met within an existing dwelling or buildings suitable for conversion on the site in the first instance, provided the proposal meets the following criteria:

- (i) The proposal is physically attached or closely related to the main dwelling so that it cannot be subdivided from the main dwelling;
- (ii) The proposal retains some form of demonstrable dependence on the main dwelling, such as shared access (including both vehicular access and doorways) and communal amenity spaces (the use of annexes as a separate dwelling will not be permitted and the desire for annexed occupants to be independent from existing residents will not be considered as adequate justification to allow self-contained dwellings in annexes);
- (iii) The proposal respects and enhances both the character of the original dwelling and the context of the surrounding area through high quality design; and
- (iv) The proposal does not result in the loss of amenity to neighbouring properties.

Replacement dwellings in the countryside

Replacement dwellings in the countryside within existing curtilages will be supported, provided the proposal meets the following criteria:

- (i) It is on a one-for-one basis and the property to be demolished is a permanent lawful dwelling;
- (ii) It is of a high quality design that is appropriate to the rural area in scale and character and preserves or enhances access, siting and dwelling orientation;
- (iii) It is of a scale appropriate to the size of the original dwelling to maintain a supply of smaller more affordable dwellings in the countryside;
 - (iv) It provides high quality landscaping, where necessary, to integrate the new dwelling into the wider rural context with no greater adverse impacts than the existing dwelling;
 - (v) There is a presumption against the demolition of properties considered to be heritage assets and/or properties which positively contribute to the character of a rural conservation area; and
 - (vi) The flood risk sequential test will have to be applied.

Flat conversions

Proposals for the conversion and sub-division of existing residential premises within settlement boundaries into flats and other self-contained residential units will be considered having regard to the intensity of the use proposed and the sustainability of the location in respect of the proximity of the site to key services and public transport provision. Proposals should also be in accordance with the requirements set out in the Housing Standards policy.

In addition to those considerations proposals for the conversion and sub-division of existing residential premises and, in cases of conversions of non-residential buildings where planning permission is required, will only be supported if they meet the following criteria:

- (i) The proposal does not result in detrimental effects to the appearance of the building by reason of unsympathetic additions or alterations, either in isolation or due to cumulative impact;
- (ii) Opportunities are taken for improving the character and quality of an area and the way it functions;
- (iii) Appropriate provision is made for parking, private amenity space, cycle storage and refuse storage facilities, in a visually acceptable manner;
- (iv) The internal layout minimises possible noise disturbance and/or overlooking to the immediate neighbours; and
- (v) Overall, the proposal will not result in an unsatisfactory living environment for prospective occupiers.

10.13.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM13)1: No policy / rely on National Guidance

10.13.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM13 and the identified alternatives for comparison purposes:

Table 68: Appraisal of Policy DM13

Sustainability Objective / assessment criteria		Policy DM13	Alt (DM13)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	+	?
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	+	?
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM13	Alt (DM13)1
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+	?
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

There will be no significant impacts resulting from Policy DM13; the scope of the policy is such that there would be no significant improvements to the state of the environment through its implementation. It should be acknowledged however that the nature of such a policy is unlikely to yield significant impacts; Sustainability Appraisal being a strategic level assessment. The policy will however have minor positive impacts on housing design, density and landscape / townscape.

Alternative (DM13)1 will have uncertain impacts on relevant assessment criteria. The NPPF can not be relied upon to ensure suitable development is forthcoming without specific local context, particularly in those instances where a proposal is otherwise predominantly sustainable.

10.13.3 Mitigation / recommendations

No recommendations are made for Policy DM13 at this stage.

10.13.3 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM13	If there was no domestic development policy included in the Local Plan there would have to be a reliance on the NPPF and PPG to inform the determination of such proposals. Given that both national policy and national guidance do not provide any detail on the types of development proposals covered in this policy, on their own they would not be sufficient to ensure development is of an acceptable standard. Although permitted development rights have increased the types and scale of development which doesn't require planning permission, the proposed policy is required to ensure development proposals for alterations, extensions, annexes, replacement dwellings and flat conversions outside of permitted development rights are carried out in a way which respects local areas as well as protecting the needs of existing and future neighbours and residents. As such, the Policy has been selected and the alternative rejected.
Alternative (DM13)1	

10.14 Policy DM14 – Rural Workers Housing

The NPPF states that one of the few circumstances where a new dwelling within the countryside may be justified is when accommodation is required to enable agricultural or rural workers to live at or in the immediate vicinity of their place of work.

While Colchester Council's preference is for such workers to live in nearby towns or villages, or suitable existing dwellings to avoid new and potentially intrusive development in the countryside, it acknowledges that there will be some instances where the nature and demands of certain rural businesses will make it essential for one or more people engaged in the enterprise to live at, or very close to, their place of work.

Such a need however must be essential to the successful operation of the rural business. Any proposal for a new agricultural/rural workers dwelling will be expected to satisfy all the criteria set out in Policy H6.

POLICY DM14 – RURAL WORKERS DWELLINGS

Permanent Rural Workers' Dwellings

Planning permission will be granted for new agricultural/rural workers' dwellings as part of existing businesses

where all of the following criteria are met:

- (i) Evidence is provided to show that there is an essential functional need for a permanent dwelling;
- (ii) The need is related to a full time worker who is primarily employed locally in agriculture, forestry or some other rural based business that requires a new dwelling in the countryside;
- (iii) The size and design of dwelling is commensurate with the needs of the rural business;
- (iv) The business has been established for at least 3 years, has been profitable for at least one of them, is financially viable and is likely to remain so in the future;
- (v) The functional need cannot be met by another suitable and available dwelling.
- (vi) The conversion of an existing building should be considered in preference to new build;
- (vii) The proposed development is not located in a recognised area of flood risk; and
- (viii) The proposed development satisfies all other Local Plan policy requirements.

Temporary Rural Workers Dwellings

Where a new dwelling is essential to support a new activity, whether a newly-created unit or an established one, it will normally, for the first three years, be provided by a caravan or other temporary accommodation.

Applications will need to be supported with the following information:

- (i) Clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new buildings is often a good indication of intentions);
- (ii) Evidence is provided to show that there is an essential functional need;
- (iii) Clear evidence that the proposed enterprise has been planned on a sound financial basis. The evidence should include a business plan of at least 3 years duration;
- (iv) The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area;
- (v) If permission for temporary accommodation is granted, permission for a permanent dwelling is unlikely to be granted within 3 years. If, after 3 years, a permanent dwelling is approved, the temporary dwelling must be removed from the site; and
- (vi) The proposed temporary accommodation is not located in a recognised area of flood risk.

Conditions will be attached to all permissions granted for new rural workers dwellings to remove permitted development rights and restrict the occupancy to that required for the rural business concerned or other agricultural/rural uses nearby.

Existing Rural Workers Dwellings

Where a rural dwelling is no longer needed to support a rural business, applications to remove the occupancy restrictions will have to submit evidence demonstrating that an essential functional need no longer exists for the property and is unlikely to in the foreseeable future. The applicant will be expected to provide details of instructions to estate agents, and the response to that advertising, demonstrating that:

- (i) The property has been continuously marketed for rent and sale for at least 12 months and advertised in that period at a price reflecting the occupancy condition;
- (ii) The advertising should include on-line advertising, local newspapers and relevant national agricultural magazines; and
- (iii) The property has been offered both for sale and to rent on the same basis as above to all farmers, horticulturalists and other rural businesses where a dwelling may be justified in the locality (i.e. having holdings within a two mile radius of the dwelling.)

10.14.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM14)1: No policy / rely on National Guidance

10.14.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM14 and the identified alternatives for comparison purposes:

Table 69: Appraisal of Policy DM14

Sustainability Objective / assessment criteria	Policy DM14	Alt (DM14)1
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Sustainability Objective / assessment criteria		Policy DM14	Alt (DM14)1
1	Will it deliver the number of houses needed to support the existing and growing population?	+	?
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	+	?
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	?	?
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	+	?
4	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
		N/A	N/A

Sustainability Objective / assessment criteria		Policy DM14	Alt (DM14)1
	Will it protect and enhance designated areas of the countryside and coastal environment?		
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have minor positive impacts on those assessment criteria that most closely respond to the Policy's primary function; as such there will be positive implications for delivering suitable housing of the type required for rural workers and also sustaining the rural economy. Uncertain impacts have been highlighted for reducing the need to develop greenfield land however negative impacts are negated to some degree in reflection of the Policy's requirement that conversion of an existing building should be considered in preference to new build.

The Alternative (DM14)1 will have largely uncertain impacts associated with the NPPF having no local context. In the absence of any policy considerations it is possible that rural workers dwellings are given the same weight as any development in the countryside and the requirements of rural workers are not met to the detriment of the rural economy in individual circumstances.

10.14.3 Mitigation / recommendations

No recommendations are made for Policy DM14 at this stage.

10.14.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM14	The NPPF makes reference to the need to plan for rural workers housing needs in paragraph 55 but only at a very high level. A more detailed Local Plan policy is required to provide the local policy context clarity the criteria that applications. Policy OV2 is a new policy that was adopted in 2014. It is NPPF compliant and the policy sets clear guidance about the circumstances when proposals for rural workers houses will be supported and provides guidance about future uses of such dwellings when they are no longer required for a rural worker. As such, the Policy has been selected and the alternative rejected.
Alternative (DM14)1	

10.15 Policy DM15 – Design and Amenity

Good design is indivisible from good planning and a key NPPF requirement for ensuring sustainable development. High quality design benefits everyday users and society as a whole, by creating desirable, functional and efficient places, which help support improved amenities, inclusive communities, economic activity and reduced environmental impact. Design quality is particularly relevant in Colchester given the need to generate local support for planned growth, complement historic assets and to ensure regeneration activities leave a lasting place-making legacy.

In Colchester, as elsewhere in the UK, there is a need to deliver high quality design, whilst still ensuring sustainable development is viable. As a result there is a need to make sure policy guidance helps achieve best practice, providing clarity and securing development which is both good enough to approve and deliverable.

POLICY DM15 – DESIGN AND AMENITY

All development, including new build, extensions and alterations, must be designed to a high standard, positively respond to its context, achieve good standards of amenity, and demonstrate social, economic and environmental sustainability. Great weight will be given to outstanding or innovative designs which help raise the standard of design more generally in the area. Poor design will be refused including that which fails to take the opportunity for good design or improving the local area.

The Local Planning Authority will use and/or promote a range of planning processes and tools to help achieve high quality design. Ultimately, development proposals must demonstrate that they, and any ancillary activities associated with them, will:

- (i) Respect and, wherever possible, enhance the character of the site, its context and surroundings in terms of its layout, architectural approach, height, scale, form, massing, density, proportions, materials, townscape and/or landscape qualities, and detailed design features. Wherever possible development should positively integrate the existing built environment and other landscape, heritage, biodiversity and arboricultural assets and remove problems as part of the overall development proposal;
- (ii) Help establish a visually attractive sense of place for living, working and visiting, through good architecture and landscaping;
- (iii) Promote and sustain an appropriate mix and density of uses which are well located and integrated, optimise the efficient use of land (including sharing), contribute to inclusive communities, and support retail centres and sustainable transport networks;
- (iv) Provide attractive, well connected and legible streets and spaces, which encourage walking, cycling, public transport and community vitality, whilst adequately integrating safe vehicle access;
- (v) Protect and promote public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance, pollution (including light and odour pollution), daylight and sunlight;
- (vi) Create a safe, resilient and secure environment, which supports community cohesion and is not vulnerable to neglect;
- (vii) Provide functional, robust and adaptable designs, which contribute to the long term quality of the area and, as appropriate, can facilitate alternative activities, alterations and future possible development;
- (viii) Minimise energy consumption/emissions and promote sustainable drainage, particularly with regard to transport, landform, layout, building orientation, massing, tree planting and landscaping;
- (ix) Incorporate any necessary infrastructure and services including utilities, recycling and waste facilities to meet current collection requirements, highways and parking. This should be sensitively integrated to promote successful place-making; and
- (x) Demonstrate an appreciation of the views of those directly affected and explain the design response adopted.

Proposals that can demonstrate this inclusive approach will be looked on more favourably.

For the purpose of this policy ancillary activities associated with development will be considered to include vehicle movement.

10.15.1 Alternatives Considered

No alternatives have been considered reasonable for exploration, in light of the available evidence and local context. Any deviation from the Policy content and requirements that could be considered a distinctly different approach (for the purposes of exploration as a reasonable alternative within this SA) would not correspond to a requirement for local design and amenity policy in the NPPF and would likely lead to unsustainable development.

10.15.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM15:

Table 70: Appraisal of Policy DM15

Sustainability Objective / assessment criteria		Policy DM15
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A
	Will it provide more affordable homes across the Borough?	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A
	Will it deliver well designed and sustainable housing?	++
2	Will it promote regeneration?	N/A
	Will it reduce the need for development on greenfield land?	N/A
	Will it provide good accessibility by a range of modes of transport?	+
	Will densities make efficient use of land?	++
	Will a mix of uses be provided?	+
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	+
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	N/A
	Will it help sustain the rural economy?	N/A
4	Will it reduce the need to travel?	+
	Will the levels of sustainable travel increase?	++
	Will it improve sustainable transport infrastructure and linkages?	+
5	Will it provide equitable access to education, recreation and community facilities?	N/A
	Will it place pressure on school places, including early years?	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A
	Will it improve the skills of the Borough's population?	N/A
		++

Sustainability Objective / assessment criteria		Policy DM15
6	Will it reduce actual crime and fear of crime?	
	Will it provide equitable access to employment opportunities?	N/A
	Will it encourage healthy lifestyles?	+
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	++
	Will it protect and enhance the historic character of the Town Centre?	++
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
	Will it protect and improve biodiversity?	?
	Will it improve environmental quality in terms of water, air and soil quality?	N/A
9	Will it reduce pollution and greenhouse gas emissions?	+
	Will it support the delivery of renewable energy schemes?	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	++
10	Will it reduce the risk of flooding?	+
	Will it deliver effective SUDS and improve drainage?	+
	Will it affect the amount of water available for extraction?	N/A
	Will it promote water efficiency and reduce water usage levels per household?	?
	Will it improve water quality?	N/A

The Policy criteria can be seen to directly adhere to the assessment criteria regarding well-designed and sustainable housing, densities that make efficient use of land, promotion of sustainable travel, reducing actual crime and the fear of crime, protecting and enhancing the heritage and cultural assets of the Borough (including the town centre), creating a high quality and coherent public realm, and helping to reduce, reuse and recycle resources and minimise waste. In addition, minor and secondary positive impacts will be realised regarding accessibility by a range of modes of transport, the promotion of a mix of uses, ensuring an appropriate mix of retail uses and other activities in the Borough's centres, reducing the need to travel, improve sustainable transport infrastructure (predominantly walking and cycling), encouraging healthy lifestyles, maintaining the landscape character, reducing greenhouse gas emissions (building emissions), and reducing the risk of flooding through the delivery of effective SuDS.

Uncertain impacts have been highlighted regarding biodiversity and the needs to reduce water usage levels as far as they are relevant to the policy and how it can be implemented. It is considered that the policy could explore ways to ensure that there are positive outcomes regarding these considerations through design.

10.15.3 Mitigation / recommendations

It is recommended that the policy could explore ways to ensure that there are positive outcomes regarding biodiversity and a reduction in water usage through design.

10.15.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM15	The Policy adheres to the requirements of the NPPF that good design be indivisible from good planning in order to ensure sustainable development. The Policy is locally distinct and flexible in line with differing characteristics and as such has been selected.

10.16 Policy DM16 – Historic Environment

Colchester's importance as a historic town warrants a policy detailing and reinforcing the need to protect and enhance the historic environment. The policy is also applicable to heritage assets in rural areas of the Borough and will help to protect and enhance assets in these areas. In the local area there are a number of buildings which detract from the appearance of heritage assets and the opportunities for redevelopment should be encouraged.

There will be a presumption in favour of the physical preservation in situ of nationally important archaeological remains (whether scheduled or not). The more important the asset, the greater the weight will be for preservation in situ. In accordance with national legislation, preservation of remains may require the refusal of development that could be detrimental.

POLICY DM16 – HISTORIC ENVIRONMENT

Development that will lead to substantial harm to or total loss of significance of a listed building, conservation area, historic park or garden or important archaeological remains (including development that adversely affects the setting of heritage assets) will only be permitted in exceptional circumstances where the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Where development will lead to less than substantial harm this harm should be weighed against the public benefits of the proposal.

Development affecting the historic environment should seek to conserve and enhance the significance of the heritage asset and any features of specific historic, archaeological, architectural or artistic interest. In all cases there will be an expectation that any new development will enhance the historic environment or better reveal the significance of the heritage asset, in the first instance, unless there are no identifiable opportunities available. In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Local Planning Authority will request the removal of the features that undermine the historic environment as part of any proposed development. The Local Planning Authority will request the provision of creative and accessible interpretations of heritage assets impacted by development.

Conservation of the historic environment will also be ensured by:

- (i) Identifying, characterising, protecting and enhancing Conservation Areas;
- (ii) Protection and enhancement of existing buildings and built areas which do not have Listed Building or Conservation Area status but have a particular local importance or character which it is desirable to keep;
- (iii) Preserving and enhancing Listed Buildings, Scheduled Monuments, Historic Parks and Gardens, including their respective settings, and other features, which contribute to the heritage of the Borough; and
- (iv) Sites of archaeological interest will be clearly identified and protected, and sites that become known, whether through formal evaluation as part of a Planning Application or otherwise, will similarly be protected according to their importance.

Heritage Statements and/or Archaeological Evaluations will be required for proposals related to or impacting on the setting of heritage assets and/or known or possible archaeological sites, and where there is potential for encountering archaeological sites so that sufficient information is provided to assess the significance of the heritage assets and to assess the impacts of development on historic assets together with any proposed mitigation measures.

10.16.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM16)1: No change to the policy

10.16.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM16 and the identified alternatives for comparison purposes:

Table 71: Appraisal of Policy DM16

Sustainability Objective / assessment criteria		Policy DM16	Alt (DM16)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	+	?
2	Will it promote regeneration?	+	?
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
		++	+

Sustainability Objective / assessment criteria		Policy DM16	Alt (DM16)1
7	Will it protect and enhance the heritage and cultural assets of the Borough?		
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	++	+
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+	?
	Will it protect and enhance designated areas of the countryside and coastal environment?	+	?
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	?	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SuDS and improve drainage?	?	?
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts associated with the Policy's principle focus; that of the protection and enhancement of the Historic Environment and Heritage Assets in the Borough including the Town Centre. A minor positive impact has been highlighted for the delivery of well-designed development. Minor secondary (indirect) impacts can also be expected in individual circumstances related to promoting the regeneration of areas of the town centre, and enhancing the landscape and countryside through development where assets exist. Uncertain impacts have been assessed regarding reducing greenhouse gas emissions and delivering SuDS, where the introduction of renewable energy or energy efficiency measures in or adjacent to the historic built environment, particularly Conservation Areas, may not be feasible in line with the protection and enhancement criteria. In addition, new development that would require SuDS may also find that practical solutions are limited in line with a need to protect and enhance the historic environment. These are however not criticisms of the Policy, rather incompatibilities surrounding these themes of sustainable development; it can be assumed that a proposals impacts and benefits in such scenarios would be strongly considered in the determination of individual applications.

The Alternative (DM16)1 will have largely uncertain impacts in comparison with the Policy approach. This is due to a lack of updated local context including the current issues facing the Borough's historic environment (including that of the wider Local Plan) that might not result in the enhancement of assets from schemes in many circumstances; however it can also be expected that a strong degree of conservation would still apply through the original (existing) policy approach.

10.16.3 Mitigation / recommendations

It is recommended that the Policy is expanded to include a position on the protection and enhancement of Locally Listed buildings.

10.16.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM16	The alternative would not reflect the most up to date position regarding available evidence and also would not provide clarity in relation to the importance of the significance of the heritage asset as required by the NPPF. As such, the Policy has been selected and the alternative rejected.
Alternative (DM16)1	

10.17 Policy DM17 – Retention of Open Space and Outdoor and Indoor Sport and Recreation Facilities

Existing open spaces, green link networks and allotments provide the people of Colchester with opportunities for passive and active recreation and encourage healthy and active lifestyles. It is important that all residents have access to open space within walking distance of their home. Strategic green links provide valuable corridors for the movement of people. The green spaces along the Colne River, for example, connect the town centre, suburbs, countryside, villages and the coast. These corridors provide alternative means for people making journeys into and across Colchester. The Council will therefore seek to protect and enhance these important links.

POLICY DM17 – RETENTION OF OPEN SPACE AND OUTDOOR AND INDOOR SPORT AND RECREATION FACILITIES

The Local Planning Authority will protect and enhance the existing network of green links and open spaces and secure additional areas where deficiencies are identified. The provision of public open space in developments should be informed by an appraisal of local context and community need and up to date evidence, with a particular regard to the impact of site development on biodiversity.

Development, including change of use, of any existing or proposed public or private open space, including allotments will not be supported unless it can be demonstrated that:

- (i) Alternative and improved provision will be created in a location well related to the functional requirements of the relocated use and its existing and future users;
- (ii) The proposal would not result in the loss of an area important for its amenity or contribution to the green infrastructure network or to the character of the area in general; and
- (iii) It achieves the aims of any relevant prevailing strategy relating to open space and recreation.

Development proposals resulting in a loss of open space must additionally demonstrate that:

- (i) There is an identified excess provision within the catchment of the facility and no likely shortfall is expected within the plan period; or
- (ii) Alternative and improved provision will be supplied in a location well-related to the functional requirements of the relocated use and its existing and future users. In all cases, development will not be permitted that would result in any deficiencies in public open space requirements or increase existing deficiencies in the area either at the time of the proposal or be likely to result in a shortfall within the plan period.

Additionally, development that would result in the loss of any small incidental areas of open space, not specifically identified on the policies map but which contributes to amenity value and the character of existing residential neighbourhoods, and any registered common, heathland or village green or which contribute to green infrastructure will not be permitted.

10.17.1 Alternatives Considered

Two alternatives have been explored for this policy within the Local Plan process relevant to policies DM17 to DM19. These relate to:

- Alternative (DM17)1: No change to the policy
- Alternative (DM17)2: No policy and rely on the NPPF

10.17.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM17 and the identified alternatives for comparison purposes:

Table 72: Appraisal of Policy DM17

Sustainability Objective / assessment criteria		Policy DM17	Alt (DM17)1	Alt (DM17)2
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A	N/A
2	Will it promote regeneration?	N/A	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A	N/A
4	Will it reduce the need to travel?	N/A	N/A	N/A
	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	++	++	?
	Will it improve the skills of the Borough's population?	N/A	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A	N/A
	Will it encourage healthy lifestyles?	+	+	?
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM17	Alt (DM17)1	Alt (DM17)2
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+	+	?
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A	N/A
	Will it protect and 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?	N/A	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A	N/A
	Will it improve water quality?	N/A	N/A	N/A

There will be significant positive impacts on protecting existing open spaces and creating new open spaces as a result of the Policy approach. In addition, minor positive impacts can be expected in regards to creating a high quality and coherent public realm linking the town's assets and spaces and protecting biodiversity. Secondary positive impacts will also be realised concerning the encouragement of healthy lifestyles.

Alternative (DM17)1 will have similar impacts as the Preferred Policy approach in line with similar content, however it should be noted that the existing policy includes some elements that are deemed unnecessary in light of updated evidence. Entirely uncertain impacts on relevant criteria can be expected for Alternative (DM17)2 in line with the pressures on many open spaces for development purposes and the NPPF's presumption in favour of sustainable development, in consideration of many urban open spaces that are likely to be otherwise sustainable and suitable for development.

10.17.3 Mitigation / recommendations

No recommendations are made for Policy DM17 at this stage.

10.17.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM17	The Policy adheres to national policy's requirement for Local Plans to cover the local application of evidence to ensure adequate protection and provision of open space, sport and recreation to meet the needs of the local community.
Alternative (DM17)1	This would retain elements of unnecessary repetition and also include some references which are no longer relevant.
Alternative (DM17)2	This would not be compliant with national policy as there is a requirement for Local Plans to cover the local application of evidence to ensure adequate protection and provision of open space, sport and recreation to meet the needs of the local community.

10.18 Policy DM18 – Provision for Open Space

POLICY DM18 – PROVISION FOR OPEN SPACE

New residential development must provide for the recreational needs of new communities. The provision of open space helps to alleviate recreational pressure on sites of high nature conservation value (e.g. European sites) and also increases opportunities for participation in healthy lifestyles.

All new residential development will be expected to provide new public areas of accessible open space. Precise levels of provision will depend on the location of the proposal and the nature of open space needs in the area but as a guideline, at least 10% of the gross site area should be provided as useable open space. The Local Planning Authority will expect large sites of 5 hectares or more to provide at least one strategic area of open space within the site. This will be secured through planning obligations or CIL.

Where the Local Planning Authority accepts commuted sums in lieu of open space, the commuted sums will be used to provide additional open space or to improve existing open space in the locality of the development. Contributions may be pooled (within pooling restrictions that apply at the time) to provide larger areas of strategic open space where a need has been identified. A commuted sum is only likely to be acceptable in the following circumstances:

- (i) smaller developments of less than 0.5 ha, or where for some other reason open space requirements cannot be met within the site; or
- (ii) developments of dwellings which are legally secured for occupation by the elderly (where some compensating increase in private amenity space may be required); or
- (iii) in a town centre location or where it is justified by an outstanding urban design approach based on site constraints and opportunities.

10.18.1 Alternatives Considered

Two alternatives have been explored for this policy relevant to policies DM17 to DM19. These relate to:

- Alternative (DM18)1: No change to the policy
- Alternative (DM18)2: No policy and rely on the NPPF

10.18.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM18 and the identified alternatives for comparison purposes:

Table 73: Appraisal of Policy DM18

Sustainability Objective / assessment criteria		Policy DM18	Alt (DM18)1	Alt (DM18)2
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A	N/A
2	Will it promote regeneration?	N/A	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A	N/A
4	Will it reduce the need to travel?	N/A	N/A	N/A
	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	++	++	?
	Will it improve the skills of the Borough's population?	N/A	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A	N/A
	Will it encourage healthy lifestyles?	++	++	?
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM18	Alt (DM18)1	Alt (DM18)2
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A	N/A
	Will it protect and 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	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A	N/A
	Will it improve water quality?	N/A	N/A	N/A

There will be significant positive impacts on creating new open spaces as a result of the Policy approach. In addition, significant positive impacts will also be realised concerning the encouragement of healthy lifestyles.

Alternative (DM18)1 will have similar impacts as the Preferred Policy approach in line with similar content, however it should be noted that the existing policy includes some elements that are deemed unnecessary in light of updated evidence. Entirely uncertain impacts on relevant criteria can be expected for Alternative (DM18)2 in line with the pressures on many open spaces for development purposes and the NPPF's presumption in favour of sustainable development, in consideration of many urban open spaces that are likely to be otherwise sustainable and suitable for development.

10.18.3 Mitigation / recommendations

No recommendations are made for Policy DM18 at this stage.

10.18.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM18	The Policy adheres to national policy's requirement for Local Plans to cover the local application of evidence to ensure adequate protection and provision of open space, sport and recreation to meet the needs of the local community.
Alternative (DM18)1	This would retain elements of unnecessary repetition and also include some references which are no longer relevant.
Alternative (DM18)2	This would not be compliant with national policy as there is a requirement for Local Plans to cover the local application of evidence to ensure adequate protection and provision of open space, sport and recreation to meet the needs of the local community.

10.19 Policy DM19 – Private Amenity Space

POLICY DM19 – PRIVATE AMENITY SPACE

The Local Planning Authority will expect all new residential development to provide easy access to private amenity space and in the case of flatted development, private communal amenity space. The area of amenity space should be informed by the needs of residents and the accessibility of the location. Private and private communal amenity space must be designed to optimise its use and meet the recreational needs of residents.

All new residential development shall provide private amenity space to a high standard, where the siting, orientation, size and layout make for a secure and usable space, which has an inviting appearance for residents and is appropriate to the surrounding context. All private amenity spaces shall be designed so as to avoid significant overlooking.

The following standards shall apply:

For houses:

- One or two bedroom houses – a minimum of 50m²
- Three bedroom houses – a minimum of 60m²
- Four bedroom houses – a minimum of 100m²

For flats:

a minimum of 25m² per flat provided communally (where balconies are provided the space provided may be taken off the communal requirement).

A larger amount of private amenity space may be required for small infill (including backland) schemes to reflect the character of the surrounding area. Proposals for infill development will not be permitted if it unacceptably reduces the level of existing private amenity space provision for existing buildings, particularly dwellings.

For proposals in accessible locations (in accordance with Policy DM9) where higher densities may be appropriate, reduced garden sizes for houses may be acceptable but a minimum of 25m² of useable private amenity space shall be provided for every home (either as gardens, balconies or roof gardens/terraces).

10.19.1 Alternatives Considered

Two alternatives have been explored for this policy relevant to policies DM17 to DM19. These relate to:

Alternative (DM19)1: No change to the policy

Alternative (DM19)2: No policy and rely on the NPPF

10.19.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM19 and the identified alternatives for comparison purposes:

Table 74: Appraisal of Policy DM19

Sustainability Objective / assessment criteria		Policy DM19	Alt (DM19)1	Alt (DM19)2
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A	N/A
2	Will it promote regeneration?	N/A	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A	N/A
4	Will it reduce the need to travel?	N/A	N/A	N/A
	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	++	++	?
		N/A	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM19	Alt (DM19)1	Alt (DM19)2
	Will it improve the skills of the Borough's population?			
6	Will it reduce actual crime and fear of crime?	N/A	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A	N/A
	Will it encourage healthy lifestyles?	++	++	?
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A	N/A
	Will it protect and 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	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A	N/A
	Will it improve water quality?	N/A	N/A	N/A

There will be significant positive impacts on creating new open spaces as a result of the Policy approach. In addition, significant positive impacts will also be realised concerning the encouragement of healthy lifestyles through the private amenity space standards.

Alternative (DM19)1 will have similar impacts as the Preferred Policy approach in line with similar content, however it should be noted that the existing policy includes some elements that are deemed unnecessary in light of updated evidence. Entirely uncertain impacts on relevant criteria can be expected for Alternative (DM19)2, in response to a lack of local context within the NPPF in regards to the requirements of amenity space within the Borough and individual considerations on a case-by-case basis.

10.19.3 Mitigation / recommendations

No recommendations are made for Policy DM19 at this stage.

Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM19	The Policy adheres to national policy's requirement for Local Plans to cover the local application of evidence to ensure adequate protection and provision of open space, sport and recreation to meet the needs of the local community.
Alternative (DM19)1	This would retain elements of unnecessary repetition and also include some references which are no longer relevant.
Alternative (DM19)2	This would not be compliant with national policy as there is a requirement for Local Plans to cover the local application of evidence to ensure adequate protection and provision of open space, sport and recreation to meet the needs of the local community.

10.20 Policy DM20 – Promoting Sustainable Transport and Changing Travel Behaviour

The Spatial Strategy ensures that development is located to reduce the need to travel or development is of a scale that promotes sustainable transport that is accessible for all.

The NPPF requires the transport system to be balanced in favour of sustainable transport modes while recognising that different policies and solutions will be necessary in different areas. 2011 Census data shows that car ownership is highest in the rural areas of the Borough and lower in urban areas. However, the car is still the highest mode of travel used for journeys to work, even in urban areas, and congestion and air quality affect many of the roads within the urban areas. Therefore sustainable transport will continue to be encouraged where possible, particularly where growth is planned.

POLICY DM20 – PROMOTING SUSTAINABLE TRANSPORT AND CHANGING TRAVEL BEHAVIOUR

The Local Planning Authority will work with developers and other partners to increase modal shift towards sustainable modes by improving accessibility of development through the promotion of walking and cycling as an integral part of development, and by further improving public transport. In line with policy SG1 (Spatial Strategy), development that reduces the need to travel will be encouraged and sustainable transport will be improved to provide better connections between communities and their needs. This will be achieved by:

- (i) Safeguarding existing and proposed routes for walking, cycling and public transport, including rapid transit, park and ride, and green infrastructure, from development. New development will be expected to contribute towards maintaining continuity and enhancing these connections where appropriate;
- (ii) Focusing new walking and cycling improvements on areas of employment, education and health facilities, and on the town centre and public transport interchanges;
- (iii) Ensuring new developments are supported by quality public transport linking them to the main urban areas and major centres of employment, health and education. Access to public transport should be within walking or cycling distance of any new development;
- (iv) Reduce the need to travel by car by promoting higher densities near retail centres and public transport hubs, and encouraging mixed use development in appropriate locations;
- (v) Enhancing public transport gateways to Colchester to provide attractive entry points to, and excellent onward connections from, the rail stations in urban Colchester and Marks Tey, Wivenhoe, and Colchester Bus Station.

The Local Planning Authority will also work with partners to accommodate necessary car travel making the best use of the existing network and managing the demand for road traffic. The Local Planning Authority will support improvements to the strategic road, rail and cycle network where appropriate evidence is provided and local consultation undertaken.

Improvements will be made to the road network to support sustainable development and to reduce the impact of congestion. The demand for car travel will be managed to prevent adverse impacts on sustainable transportation, air quality, safety, local amenity and built character by:

- (vi) Encouraging a reduction in through traffic in the town centre to encourage trips to be undertaken by more sustainable modes;
- (vii) Encouraging use of new technology to better manage traffic, provide alternatives, facilitate the use of ultra-low emission vehicles and reduce the need to travel, particularly at peak times.

Where appropriate the use of sustainable travel in rural areas will be encouraged to minimise the impact of transport on sensitive rural areas. The Local Planning Authority will seek to make best use of rural rail services through promotion and improving access at stations.

10.20.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM20)1: Retain existing (multiple) polices as separate policies

10.20.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM20 and the identified alternatives for comparison purposes:

Table 75: Appraisal of Policy DM20

Sustainability Objective / assessment criteria		Policy DM20	Alt (DM20)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	+	+
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	++	++
	Will the levels of sustainable travel increase?	++	++
	Will it improve sustainable transport infrastructure and linkages?	++	++
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM20	Alt (DM20)1
	Will it encourage healthy lifestyles?	+	+
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	++	++
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and 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	Will it reduce pollution and greenhouse gas emissions?	+	+
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on all sustainable travel and transport related assessment criteria. This includes reducing the need to travel, increasing levels of sustainable travel, improving sustainable transport infrastructure and linkages, and creating a high quality and coherent public realm. There will also be a minor positive impact on accessibility. In addition, secondary positive impacts will be realised regarding encouraging healthy lifestyles, ensuring any deterioration of air quality is minimised and also reducing greenhouse gas emissions. The alternative (DM20)1 will have similar impacts as the preferred Policy in so far as the principles of the previous policy are largely reiterated, however it should be noted that the policy has been updated to reflect NPPF priorities and guidance.

10.20.3 Mitigation / recommendations

No recommendations are made for Policy DM20 at this stage.

10.20.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM20	The NPPF requires the transport system to be balanced in favour of sustainable transport modes while recognising that different policies and solutions will be necessary in different areas. Data from the 2011 Census shows that car ownership is highest in the rural areas of the Borough and lower in urban areas. However, the car is still the highest mode of travel used for journeys to work, even in urban areas, and congestion and air quality affect many of the roads within the urban areas. The Policy encourages sustainable transport, particularly where growth is planned, and as such adhered directly to the NPPF.
Alternative (DM20)1	The policy has been updated to reflect NPPF priorities and guidance.

10.21 Policy DM21 – Sustainable Access to Development

Good easy access to a high quality and efficient transport network is essential to support new development and ensure that it is sustainable. The NPPF sets out the Government's approach to the location and design of developments to ensure that plans protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. The Council will work closely with Essex County Council as the highways authority to help promote good access to high quality, sustainable modes of travel within and from new developments.

POLICY DM21 –SUSTAINABLE ACCESS TO DEVELOPMENT

All new developments should seek to enhance accessibility for sustainable modes of transport. Proposals for development should:

- (i) Give priority to the movement of people walking and cycling;
- (ii) Create safe, secure, convenient and attractive layouts which minimise conflicts between traffic, cyclists and pedestrians;
- (iii) Link the development to the surrounding walking, cycling and public transport networks taking into consideration the Cycle Strategy SPD;
- (iv) Provide and give access to quality public transport facilities;
- (v) Ensure streets and junctions are designed to provide people-friendly street environments and to give priority to sustainable transport;
- (vi) Incorporate charging facilities for electric and other ultra-low emission vehicles where appropriate, or as a minimum the ability to easily introduce such facilities in the future;
- (vii) Ensuring accessibility for those with impaired mobility; and
- (viii) Accommodate the efficient delivery of goods and services.

Access to all development should be created in a manner which maintains the right and safe passage of all highway users. Where development requires a new road or road access it should be designed to give high priority to the needs of pedestrians and cyclists.

Development will only be allowed where there is physical and environmental capacity to accommodate the type and amount of traffic generated in a safe manner. Developments that generate significant amounts of movement will require a Transport Statement or Transport Assessment in line with the thresholds set in the latest Essex County Council development management policies relating to highways.. Where lower than standard trip rates are proposed development will be expected to demonstrate through a package of sustainable transport measures that the proposed trip rates can be achieved. A masterplan approach to

assess cumulative impacts may be required in complex locations with closely related and located developments.

All non-residential developments that generate significant amounts of movement will be required to produce a Travel Plan in accordance with Essex County Council Travel Plan Framework guidance and where appropriate will be required to become members of the Colchester Travel Plan Club. All new residential developments and schools will be required to produce a Travel Plan or provide Residential Travel Packs in accordance with Essex County Council Travel Plan Framework guidance.

10.21.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM21)1: Retain existing policy

10.21.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM21 and the identified alternatives for comparison purposes:

Table 76: Appraisal of Policy DM21

Sustainability Objective / assessment criteria		Policy DM21	Alt (DM21)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	++	++
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	+	+
	Will the levels of sustainable travel increase?	++	+
	Will it improve sustainable transport infrastructure and linkages?	+	+
		N/A	N/A

Sustainability Objective / assessment criteria		Policy DM21	Alt (DM21)1
5	Will it provide equitable access to education, recreation and community facilities?		
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	+	+
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+	+
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on providing good accessibility by a range of modes of transport and increasing the levels of sustainable transport uptake. Minor impacts will be realised on those assessment criteria related to reducing the need to travel, improving sustainable transport infrastructure and linkages and creating a high quality and coherent public realm. The Policy will also have a secondary (indirect) positive impact through encouraging healthy lifestyles should walking and cycling uptake be promoted and an attractive alternative to private or public motorised transportation.

The Alternative (DM21)1 will have similar positive impacts in so far that the approach is not distinctly different than the preferred policy approach, it can be expected however that in line with an updated policy that better reflects local circumstances that sustainable travel uptake would not be as significant should the alternative be adopted.

10.21.3 Mitigation / recommendations

No recommendations are made for Policy DM21 at this stage.

10.21.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM21	Good easy access to a high quality and efficient transport network is essential to support new development and ensure that it is sustainable. The selected approach ensures this in line with NPPF requirements regarding the location and design of developments to ensure that plans protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.
Alternative (DM21)1	The policy has been updated to reflect NPPF guidance and priorities, and local circumstances and thus the alternative approach has been rejected.

10.22 Policy DM22 – Parking

The Council will work with partners to ensure that car parking is managed to support the economy and sustainable communities. The lack of, or poor planning or parking provision, can have a negative impact on the public realm and the local highway network and can restrict the accessibility and mobility needs of people and businesses. Over provision and poor management can lead to the inefficient use of land and can also discourage greater use of more sustainable modes of transport.

Essex County Council (ECC) carried out an Interim Review of the Essex Parking Standards in 2016 in light of NPPF guidance and in response to feedback from Local Planning Authorities requiring clarification of certain aspects of the document to facilitate implementation of the guidance. The Interim Review focused on the design of car parking and the standards for residential and non-residential parking remain the same as the 2009 standards which were adopted by Colchester Borough as a Supplementary Planning Document (SPD) in November 2009. ECC aim to undertake a fundamental review once a new evidence base has been established and this will include a reassessment of the need for maximum parking standards for commercial sites.

The Essex Parking Standards provide the Council with advice and guidance on the provision and role of parking within residential, commercial and leisure areas. However, the Council recognises that there needs to be flexibility to provide appropriate car and cycle parking based on local circumstances.

POLICY DM22 – PARKING

The amount of car parking to be provided in association with new **residential development** will be assessed using the most recent local Parking Guidance taking account of the following factors:

- (i) Levels of local accessibility;
- (ii) Historic and forecast car ownership levels;
- (iii) The size, type, tenure and location of the dwellings; and
- (iv) The appropriate mix of parking types including opportunities for car-sharing (eg unallocated, on-street, visitor, car club etc).

Secure cycle parking should be incorporated into all residential development proposals and should be accessible, convenient to use and well laid out to be used exclusively for cycle parking. In the case of flats and shared accommodation, secure cycle parking will be incorporated into development proposals and located near the entrance to the building. Cycle parking must be useable and function to serve its purpose and Sheffield type stands will be the preferred cycle stand.

Parking standards for **non-residential development** should be agreed through joint discussions with the local Highway Authority and the Local Planning Authority in accordance with the most recent local Parking Guidance, with a more flexible approach to the parking standards if supported by a parking survey and accumulation data. Parking for staff, visitors and operational uses should be managed as part of a Travel Plan. Where opportunities arise, for example on mixed use sites, shared parking and car sharing will be encouraged as part of an agreed Travel Plan to make efficient use of land to support quality development. Cycle parking should be visible, accessible, secure and conveniently located to the development it serves and easy to use.

In appropriate circumstances, namely urban locations served by sustainable travel alternatives and alternative parking locations, parking standards may be relaxed in order to reflect accessibility by non-car modes, and/or if lower provision would protect or enhance the character of sensitive locations. Car-free or low car ownership, through the establishment of a car club, development may be considered acceptable where there

is clear justification, having regard to the location and the current and proposed availability of alternative transport modes and/or where there are available/provided car parking spaces in public/communal facilities within approximately 400m walking distance of dwellings.

Applications for new or expanded car parking provision will be considered on an individual basis in relation to evidence and need. The existing car parking availability, current usage and, where appropriate, the existence of a Travel Plan and the current use of non-car modes, should all be demonstrated.

Development with a high demand for car parking should generally be stacked and/or underground to facilitate higher densities and place-making. Redevelopment of existing surface car parking will also be considered to make efficient use of land, improve the townscape and support regeneration.

Greater use of Park & Ride will be encouraged especially for trips to the town centre and other major establishments along the route of the service. Further Park and Ride sites will be developed to help support growth and give access to the town centre.

Parking should incorporate facilities for electric vehicle charging and other ultra-low emission vehicles. All residential development should be designed to incorporate facilities for electric and other ultra-low emission vehicles, or as a minimum the ability to easily introduce such facilities in the future. For larger, and non-residential developments, details of how electric vehicle charging will be allocated, located and managed should be included within the relevant Transport Assessment or Transport Statement.

The Local Planning Authority will work with transport providers and highways authorities to provide facilities for freight and servicing.

10.22.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM22)1: Retain existing policy and rely on Essex Parking Standards

10.22.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM22 and the identified alternatives for comparison purposes:

Table 77: Appraisal of Policy DM22

Sustainability Objective / assessment criteria		Policy DM22	Alt (DM22)1
1	Will it deliver the number of houses needed to support the existing and growing population?	+	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	+	+
2	Will it promote regeneration?	+	N/A
	Will it reduce the need for development on greenfield land?	+	N/A
	Will it provide good accessibility by a range of modes of transport?	++	++
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM22	Alt (DM22)1
	growing population?		
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	+	+
	Will the levels of sustainable travel increase?	+	N/A
	Will it improve sustainable transport infrastructure and linkages?	+	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	N/A	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	++	N/A
9	Will it reduce pollution and greenhouse gas emissions?	+	+
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A
		N/A	N/A

Sustainability Objective / assessment criteria	Policy DM22	Alt (DM22)1
Will it improve water quality?		

The Policy will have significant positive impacts on provide good accessibility by a range of modes of transport through the flexibility of the approach to car parking. Minor positive impacts will be realised in accordance to the assessment criteria regarding sustainable transport infrastructure through the encouragement of greater use of Park and Ride facilities, and also through this increasing the level of sustainable travel. Indirect (secondary) impacts will also be realised regarding the policy's stance on redevelopment of the Town's existing car parks. In accumulation with those town centre policies and housing allocations, there can be expected to be secondary positive impacts on housing delivery, regeneration, townscape (in the form of well-designed development), brownfield development and reducing the need to travel. The policy's overall approach will also have significant positive indirect impacts on air quality and minor indirect positive impacts on reducing carbon emissions. Impacts can also be expected to increase over time in line with any success of cultural changes to sustainable travel uptake.

The alternative (DM22)1 can be seen to the same impacts as the Policy approach for all directly related assessment criteria in line with the suitability of car parking standards generally in urban and more rural areas as well as regarding bay sizes, however lesser impacts across all relevant assessment criteria associated with a less flexible approach that is not as specific to local characteristics and in line with locally driven initiatives to reduce car use.

10.22.3 Mitigation / recommendations

No recommendations are made for Policy DM22 at this stage.

10.22.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM22	It is considered that there needs to be flexibility to provide appropriate car and cycle parking based on local circumstances and the maximum standard is not always considered appropriate. A flexible approach ensures that the standard is applicable locally
Alternative (DM22)1	A maximum standard as included in ECC guidance may not be applicable in all cases nor those cases for exceptions as stated within the ECC document. In addition, the guide does not factor in local initiatives such as a move to ensure heightened uptake of the Town's Park and Ride scheme. For this reason, a more flexible approach has been taken.

10.23 Policy DM23 – Flood Risk and Water Management

National policy categorises zones of flood risk as Zone 1 (low probability), Zone 2 (medium probability), Zone 3a (high probability) and Zone 3b (functional floodplain). These flood zones are defined in Table 1 of the Technical Guidance to the National Planning Policy Framework and are illustrated by the flood maps including the updated Flood Map for Surface Water, produced by the Environment Agency (EA) and available from their website.

National guidance states that the overall aim should be to steer new development to Flood Zone 1 (low risk), however it does set out a flood risk vulnerability classification for different land uses and provides a 'compatibility' table for allowing particular land uses in the different flood zones (including 3a and 3b in certain circumstances). It identifies the importance of assessing flood risk early in the planning process. It requires the production of Strategic Flood Risk Assessments to assess flood risk at a strategic level and individual Flood Risk Assessments in certain circumstances to assess flood risk at the site specific level. Accordingly Colchester Borough Council commissioned a Strategic Flood Risk Assessment to support the development of the Local Plan.

The national guidance stipulates that site specific Flood Risk Assessments should be submitted with planning applications for development proposals on sites of 1ha or more in Flood Zone 1 or for all development proposals in Flood Zone 2 or 3. It also sets out the requirements for the use for Sustainable Drainage Systems (SuDS) to minimise the risk of flooding from new development. These and the Council's most up to date SFRA will be used to consider planning applications where relevant.

POLICY DM23 – FLOOD RISK AND WATER MANAGEMENT

The Local Planning Authority will seek to direct development away from land at risk of flooding in accordance with the National Planning Policy Framework and the Planning Practice Guidance. Sites proposed for allocation in the Local Plan have been considered sequentially with respect to flood risk. The Sequential Test will be applied to planning applications for new sites coming forward that have not been allocated through the Plan.

Development will only be supported where it can be demonstrated that the proposal meets flood management requirements in the NPPF, the PPG and policy DM23.

Development proposals will be required to deliver or contribute to the delivery of flood defence/protection measures and/or flood mitigation measures to minimise the risk of increased flooding both within the development boundary and off site in all flood zones and to ensure that the development remains safe throughout the life of the development. Proposals that include measures to enhance the flood resilience of new or renovated buildings will be encouraged, particularly in areas with a history of local flooding.

Where proposals that require planning permission include driveways, hardstanding or paving, the use of permeable materials and landscaping will be sought to minimise the cumulative impacts of flooding from such developments.

Developments will also be required to comply with the following as indicated in the Colchester Surface Water Management Plan (or updates if appropriate):

- (i) All developments across the catchment (excluding minor house extensions less than 50m²) which result in a net increase in impermeable area are to include at least one 'at source' SuDS measure e.g. bio-retention planter box, green/brown roofs). This is to help reduce the peak volume of run off discharging from development sites. It is recommended that a SuDS treatment train is utilised to assist in this reduction;

- (ii) All development proposals are required to reduce post-development runoff rate back to the greenfield 1 in 1 year rate, with an allowance for climate change. On brownfield sites where this is not achievable, then a minimum betterment of 50% should be demonstrated for all flood events. This approach accords with the NPPF/PPG and the most up to date UKCIP guidance);
- (iii) Developments located in any of the Critical Drainage Areas (CDAs) as defined in Colchester's Surface Water Management Plan or Local Flood Risk Zones (LFRZs) and redevelopments of more than one property or area greater than 0.1 hectare should seek betterment to a greenfield runoff rate;
- (iv) New developments in Critical Drainage Areas will be required to provide or contribute towards the provision of flood mitigation options via CIL/ S106 contributions, identified in the Colchester Surface Water Management Plan, to reduce or mitigate the risk of flooding to existing properties located within the CDA and to accommodate the drainage needs of the new developments.

10.23.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM23)1: Retain existing policy

10.23.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM23 and the identified alternatives for comparison purposes:

Table 78: Appraisal of Policy DM23

Sustainability Objective / assessment criteria		Policy DM23	Alt (DM23)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	Will it reduce the need to travel?	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM23	Alt (DM23)1
	Will the levels of sustainable travel increase?	N/A	N/A
	Will it improve sustainable transport infrastructure and linkages?	N/A	N/A
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	+	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	++	++
	Will it deliver effective SuDS and improve drainage?	++	?
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	++	?
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on those assessment criteria directly related to its main focus: that of reducing the risk of flooding, delivering effective SuDS and improving drainage, and also promoting water efficiency and reducing water usage levels per household. Indirect (secondary) positive impacts will also be realised for biodiversity improvements in those cases where retention ponds and SuDS can contribute to green infrastructure.

Alternative (DM23)1 will have significant positive impacts on reducing the risk of flooding in the context of fluvial flooding only. There will be uncertain impacts in comparison to the preferred policy approach regarding water efficiency and also uncertain impacts regarding SuDS delivery and reducing surface water flood risk.

10.23.3 Mitigation / recommendations

No recommendations are made for Policy DM23 at this stage.

10.23.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM23	The Policy approach has been selected as it builds upon National guidance through the requirements to undertake a Strategic Flood Risk Assessment and in accordance with its findings. For this reason, the Policy approach can be considered the only appropriate approach in line with all relevant requirements of such a policy and available and up to date evidence.
Alternative (DM23)1	Retaining the same policy is not a viable option as the current policies ENV1 and DP20 are not up to date. The new policy includes updates in relation to the use of Sustainable Drainage in new developments.

10.24 Policy DM24 – Sustainable Urban Drainage Systems

POLICY DM24 – SUSTAINABLE URBAN DRAINAGE SYSTEMS

All new residential and commercial development, car parks and hard standings should incorporate Sustainable Drainage Systems (SuDS) appropriate to the nature of the site. Such systems shall provide optimum water runoff rates and volumes taking into account relevant local or national standards; and shall ensure that the quality of runoff is consistent with the requirements of the Water Framework Directive. SuDS design quality will be expected to conform with standards encompassed in the relevant BRE, CIRIA standards and Essex County Local Planning Authority's SuDS Design Guide (and as updated) to the satisfaction of the Lead Local Flood Authority.

Surface water should be managed as close to its source as possible and on the surface where practicable to do so through the use of green roofs, rain gardens, soakaways and permeable paving. Maximum use should also be made of low land take drainage measures such as rain water recycling, green roofs, permeable surfaces and water butts. Appropriate pollution control measures should be incorporated as part of SuDS to reduce the risk of pollution. Including through reference to the CIRIA SuDS Manual, it must be ensured that sufficient treatment steps are provided prior to any surface water discharge. Regard should be given to both the nature of the proposed development and the sensitivity of the receiving water environment.

Opportunities should be taken to integrate sustainable drainage within the design of the development, to create amenity space, enhance biodiversity and manage pollution. Existing drainage features such as ditches and ponds should be retained on site where possible as part of SuDS schemes.

Only where there is a significant risk of pollution to the water environment, inappropriate soil conditions and/or engineering difficulties, should alternative methods of drainage be considered. It will be necessary to demonstrate why it is not achievable. If alternative methods are to be considered, adequate assessment and justification should be provided and consideration should still be given to pre and post runoff rates.

SuDS design should be an integral part of design proposals and clear details of proposed SuDS together with how they will be managed and maintained will be required as part of any planning application. Only proposals which clearly demonstrate that a satisfactory SuDS layout with appropriate maintenance is possible, or compelling justification as to why SuDS should not be incorporated into a scheme, or are unviable, are likely to be successful. Contributions in the form of commuted sums may be sought in legal agreements to ensure that the drainage systems can be adequately maintained into the future. The SuDS should be designed to ensure that the maintenance and operation requirements are economically proportionate.

10.24.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM24)1: Retain existing policy

10.24.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM24 and the identified alternatives for comparison purposes:

Table 79: Appraisal of Policy DM24

Sustainability Objective / assessment criteria		Policy DM24	Alt (DM24)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM24	Alt (DM24)1
	Will it deliver well designed and sustainable housing?	N/A	N/A
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
6	Will it reduce actual crime and fear of crime?	N/A	N/A
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	N/A	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	N/A	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A	N/A
	Will it protect and improve biodiversity?	+	N/A
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A
		N/A	N/A

Sustainability Objective / assessment criteria		Policy DM24	Alt (DM24)1
9	Will it reduce pollution and greenhouse gas emissions?		
	Will it support the delivery of renewable energy schemes?	N/A	N/A
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A
10	Will it reduce the risk of flooding?	++	+
	Will it deliver effective SuDS and improve drainage?	++	?
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	++	?
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on those assessment criteria directly related to its main focus: that of reducing the risk of flooding through delivering effective SuDS and improving drainage. It also successfully acts to promote water efficiency and reduce water usage levels per household. Minor positive impacts will also be realised for biodiversity improvements in those cases where retention ponds and SuDS can contribute to green infrastructure.

Alternative (DM24)1 will have significant positive impacts on reducing the risk of flooding in the context of fluvial flooding only. There will be uncertain impacts in comparison to the preferred policy approach regarding water efficiency and also uncertain impacts regarding SuDS delivery and reducing surface water flood risk.

10.24.3 Mitigation / recommendations

No recommendations are made for Policy DM24 at this stage.

10.24.3 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM24	The Policy approach has been selected as it builds upon National guidance through the requirements to undertake a Strategic Flood Risk Assessment and in accordance with its findings. For this reason, the Policy approach can be considered the only appropriate approach in line with all relevant requirements of such a policy and available and up to date evidence.
Alternative (DM24)1	Retaining the same policy was not an option as the current policies ENV1 and DP20 were not up to date. The new policy includes updates in relation to the use of Sustainable Drainage in new developments.

10.25 Policy DM25 – Renewable Energy, Water, Waste and Recycling

Climate change is an important issue, which underpins the Local Plan. New developments will need to help address the challenges of climate change, and contribute positively towards the future sustainability of Colchester Borough.

To tackle climate change and improve sustainability, it is important for the Council to promote energy, water, waste & recycling efficiency and renewable energy in new developments. In its commitment to deliver sustainable developments the Council is seeking to create communities that use natural resources sustainably, and minimise waste.

POLICY DM25 – RENEWABLE ENERGY, WATER, WASTE AND RECYCLING

The Local Planning Authority's commitment to carbon reduction includes the promotion of efficient use of energy and resources, alongside waste minimisation and recycling.

The Local Planning Authority will support residential developments that help reduce carbon emissions in accordance with national Building Regulations. The use of the Home Quality Mark will be supported. Non-residential developments will be encouraged to achieve a minimum BREEAM rating of 'Very Good'.

The Local Planning Authority will encourage the use of sustainable construction techniques in tandem with high quality design and materials to reduce energy demand, waste and the use of natural resources, including the sustainable management of the Borough's water resources.

To achieve greater water efficiencies new residential developments will be required to incorporate water saving measures in line with the tighter optional requirement of Part G2 of national Building Regulations of 110l/h/d.

To help meet waste reduction and recycling targets, the Local Planning Authority will support proposals for sustainable waste management facilities identified in the Waste Management Plan which minimise impacts on the communities living close to the sites (noise, pollution, traffic) and on the local environment and landscape. New developments will be expected to support this objective by employing best practice technology to optimise the opportunities for recycling and minimising waste and by providing better recycling facilities.

The Local Planning Authority will support proposals for renewable energy projects including micro-generation, offshore wind farms (plus land based ancillary infrastructure) solar farms, solar panels on buildings, wind farms, District Heating Networks and community led renewable energy initiatives at appropriate locations in the Borough to help reduce Colchester's carbon footprint.

Renewable energy schemes with potential for adverse effects on internationally designated sites or nationally designated landscapes (Dedham Vale AONB), will only be supported in exceptional circumstances, where it can be demonstrated that the designation objectives for the area will not be compromised, that adverse impacts can be adequately mitigated or where it can be demonstrated that any adverse impacts are clearly outweighed by the social and economic benefits provided by the energy proposal.

All applications for renewable energy proposals should be located and designed in such a way to minimise increases in ambient noise levels. Landscape and visual impacts should be mitigated through good design, careful siting and layout and landscaping measures. Transport Assessments covering the construction, operation and decommissioning of any wind farm or solar farm proposal will be required and should be produced at the pre-application stage so acceptability can be determined and mitigation measures identified. A condition will be attached to planning consents for wind turbines and solar farm proposals to ensure that the site is restored when the turbines or panels are taken out of service.

All proposals for solar farm development or wind farms should have regard to the advice in the Local Planning Authority's Guidance Note 'Designing solar farm renewable energy development' and in the

Overarching National Policy Statement for Energy EN1.

10.25.1 Alternatives Considered

At the Issues and Options stage, the following options or alternatives were explored:

Alternative (DM25)1: No change to (existing) policies ER1 and DP25

10.25.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy DM25 and the identified alternatives for comparison purposes:

Table 80: Appraisal of Policy DM25

Sustainability Objective / assessment criteria		Policy DM25	Alt (DM25)1
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A
	Will it provide more affordable homes across the Borough?	N/A	N/A
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A
	Will it deliver well designed and sustainable housing?	+	+
2	Will it promote regeneration?	N/A	N/A
	Will it reduce the need for development on greenfield land?	N/A	N/A
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A
	Will densities make efficient use of land?	N/A	N/A
	Will a mix of uses be provided?	N/A	N/A
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A
	Will it support tourism, heritage and the arts?	N/A	N/A
	Will it help sustain the rural economy?	N/A	N/A
4	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
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be created?	N/A	N/A
	Will it improve the skills of the Borough's population?	N/A	N/A
		N/A	N/A

Sustainability Objective / assessment criteria		Policy DM25	Alt (DM25)1
6	Will it reduce actual crime and fear of crime?		
	Will it provide equitable access to employment opportunities?	N/A	N/A
	Will it encourage healthy lifestyles?	N/A	N/A
7	Will it protect and enhance the heritage and cultural assets of the Borough?	?	N/A
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+	?
	Will it protect and enhance designated areas of the countryside and coastal environment?	?	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	Will it reduce pollution and greenhouse gas emissions?	++	+
	Will it support the delivery of renewable energy schemes?	++	++
	Will it help to reduce, reuse and recycle resources and minimise waste?	++	++
10	Will it reduce the risk of flooding?	N/A	N/A
	Will it deliver effective SUDS and improve drainage?	N/A	N/A
	Will it affect the amount of water available for extraction?	N/A	N/A
	Will it promote water efficiency and reduce water usage levels per household?	++	+
	Will it improve water quality?	N/A	N/A

The Policy will have significant positive impacts on those assessment criteria related to the Policy's principle focus: that of reducing pollution and greenhouse gas emissions, supporting the delivery of renewable energy schemes, helping to reduce, reuse and recycle resources and minimise waste, promoting water efficiency, and improving environmental quality in terms of water and air. There will additionally be indirect (secondary) positive impacts related to delivering well designed and sustainable housing and maintaining landscape character. Uncertain impacts will be realised on biodiversity and the historic environment, in those instances where the presence of habitats and the historic built environment may not be compatible with energy efficiency measures and renewable energy schemes. With this in mind, it is recommended that the Policy or supporting text include a level of protection for the historic and natural environment in the same manner as for landscape value from inappropriate or potentially harmful renewable energy schemes.

10.25.3 Mitigation / recommendations

It is recommended that the Policy or supporting text include a level of protection for the historic and natural environment from inappropriate or potentially harmful renewable energy schemes in the same manner as for landscape value.

10.25.4 Reasons for selecting the preferred option in light of the reasonable alternatives

Option / Alternative	Reason for selection
Policy DM25	The Policy has been updated to reflect the level of growth and feasibility in line with the wider Plan. It also includes local initiatives, targets and up to date measures in line with best practice. The Policy is in direct accordance with national guidance and EU Directives and therefore is an appropriate policy approach.
Alternative (DM25)1	Using the same existing policies would retain elements of un necessary repetition and retain targets in relation to energy efficiency and water which are out of date and have since become obsolete.

11 The Cumulative and Synergistic Effects of the Local Plan (Section Two) Policies

This section explores the cumulative and synergistic impacts of the Local Plan's policies. Local Plan policies have been looked at by chapter, in line with the themes identified within the Plan itself. These correspond to:

- The Sustainable Growth Policies
- Environmental Assets Policies
- Places Policies – Colchester
- Places Policies – Sustainable Settlements and Development in Other Villages and Countryside

In addition, general cumulative and synergistic impacts are identified per sustainability objective, with each option exploring whether any exist on a thematic basis.

11.1 The Cumulative and Synergistic Effects of the Sustainable Growth Policies

This section explores the cumulative and synergistic impacts of the following elements of the Local Plan:

- Policy SG1 – Colchester's Spatial Strategy
- Policy SG2 – Housing Delivery
- Policy SG3 – Economic Growth Provision
- Policy SG4 – Local Economic Areas
- Policy SG5 – Centres Hierarchy
- Policy SG6 – Town Centre Uses
- Policy SG6a – Local Centres
- Policy SG7 – Infrastructure Delivery and Impact Mitigation
- Policy SG8 – Neighbourhood Plans

Table 81: Cumulative and Synergistic Impacts of Sustainable Growth Policies

Sustainability Objective / assessment criteria		SG1	SG2	SG3	SG4	SG5	SG6	SG6a	SG7	SG8	Cumulative Impact
1	Will it deliver the number of houses needed to support the existing and growing population?	++	++	N/A	N/A	N/A	N/A	N/A	N/A	0	++
	Will it provide more affordable homes across the Borough?	++	++	N/A	N/A	N/A	N/A	N/A	N/A	0	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++	++	N/A	N/A	N/A	N/A	N/A	N/A	0	++
	Will it deliver well designed and sustainable housing?	+	++	N/A	N/A	N/A	N/A	N/A	N/A	0	++
<p>Commentary: The Plan's Sustainable Growth Policies can be seen to have a cumulative strengthening on all assessment criteria when implemented in unison. This is largely due to the Spatial Strategy's success in meeting the OAN housing requirement, in line with the settlement hierarchy. The dispersal and focus of proportionate growth directed to existing settlements is complimented by meeting residual needs through two Garden Community allocations; this again reflects a dispersal that is consistent with and in response to meeting housing needs in all parts of the Borough. Importantly, the policies will also ensure needs are met in response to the needs for different types of housing and design.</p>											
2	Will it promote regeneration?	+	++	+	+	+	+	N/A	N/A	0	++
	Will it reduce the need for development on greenfield land?	--	-	?	+	N/A	N/A	N/A	N/A	0	-
	Will it provide good accessibility by a range of modes of transport?	+	?	+	N/A	++	++	+	++	0	++
	Will densities make	+	++	N/A	N/A	N/A	N/A	N/A	N/A	0	++

Sustainability Objective / assessment criteria		SG1	SG2	SG3	SG4	SG5	SG6	SG6a	SG7	SG8	Cumulative Impact
	efficient use of land?										
	Will a mix of uses be provided?	++	++	+	N/A	N/A	N/A	+	N/A	0	++
<p>Commentary: The policies will have largely significantly positive cumulative impacts on the majority of assessment criteria associated with Sustainability Objective 2. The focus of the spatial strategy supports regeneration not only through proportionate growth across the Borough's existing settlements, but also through the East Colchester Garden Community. The spatial strategy's dispersal in accumulation with the strategic infrastructure will also ensure good accessibility in the short term that increases in the latter stages of the plan period and beyond through the Garden Communities. The spatial strategy responds well to meeting housing needs at this strategic level in line with ensuring appropriate densities that provide a mix of uses throughout the plan period. Nevertheless, the impacts of such growth in the Borough is inevitably going to lead to the loss of Greenfield land, however it should be acknowledged that this is purely in response to a shortage of available brownfield sites, which will be brought forward where suitable in the short-medium term as the preferred locations for growth.</p>											
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	++	N/A	++	+	0	0	0	N/A	0	++
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	0	N/A	+	+	++	++	++	N/A	0	+
	Will it support business innovation, diversification, entrepreneurship and changing economies?	++	N/A	+	++	+	+	+	N/A	0	++
	Will it support tourism, heritage and the arts?	0	N/A	+	N/A	+	+	N/A	N/A	0	+
	Will it help sustain the rural economy?	+	+	?	?	N/A	N/A	N/A	N/A	0	+
<p>Commentary: The policies in accumulation will have significant positive impacts on employment growth and business innovation through the impacts of the spatial strategy and specific economic policies. Minor positive cumulative impacts can be expected regarding an appropriate mix of uses in centres, tourism and the rural economy, however it can be said that these should not be the primary focus of such policies and that impacts are strengthened throughout the plan as a whole through specific allocations and single</p>											

Sustainability Objective / assessment criteria		SG1	SG2	SG3	SG4	SG5	SG6	SG6a	SG7	SG8	Cumulative Impact
issue development management polices relevant to non-strategic economic growth and sectors.											
4	Will it reduce the need to travel?	++	++	++	N/A	+	+	++	+	0	++
	Will the levels of sustainable travel increase?	++	++	++	N/A	++	++	++	N/A	0	++
	Will it improve sustainable transport infrastructure and linkages?	++	++	+	N/A	N/A	N/A	N/A	++	0	++
<p>Commentary: The Policies will have significantly positive impacts on improving accessibility and sustainable transport in line with this being a key driver behind the policies' focus and development.</p>											
5	Will it provide equitable access to education, recreation and community facilities?	++	+	N/A	N/A	N/A	N/A	N/A	++	0	++
	Will it place pressure on school places, including early years?	++	+	N/A	N/A	N/A	N/A	N/A	++	0	++
	Will existing open spaces be protected & new open spaces be created?	++	+	N/A	N/A	N/A	N/A	N/A	++	0	++
	Will it improve the skills of the Borough's population?	+	+	+	N/A	N/A	N/A	N/A	+	0	++
<p>Commentary: Significant positive impacts will be realised through the policies' approach to stimulating necessary education, recreation and community facility provision. Again, this has been a key driver behind the policies' focus and development.</p>											
6	Will it reduce actual crime and fear of crime?	+	N/A	N/A	N/A	N/A	N/A	++	N/A	0	0

Sustainability Objective / assessment criteria		SG1	SG2	SG3	SG4	SG5	SG6	SG6a	SG7	SG8	Cumulative Impact
	Will it provide equitable access to employment opportunities?	+	+	+	+	+	+	++	N/A	0	++
	Will it encourage healthy lifestyles?	++	N/A	N/A	N/A	N/A	N/A	N/A	+	0	++
<p>Commentary: The positive impacts highlighted from the policies regarding access to employment and the encouragement of healthy lifestyles will experience a cumulative strengthening; in the case of access through the geographic focus of growth and employment policies which will improve equitable and inclusive access throughout the Borough. Regarding healthy lifestyles, these impacts are more indirect, through providing sustainable development that will ensure the provision of jobs and homes as per Garden Community principles and also through the distribution of growth proportionately in line with the settlement hierarchy. There will be no cumulative impacts associated with reducing crime as this is more generally a design issue that is more relevant to development management policies.</p>											
7	Will it protect and enhance the heritage and cultural assets of the Borough?	+	?	?	N/A	?	?	?	N/A	0	+
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+	?	?	N/A	?	?	N/A	+	0	+
	Will it protect and enhance the historic character of the Town Centre?	+	?	?	N/A	?	?	N/A	N/A	0	+
<p>Commentary: The policies will generally have minor positive cumulative impacts associated with protecting heritage assets, public realm improvements and the historic Town Centre of Colchester. The individual impacts of the policies can be seen as less direct; although such considerations should influence the development of such policies, they are not their primary focus.</p>											
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	-	?	?	N/A	N/A	N/A	N/A	N/A	0	-

Sustainability Objective / assessment criteria		SG1	SG2	SG3	SG4	SG5	SG6	SG6a	SG7	SG8	Cumulative Impact
	Will it protect and enhance designated areas of the countryside and coastal environment?	?	?	?	N/A	N/A	N/A	N/A	N/A	0	?
	Will it protect and improve biodiversity?	?	?	?	N/A	N/A	N/A	N/A	N/A	0	?
	Will it improve environmental quality in terms of water, air and soil quality?	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	-
<p>Commentary: there will be a cumulative negative impacts associated with landscape, although this can be considered inevitable and synonymous with the level of growth required and the requirements to develop greenfield land. It should be noted that more locational specific policies seek to mitigate these impacts in each instance and the cumulative impact highlighted here is mitigated as far as can be through these policies more specifically relevant to this theme. This is also the case with environmental quality. Uncertain cumulative impacts will be realised for the impacts on biodiversity and designated wildlife sites; the policies will see a significant loss of Greenfield land, however should ensure the creation of new habitats specifically to improve conditions and through the improving the Green Infrastructure network. This is likely to ensure biodiversity gains.</p>											
9	Will it reduce pollution and greenhouse gas emissions?	+	N/A	+	N/A	N/A	N/A	N/A	N/A	0	?
	Will it support the delivery of renewable energy schemes?	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0
	Will it help to reduce, reuse and recycle resources and minimise waste?	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0
<p>Commentary: There are likely to be uncertain cumulative impacts on reducing pollution and greenhouse gas emissions; this is due to the scale of growth in line with population increases which is likely to ensure a worsening of conditions. Nevertheless, the integration of strategic public transport infrastructure and travel, in line with the focus of growth in those locations with existing infrastructure in the first instance is likely to see minimal additional pollution through mitigation and the promotion of cultural changes to energy and transport use.</p>											
10	Will it reduce the risk of	0	N/A	?	N/A	N/A	N/A	N/A	N/A	0	0

Sustainability Objective / assessment criteria		SG1	SG2	SG3	SG4	SG5	SG6	SG6a	SG7	SG8	Cumulative Impact
	flooding?										
	Will it deliver effective SUDS and improve drainage?	+	N/A	?	N/A	N/A	N/A	N/A	N/A	0	0
	Will it affect the amount of water available for extraction?	0	N/A	?	N/A	N/A	N/A	N/A	N/A	0	0
	Will it promote water efficiency and reduce water usage levels per household?	0	N/A	N/A	N/A	N/A	N/A	N/A	+	0	0
	Will it improve water quality?	0	N/A	?	N/A	N/A	N/A	N/A	N/A	0	0
<p>Commentary: There will be no cumulative impacts associated with this Sustainability Objective. Although such considerations should influence the development of such policies, they are not their primary focus.</p>											

11.2 The Cumulative and Synergistic Effects of the Environmental Assets Policies

This section explores the cumulative and synergistic impacts of the following elements of the Local Plan:

- Policy ENV1 – Natural Environment
- Policy ENV2 – Coastal Areas
- Policy ENV3 – Green Infrastructure
- Policy ENV4 – Dedham Vale Area of Outstanding Natural Beauty
- Policy ENV5 – Pollution and Contaminated Land
- Policy CC1 – Climate Change

Table 82: Cumulative and Synergistic Impacts of the Environmental Assets Policies

Sustainability Objective / assessment criteria		ENV1	ENV2	ENV3	ENV4	ENV5	CC1	Cumulative Impact
1	Will it deliver the number of houses needed to support the existing and growing population?	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it provide more affordable homes across the Borough?	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it deliver well designed and sustainable housing?	N/A	N/A	N/A	N/A	N/A	N/A	0
<p>Commentary: There will be no cumulative impacts associated with this Sustainability Objective. Although such considerations should influence the development of such policies, they are not their primary focus.</p>								
2	Will it promote regeneration?	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it reduce the need for development on greenfield land?	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A	+	N/A	N/A	+	0
	Will densities make efficient use of land?	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will a mix of uses be provided?	N/A	N/A	N/A	N/A	N/A	N/A	0
<p>Commentary: There will be no cumulative impacts associated with this Sustainability Objective. Although such considerations should influence the development of such policies, they are not their primary focus.</p>								
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A	N/A	N/A	N/A	N/A	0
		N/A	+	N/A	N/A	N/A	N/A	0

Sustainability Objective / assessment criteria		ENV1	ENV2	ENV3	ENV4	ENV5	CC1	Cumulative Impact
	Will it support business innovation, diversification, entrepreneurship and changing economies?							
	Will it support tourism, heritage and the arts?	+	+	N/A	++	N/A	N/A	++
	Will it help sustain the rural economy?	N/A	N/A	N/A	+	N/A	N/A	0
<p>Commentary: There will be a significant cumulative positive impact on tourism associated with the policy approaches to the natural environment, coastal areas and the Dedham Vale Area of Outstanding Natural Beauty. The protection and enhancement of these assets can be expected to see an increase in their attraction for visitors.</p>								
4	Will it reduce the need to travel?	N/A	N/A	N/A	N/A	N/A	+	0
	Will the levels of sustainable travel increase?	N/A	N/A	+	N/A	N/A	N/A	0
	Will it improve sustainable transport infrastructure and linkages?	N/A	N/A	+	N/A	N/A	N/A	0
<p>Commentary: There will be no cumulative impacts associated with this Sustainability Objective. Although such considerations should influence the development of such policies, they are not their primary focus.</p>								
5	Will it provide equitable access to education, recreation and community facilities?	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it place pressure on school places, including early years?	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will existing open spaces be protected & new open spaces be created?	+	+	++	+	N/A	N/A	++
	Will it improve the skills of the Borough's population?	N/A	N/A	N/A	N/A	N/A	N/A	0
<p>Commentary: The Environmental Assets policies will have a significant positive cumulative impact on the protection and creation of open space, particularly in line with Policy ENV3 Green Infrastructure, which can be seen to additionally synergistically improve the impacts identified for those policies related to the natural environment, coastal areas and Dedham Vale AONB.</p>								
6	Will it reduce actual crime and fear of crime?	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it provide equitable access to employment opportunities?	N/A	N/A	N/A	N/A	N/A	N/A	0

Sustainability Objective / assessment criteria		ENV1	ENV2	ENV3	ENV4	ENV5	CC1	Cumulative Impact
	Will it encourage healthy lifestyles?	N/A	N/A	+	+	N/A	N/A	0
<p>Commentary: There will be no cumulative impacts associated with this Sustainability Objective. Although such considerations should influence the development of such policies, they are not their primary focus. There will be no cumulative impacts on the encouragement of healthy lifestyles where the policies are more directly related to the protection of assets and in specific areas.</p>								
7	Will it protect and enhance the heritage and cultural assets of the Borough?	+	+	N/A	+	N/A	?	+
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A	++	N/A	N/A	N/A	0
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A	N/A	N/A	N/A	?	0
<p>Commentary: The Environmental Assets policies will have a minor cumulative positive impact associated with the protection of heritage assets. This impact is indirect, in association with the relationship that exists between many areas of the historic and natural environment, particularly those associated with landscape and the coastal environment.</p>								
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	++	+	++	++	N/A	N/A	++
	Will it protect and enhance designated areas of the countryside and coastal environment?	++	+	++	++	N/A	N/A	++
	Will it protect and improve biodiversity?	++	+	++	+	N/A	+	++
	Will it improve environmental quality in terms of water, air and soil quality?	+	N/A	N/A	N/A	++	+	+
<p>Commentary: There will be significant cumulative impacts on landscape, coastal areas and biodiversity associated with the common synergistic themes associated with each individual policy on these assessment criteria. The direct focus of protection and enhancement in the context of each policy can be seen to contribute to significant improvements across the Borough.</p>								
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A	N/A	N/A	++	++	0
		N/A	N/A	N/A	?	N/A	++	0

Sustainability Objective / assessment criteria		ENV1	ENV2	ENV3	ENV4	ENV5	CC1	Cumulative Impact
	Will it support the delivery of renewable energy schemes?							
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A	N/A	N/A	N/A	++	0
<p>Commentary: There will be no cumulative impacts associated with this Sustainability Objective. Although such considerations should influence the development of such policies, they are not their primary focus.</p>								
10	Will it reduce the risk of flooding?	+	0	N/A	N/A	N/A	N/A	0
	Will it deliver effective SUDS and improve drainage?	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it affect the amount of water available for extraction?	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A	N/A	N/A	N/A	+	0
	Will it improve water quality?	+	N/A	N/A	N/A	++	+	+
<p>Commentary: There will be a minor positive cumulative impacts on the improvement of water quality associated with protecting and improving the natural environment and coastal areas. This impact is indirect, associated with the relationship between such specific policy themes and the presence of water bodies across the Borough.</p>								

11.3 The Cumulative and Synergistic Effects of the Places Policies - Colchester

This section explores the cumulative and synergistic impacts of the following elements of the Local Plan:

Policy PP1 – Generic Infrastructure and Mitigation Requirements

Policy TC1 – Town Centre Policy and Hierarchy (Central)

Policy TC2 – Retail Frontages (Central)

Policy TC3 – Town Centre Allocations (Central)

Policy TC4 – Transport in Colchester Town Centre

Policy NC1 – North Colchester and Severalls Strategic Economic Area (North)

Policy NC2 – North Station Special Policy Area (North)

Policy NC3 – North Colchester (North)

Policy NC4 – Transport in North Colchester

Policy SC1 – South Colchester Allocations

Policy SC2 – Middlewick Ranges

SC3 – Transport in South Colchester

Policy EC1 – Knowledge Gateway and University of Essex Strategic Economic Area
(East)

Policy EC2 – East Colchester – The Hythe Special Policy Area (East)

Policy EC3 – East Colchester (East)

Policy EC4 – Transport in East Colchester

Policy WC1 – Stanway Strategic Economic Area (West)

Policy WC2 – Stanway (West)

Policy WC3 – Colchester Zoo (West)

Policy WC4 – West Colchester (West)

Policy WC5 – Transport in West Colchester

Table 83: Cumulative and Synergistic Impacts of the Places Policies - Colchester

Sustainability Objective / assessment criteria	PP1	TC1	TC2	TC3	TC4	NC 1	NC 2	NC 3	NC 4	SC1	SC2	SC3	EC1	EC2	EC3	EC4	WC 1	WC 2	WC 3	WC 4	WC 4	WC 5	Cumulative Impact	
1	Housing growth	N/A	N/A	N/A	++	N/A	+	+	++	N/A	++	++	N/A	+	++	++	N/A	N/A	++	N/A	++	N/A	N/A	++
	Affordable homes	N/A	N/A	N/A	+	N/A	+	?	++	N/A	++	++	N/A	?	++	++	N/A	N/A	++	N/A	++	N/A	N/A	++
	Housing types	N/A	N/A	N/A	+	N/A	?	?	N/A	N/A	N/A	N/A	N/A	+	?	N/A	N/A	N/A	++	N/A	++	N/A	N/A	++
	Design	N/A	N/A	N/A	+	N/A	?	+	N/A	N/A	++	N/A	N/A	?	?	++	N/A	N/A	N/A	N/A	+	N/A	N/A	++
<p>Commentary: The Places Policies related to the town of Colchester and its surrounds can be seen as having significant positive impacts on all housing related assessment criteria in line with the specific allocations and policy criteria.</p>																								
2	Regeneration	N/A	+	+	++	N/A	++	++	N/A	N/A	N/A	N/A	N/A	+	++	++	N/A	++						
		N/A	+	N/A	++	N/A	+	+	-	N/A	-	?	N/A	-	+	+	N/A	N/A	-	-	-	N/A	N/A	+

Sustainability Objective / assessment criteria	PP1	TC1	TC2	TC3	TC4	NC 1	NC 2	NC 3	NC 4	SC1	SC2	SC3	EC1	EC2	EC3	EC4	WC 1	WC 2	WC 3	WC 4	WC 4	WC 5	Cumulative Impact	
PDL																								
Access	N/A	+	+	++	N/A	+	++	N/A	N/A	+	++	N/A	N/A	++	+	N/A	++	+	+	N/A	N/A	N/A	++	
Density	N/A	N/A	N/A	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	++	N/A	N/A	++	
Mixed use	N/A	N/A	N/A	++	N/A	++	++	N/A	N/A	N/A	N/A	N/A	N/A	++	++	N/A	N/A	+	N/A	+	N/A	N/A	++	
<p>Commentary: The Colchester Places Policies will have significant positive impacts on the regeneration of areas identified for such within and around the town centre and the Hythe. The focus of growth in this broad area, and the specific policy requirements for individual allocations will combine to improve general accessibility. This will also be the case for focusing growth in areas where higher densities are suitable and the allocation of land for a mix of uses. This will lead to additional positive impacts on accessibility for existing and new communities. There will be a minor positive cumulative impact associated with a focus on previously developed land. This is constrained by those sites allocated for development on Greenfield land, however it should be said that the overall accessibility of such sites outweighs any harm and the focus sites that represent logical and sensible extensions to the development boundary has been at the forefront of allocating such land in the first instance.</p>																								
3	Jobs growth	N/A	+	+	++	N/A	++	+	N/A	N/A	N/A	N/A	N/A	++	+	++	N/A	++	++	+	+	N/A	N/A	++
	Town /	N/A	++	++	++	N/A	0	+	N/A	N/A	N/A	N/A	N/A	N/A	?	+	N/A	++	+	+	N/A	N/A	N/A	++

Sustainability Objective / assessment criteria		PP1	TC1	TC2	TC3	TC4	NC 1	NC 2	NC 3	NC 4	SC1	SC2	SC3	EC1	EC2	EC3	EC4	WC 1	WC 2	WC 3	WC 4	WC 4	WC 5	Cumulative Impact
	District Centres																							
	Business innovation	N/A	+	+	N/A	N/A	+	+	N/A	N/A	N/A	N/A	N/A	++	+	++	N/A	+	N/A	++	N/A	N/A	N/A	++
	Tourism, heritage and the arts	N/A	+	+	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	++	++	N/A	N/A	++
	Rural economy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
		<p>Commentary: The general focus of allocating sites within Colchester town in combination with the specific sites allocated ensures that significant positive impacts will be realised regarding viable and accessible employment development of a range of types as well as improving tourism in the town.</p>																						
4	Reduce the need to travel	N/A	+	+	N/A	+	N/A	++	N/A	+	N/A	N/A	+	+	++	N/A	+	+	+	?	N/A	+	+	

Sustainability Objective / assessment criteria	PP1	TC1	TC2	TC3	TC4	NC 1	NC 2	NC 3	NC 4	SC1	SC2	SC3	EC1	EC2	EC3	EC4	WC 1	WC 2	WC 3	WC 4	WC 4	WC 5	Cumulative Impact	
Sustainable travel	N/A	+	+	N/A	++	+	++	N/A	++	+	+	++	++	++	N/A	++	+	+	+	+	++	++	++	
Sustainable transport infrastructure	N/A	N/A	N/A	N/A	++	+	++	N/A	++	+	+	++	++	++	N/A	++	++	0	+	N/A	++	++	++	
<p>Commentary: The Plan's primary focus of growth in the broad area of Colchester town, alongside the specific policy requirements for individual allocations will combine to improve general accessibility for new and existing communities, workers and visitors.</p>																								
5	Access - schools, facilities	N/A	N/A	N/A	N/A	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	+	N/A	N/A	N/A	+	N/A	N/A	N/A	N/A	++
	School capacity	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	?
	Open space	N/A	N/A	N/A	N/A	++	++	N/A	N/A	N/A	N/A	+	N/A	++	++	N/A	N/A	N/A	++	N/A	+	N/A	N/A	++

Sustainability Objective / assessment criteria		PP1	TC1	TC2	TC3	TC4	NC 1	NC 2	NC 3	NC 4	SC1	SC2	SC3	EC1	EC2	EC3	EC4	WC 1	WC 2	WC 3	WC 4	WC 4	WC 5	Cumulative Impact	
	Skills	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	
		<p>Commentary: The focus of growth in this broad area, and the specific policy requirements for individual allocations will combine to improve general accessibility to facilities for new and existing communities / residents, particularly regarding requirements for open space provision. There will however be an uncertain impact regarding school capacity, particularly regarding those housing allocations within the town centre where new school provision would not be forthcoming in close proximity. Nevertheless, work is being undertaken as part of the Local Plan process to address these issues with ECC as the relevant authority regarding school place planning and commissioning, and this does not outweigh the significant sustainability benefits of directing growth to the area of Colchester.</p>																							
6	Crime	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	
	Access to jobs	N/A	N/A	N/A	+	N/A	+	+	N/A	N/A	N/A	N/A	N/A	+	+	N/A	N/A	+	++	N/A	+	N/A	N/A	++	
	Healthy lifestyles	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	N/A	+	N/A	+	+	N/A	N/A	N/A	+	N/A	N/A	N/A	N/A	++	
		<p>Commentary: There will be cumulative positive impacts on access to employment and the health impacts of walking and cycling to jobs and facilities in accordance with directing growth to the Borough's most sustainable and self-contained settlement in the first instance. The policy requirements of individual sites regarding access will further combine to improve the impacts on these assessment criteria.</p>																							
7	Heritage and cultural	++	+	+	++	N/A	N/A	N/A	++	N/A	++	N/A	N/A	N/A	N/A	++	N/A	N/A	+	?	N/A	N/A	N/A	++	

Sustainability Objective / assessment criteria		PP1	TC1	TC2	TC3	TC4	NC 1	NC 2	NC 3	NC 4	SC1	SC2	SC3	EC1	EC2	EC3	EC4	WC 1	WC 2	WC 3	WC 4	WC 4	WC 5	Cumulative Impact	
	assets																								
	Public realm	N/A	N/A	N/A	++	N/A	+	++	N/A	N/A	+	+	N/A	N/A	++	N/A	N/A	+	N/A	N/A	++	N/A	N/A	++	
	Historic character of the Town Centre?	+	+	+	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	++	
		<p>Commentary: The specific policy requirements for the allocated sites within Colchester, particularly regarding design and the specific considerations for integrating development into the historic environment, will ensure that significant improvements can be expected on cultural heritage in the historic town of Colchester. It can be expected that, in line with the policies, development that does not protect and enhance the historic environment will not be permitted.</p>																							
8	Land- scape character	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	?	N/A	N/A	N/A	?	
	Wildlife designations	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	0	N/A	N/A	N/A	?	N/A	N/A	++	N/A	?	N/A	N/A	0	
	Bio-diversity	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	++	N/A	N/A	N/A	++	?	+	N/A	N/A	+	

Sustainability Objective / assessment criteria	PP1	TC1	TC2	TC3	TC4	NC 1	NC 2	NC 3	NC 4	SC1	SC2	SC3	EC1	EC2	EC3	EC4	WC 1	WC 2	WC 3	WC 4	WC 4	WC 5	Cumulative Impact
Water, air and soil quality	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	+	N/A	N/A	+	N/A	N/A	N/A	+	N/A	N/A	N/A	N/A	+	+	0
<p>Commentary: There will be positive cumulative impacts on improving biodiversity through the requirements of numerous policies' to improve biodiversity gain as part of successful development. Despite this, the concentration of previously developed land allocated for redevelopment in the town may have significant ecological value as brownfield habitats in specific circumstances and such investigation could be better included within policy requirements. There will be uncertain cumulative impacts regarding landscape where visual impacts are high in some areas of the town; this is particularly relevant to the Hythe area associated with development in close proximity to the River Colne. It should be acknowledged however that such issues are sufficiently mitigated in the Plan through general design and amenity policy.</p>																							
9	Pollution	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
	Renewable energy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+
	Waste	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
<p>Commentary: There will be no significant cumulative impacts associated with this Sustainability Objective. Although such considerations should influence the development of such policies, they are not their primary focus. There will however be minor cumulative impacts associated with renewable energy regarding East Colchester proposals in accumulation with the possibility of incorporation of such schemes within the East Colchester Garden Community.</p>																							
10	Flooding	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0

Sustainability Objective / assessment criteria	PP1	TC1	TC2	TC3	TC4	NC 1	NC 2	NC 3	NC 4	SC1	SC2	SC3	EC1	EC2	EC3	EC4	WC 1	WC 2	WC 3	WC 4	WC 4	WC 5	Cumulative Impact
SuDS and drainage	++	N/A	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A	N/A	++
Water quantity	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
Water efficiency	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
Water quality?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
<p>Commentary: There will be significant positive impacts on the integration of SuDS through the majority of policies having this as a direct requirement, regardless of any existing surface water issues. Such integration, should they be adopted in line with specific SuDS policy in the Plan, should see significant biodiversity improvements within the town. There will be no cumulative impacts associated with the rest of the assessment criteria of this Sustainability Objective. Although such considerations should influence the development of such policies, they are not their primary focus.</p>																							

11.4 The Cumulative and Synergistic Effects of the Places Policies – Sustainable Settlements and Other Villages and Countryside

This section explores the cumulative and synergistic impacts of the following elements of the Local Plan:

- Policy SS1 – Abberton and Langenhoe Housing Sites
- Policy SS3 – Chappel Housing Sites
- Policy SS4 – Copford Housing Sites
- Policy SS6 – Fordham
- Policy SS7 – Great Horkesley
- Policy SS8 – Great Tey
- Policy SS9 – Langham
- Policy SS10 – Layer de la Haye
- Policy SS12a – Mersea Housing and Employment
- Policy SS12b – Coast Road
- Policy SS12c – Caravan Parks
- Policy SS13 – Rowhedge
- Policy OV1 – Development in Other Villages
- Policy OV2 - Countryside

The cumulative impacts of the allocations for the following settlements have not been explored in this Plan, as they are to be determined through the allocations and policy content of the Neighbourhood Plans of the respective areas:

- Policy SS2 – Boxted Housing Sites
- Policy SS5 – Eight Ash Green
- Policy SS11 – Marks Tey
- Policy SS14 – Tiptree
- Policy SS15 – West Bergholt
- Policy SS16 – Wivenhoe

Table 84: Cumulative and Synergistic Impacts of the Sustainable Settlements, Other Villages and Countryside Policies

Sustainability Objective / assessment criteria		Sustainable Settlement (SS) / Other Villages and Countryside (OV)														Cumulative Impact
		1	3	4	6	7	8	9	10	13	12a	12b	12c	OV1	OV2	
1	Will it deliver the number of houses needed to support the existing and growing population?	+	+	+	+	+	+	+	+	+	+	N/A	N/A	+	0	++
	Will it provide more affordable homes across the Borough?	+	+	+	+	+	+	+	+	+	+	N/A	N/A	+	+	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	+	++	++	++	++	++	++	++	++	++	N/A	N/A	N/A	N/A	++
	Will it deliver well designed and sustainable housing?	++	++	++	++	++	++	++	++	++	++	N/A	N/A	++	N/A	++
<p>Commentary: The Places Policies in the Borough’s sustainable settlements, other villages and countryside will have significant positive impacts on all housing related objectives in line with identified need and proportionate growth to ensure that key services are retained.</p>																
2	Will it promote regeneration?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it reduce the need for development on greenfield land?	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	-
	Will it provide good accessibility by a range of modes of transport?	N/A	N/A	++	++	++	++	N/A	0							
	Will densities make efficient use of land?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will a mix of uses be provided?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
<p>Commentary: The policies are generally distributed sufficiently that no improvements in accessibility will have a cumulative impact either negatively associated with an increase in traffic in rural locations, or through any policy improvements to support individual policies and to the benefit of individual settlements. There will be a loss of Greenfield land associated with the combined level of growth and allocations on such land, however again these impacts are limited to and will be experienced on a site-by-site basis.</p>																

Sustainability Objective / assessment criteria		Sustainable Settlement (SS) / Other Villages and Countryside (OV)														Cumulative Impact
		1	3	4	6	7	8	9	10	13	12a	12b	12c	OV1	OV2	
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it maintain an appropriate balance between different types of retail uses and other activities in the Borough's centres?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	0
	Will it support tourism, heritage and the arts?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	++	N/A	N/A	+
	Will it help sustain the rural economy?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	+	+
<p>Commentary: The policies will not have any cumulative impacts, either negative or positive, on employment in association with only small gains in this regard associated with specific allocations in the Borough's sustainable settlements. There will however be a cumulative positive impact on tourism associated with policies in West Mersea and Mersea Island as a whole. These impacts will also ensure a positive cumulative impact on Mersea's rural economy.</p>																
4	Will it reduce the need to travel?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will the levels of sustainable travel increase?	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	+	+	N/A	+	N/A	N/A	0
	Will it improve sustainable transport infrastructure and linkages?	N/A	N/A	N/A	N/A	++	N/A	N/A	N/A	+	+	N/A	+	N/A	N/A	0
<p>Commentary: There will be no cumulative impacts regarding sustainable transport associated with the accessibility requirements and general locations of individual allocations across the Borough.</p>																
5	Will it provide equitable access to education, recreation and community facilities?	+	N/A	N/A	N/A	++	N/A	N/A	N/A	N/A	N/A	+	N/A	+	N/A	++

Sustainability Objective / assessment criteria		Sustainable Settlement (SS) / Other Villages and Countryside (OV)													Cumulative Impact	
		1	3	4	6	7	8	9	10	13	12a	12b	12c	OV1		OV2
	Will it place pressure on school places, including early years?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will existing open spaces be protected & new open spaces be created?	+	N/A	N/A	N/A	N/A	+	N/A	+	N/A	++	N/A	N/A	+	N/A	0
	Will it improve the skills of the Borough's population?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
<p>Commentary: There will be significant positive impacts associated with access to services and facilities in line with proportionate growth both not creating undue or insurmountable capacity pressures on existing services (improvements can be sought through CiL and developer contributions), and also the fact that growth is needed in many settlements to contribute to the continued sustainability and viability of some services; particularly shops and public houses. The role of many of the Borough's sustainable settlements is that they provide a local focal point and help support many more rural areas and smaller settlements that are not sustainable. For them to receive proportionate growth is vital to the overall sustainability of the Borough.</p>																
6	Will it reduce actual crime and fear of crime?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it provide equitable access to employment opportunities?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it encourage healthy lifestyles?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
<p>Commentary: There will be no cumulative impacts on this Sustainability Objective or the assessment criteria.</p>																
7	Will it protect and enhance the heritage and cultural assets of the Borough?	++	++	++	++	++	++	++	++	++	++	++	N/A	N/A	N/A	0
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it protect and enhance the historic character of the Town Centre?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0

Sustainability Objective / assessment criteria		Sustainable Settlement (SS) / Other Villages and Countryside (OV)														Cumulative Impact
		1	3	4	6	7	8	9	10	13	12a	12b	12c	OV1	OV2	
<p>Commentary: There will be no cumulative impacts on the historic environment as impacts will be realised only on a site-by-site basis related to individual heritage assets and their settings.</p>																
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	+	+	+	+	+	+	+	+	+	+	0	N/A	N/A	N/A	0
	Will it protect and enhance designated areas of the countryside and coastal environment?	?	N/A	N/A	N/A	+	N/A	N/A	0	0	?	+	N/A	N/A	N/A	?
	Will it protect and improve biodiversity?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	N/A	N/A	0
	Will it improve environmental quality in terms of water, air and soil quality?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
<p>Commentary: There will be no cumulative impacts on landscape as impacts will be realised only on an individual settlement basis based on the distribution of growth and the relative locations of settlements in respect of each other. There may however be potential negative impacts on international and nationally designated sites as a result of the combined policies, in particular those in Abberton, Layer, Rowhedge and West Mersea, in response to the fact that Natural England would require consultation on each individual allocation at the planning application stage to explore impacts on the Abberton Reservoir SSSI and SPA, as well as the Blackwater Estuary SSSI and the Colne Estuary SSSI and Ramsar.</p>																
9	Will it reduce pollution and greenhouse gas emissions?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A	0
	Will it support the delivery of renewable energy schemes?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it help to reduce, reuse and recycle resources and minimise waste?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
<p>Commentary: There will be no cumulative impacts associated with this Sustainability Objective. Although such considerations should influence the development of such policies, they are not their primary focus.</p>																

Sustainability Objective / assessment criteria		Sustainable Settlement (SS) / Other Villages and Countryside (OV)													Cumulative Impact	
		1	3	4	6	7	8	9	10	13	12a	12b	12c	OV1		OV2
10	Will it reduce the risk of flooding?	N/A	N/A	0	N/A	0	0	0	N/A	0						
	Will it deliver effective SUDS and improve drainage?	++	N/A	++	N/A	N/A	N/A	N/A	N/A	0						
	Will it affect the amount of water available for extraction?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A	0	N/A	N/A	0
	Will it improve water quality?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A	N/A	0
<p>Commentary: There will be no cumulative impacts associated with this Sustainability Objective. Although such considerations should influence the development of such policies, they are not their primary focus. Water infrastructure capacity can be assumed to be ensured through relevant policy requirements.</p>																

11.5 The Cumulative and Synergistic Effects of the Development Management Policies

This section explores the cumulative and synergistic impacts of the following elements of the Local Plan:

- Policy DM1 – Health and Wellbeing
- Policy DM2 – Community Facilities
- Policy DM3 – Education Provision
- Policy DM4 – Sports Provision
- Policy DM5 – Tourism, Leisure, Culture and Heritage
- Policy DM6 – Economic Development in Rural Areas and the Countryside
- Policy DM7 – Agricultural Development and Diversification
- Policy DM8 – Affordable Housing
- Policy DM9 – Housing Density
- Policy DM10 – Housing Diversity
- Policy DM11 – Gypsies, Travellers and Travelling Showpeople
- Policy DM12 – Housing Standards
- Policy DM13 – Domestic Development: Residential alterations, extensions and outbuildings
- Policy DM14 – Rural Workers Housing
- Policy DM15 – Design and Amenity
- Policy DM16 – Historic Environment
- Policy DM17 – Retention of Open Space and Outdoor and Indoor Sport and Recreation Facilities
- Policy DM18 – Provision for Open Space
- Policy DM19 – Private Amenity Space
- Policy DM20 – Promoting Sustainable Transport and Changing Travel Behaviour
- Policy DM21 – Sustainable Access to Development
- Policy DM22 – Parking
- Policy DM23 – Flood Risk and Water Management
- Policy DM24 – Sustainable Urban Drainage Systems
- Policy DM25 – Renewable Energy, Water, Waste and Recycling

Table 85: Cumulative and Synergistic Impacts of the Development Management Policies

Sustainability Objective / assessment criteria	Development Management (DM)																									CI		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25			
1	Housing growth	N/A	++	N/A	+	+	N/A	N/A	+	N/A	+	N/A	N/A	N/A	++													
	Affordable homes	N/A	++	N/A	+	N/A	++																					
	Housing types	N/A	++	+	++	++	+	N/A	+	N/A	++																	
	Design	N/A	++	+	N/A	N/A	++	+	N/A	++	+	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	+	++						

Commentary: The DM Policies will have significant positive cumulative impacts on all relevant housing assessment criteria. Importantly, the policies will ensure sustainable and well-designed housing development of a range of housing types on all large to small scale development proposals that come forward through the plan period.

2	Regeneration	N/A	+	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	0															
	PDL	N/A	+	N/A	+	N/A	N/A	+	N/A	N/A	N/A	N/A	N/A	N/A	?	N/A	+	N/A	N/A	N/A	0							
	Access	+	N/A	+	+	+	+	N/A	N/A	+	N/A	N/A	N/A	N/A	N/A	+	++	++	N/A	N/A	N/A	++						
	Density	N/A	++	N/A	N/A	N/A	+	N/A	++	N/A	++																	
	Mixed use	N/A	+	N/A	0																							

Commentary: There will be significant positive cumulative impacts on accessibility and density as a result of the DM Policies in unison. No impacts have been highlighted for the remaining assessment criteria as the policy requirements of the DM Policies can be seen to be relevant to single issues that are largely unrelated to common themes.

Sustainability Objective / assessment criteria	Development Management (DM)																									CI	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25		
3	Jobs growth	N/A	N/A	N/A	N/A	+	+	+	N/A	++																	
	Town / District Centres	N/A	N/A	N/A	N/A	+	N/A	+	N/A	+	N/A	++															
	Business innovation	N/A	N/A	N/A	N/A	N/A	++	++	N/A	++																	
	Tourism, heritage and the arts	N/A	N/A	N/A	N/A	++	++	N/A	++																		
	Rural economy	N/A	N/A	N/A	N/A	+	++	++	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	++										

Commentary: The DM Policies will ensure significant cumulative impacts across all employment and economic related assessment criteria, particularly in rural areas. Although the policies can be seen as single issue themes, in combination they will have Borough wide benefits.

4	Reduce the need to travel	N/A	+	N/A	+	N/A	+	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	+	N/A	N/A	N/A	N/A	++	+	+	N/A	N/A	N/A	++
	Sustainable travel	+	+	N/A	+	N/A	++	N/A	N/A	N/A	N/A	++	++	+	N/A	N/A	N/A	++									
	Sustainable	+	N/A	+	N/A	N/A	N/A	N/A	++	+	+	N/A	N/A	N/A	++												

Draft Publication Local Plan Sustainability Appraisal Environmental Report (June 2017)

Sustainability Objective / assessment criteria	Development Management (DM)																									CI	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25		
transport infrastructure																											
<p>Commentary: The DM policies will have significant positive impacts on all transport related assessment criteria. Although the policies can be seen as single issue themes, in combination they will have Borough wide benefits based on interlinked infrastructure and access improvements in broad areas as well as encouraging cultural changes regarding sustainable transport uptake.</p>																											
5	Access - schools, facilities	N/A	++	++	++	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	++													
	School capacity	N/A	N/A	++	N/A	0																					
	Open space	++	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	++	++	++	N/A	N/A	N/A	N/A	N/A	N/A	++							
	Skills	N/A	N/A	+	N/A	0																					
<p>Commentary: There will be cumulative positive impacts associated with access to education, open space and community facilities through the policies' provision requirements across the Borough for the benefit of existing and new communities.</p>																											
6	Crime	N/A	+	N/A	N/A	?	N/A	N/A	++	N/A	0																
	Access to jobs	N/A	N/A	N/A	N/A	N/A	+	N/A	0																		
	Healthy lifestyles	++	+	N/A	++	N/A	+	N/A	+	++	++	+	+	N/A	N/A	N/A	N/A	++									
<p>Commentary: There will be cumulative positive impacts associated with health lifestyles, in response to the DM polices that ensure open space, recreation and community facility provision. There will also be cumulative impacts on this assessment criterion through sustainable transport uptake, in particular walking and cycling. This will be relevant across the Borough for the benefit of existing and new communities.</p>																											
7	Heritage	N/A	N/A	N/A	N/A	?	N/A	+	N/A	++	++	N/A	?	0													

Sustainability Objective / assessment criteria	Development Management (DM)																									CI
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
and cultural assets																										
Public realm	+	N/A	+	N/A	N/A	N/A	N/A	N/A	++	N/A	+	N/A	N/A	++	+	N/A	N/A	N/A	N/A							
Historic character of the Town Centre?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	N/A	N/A	++	++	N/A								

Commentary: The DM Policies will have significant positive impacts on the historic core through the protection and enhancement of the historic environment on a case-by-case basis that will have a common goal in regards to Conservation Areas and their enhancement. There will however be uncertain impacts on public realm, where the policies can not ensure that improvements and are joined up in their approach outside thee direct requirements of individual schemes. This is not a criticism of the policy however, and it should be noted that large town centre schemes are subject to masterplanning or development briefs to ensure benefits regarding such considerations.

8	Landscape character	N/A	+	N/A	N/A	N/A	N/A	+	N/A	+	+	N/A	+	0														
	Wildlife designations	N/A	+	N/A	?	0																						
	Bio-diversity	N/A	N/A	N/A	N/A	N/A	N/A	?	N/A	?	N/A	+	N/A	N/A	N/A	N/A	N/A	+	+	N/A	++							
	Water, air and soil quality	+	N/A	+	N/A	++	N/A	N/A	++	0																		

Commentary: There will be indirect significant positive cumulative impacts on biodiversity through the DM Policies' requirements for biodiversity mitigation and gains in proposals. This is likely to contribute to improvements to the Green Infrastructure network. Further cumulative improvements will be experienced through a multitude of small gains throughout the Borough in combination with specific Green Infrastructure projects and such requirements through the Garden Community allocations.

		+	N/A	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	+	?	N/A	N/A	N/A	+	N/A	+	N/A	N/A	++	0
--	--	---	-----	-----	-----	-----	---	-----	-----	-----	-----	-----	---	-----	-----	---	---	-----	-----	-----	---	-----	---	-----	-----	----	---

Sustainability Objective / assessment criteria	Development Management (DM)																									CI		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25			
9	Pollution																											
	Renewable energy	N/A	++	++																								
	Waste	N/A	+	N/A	N/A	++	N/A	++	++																			

Commentary: There will be cumulative positive impacts on waste minimisation and resource use associated with DM Policies 15 and 25 regarding design and amenity and Water, Waste and Recycling. Combined, it can be expected that sufficient facilities in developments will ensure an increase in recycling and heightened energy efficiency through new development. The requirements of DM Policy 25 regarding renewable energy are likely to have cumulative positive impacts in association with the scale of growth, particularly regarding proposals in East Colchester and the Tendring / Colchester Borders Garden Community.

10	Flooding	N/A	+	N/A	++	++	N/A	0																			
	SuDS and drainage	N/A	+	?	N/A	N/A	N/A	N/A	N/A	N/A	++	++	N/A	++													
	Water quantity	N/A	0																								
	Water efficiency	N/A	?	N/A	++	++	++	0																			
	Water quality?	N/A	0																								

Commentary: The DM Policies will ensure that flood risk is reduced through directing development to Flood Risk Zone 1 in the first instance. There will be significant cumulative positive impacts on SuDS integration through the DM Policies in combination, and also the majority of related Places Policies. This would have the cumulative positive impacts of improving biodiversity across the Borough.

12 Whole Plan Sustainability Impacts

This section explores the cumulative impacts of the Plan as a whole, factoring in those findings of both the Section One and Section Two SAs. It looks at the cumulative impacts identified above with those of the Section One SA.

Table 86: Whole Plan Cumulative Impacts

SO	Assessment - Criteria	Element of the Plan						
		Sustainable Growth Policies	Environ -mental Assets Policies	Places Policies - Colchester	Places Policies – Sustainable Settlements and Other Villages and Countryside	Development Management Policies	Section One Summary	Cumulative Impacts
1	Will it deliver the number of houses needed to support the existing and growing population?	++	0	++	++	++	++	++
	Will it provide more affordable homes across the Borough?	++	0	++	++	++	++	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++	0	++	++	++	++	++
	Will it deliver well designed and sustainable housing?	++	0	++	++	++	++	++
<p>Commentary: The Plan can be seen to offer significant positive impacts associated with housing, both in the allocation of a mix of housing across the Borough, and also in the formulation of relevant housing related policies that seek sustainable development in sustainable locations.</p>								
2	Will it promote regeneration?	++	0	++	0	0	++	++

SO	Assessment - Criteria	Element of the Plan						
		Sustainable Growth Policies	Environ -mental Assets Policies	Places Policies - Colchester	Places Policies – Sustainable Settlements and Other Villages and Countryside	Development Management Policies	Section One Summary	Cumulative Impacts
	Will it reduce the need for development on greenfield land?	-	0	+	-	0	--	--
	Will it provide good accessibility by a range of modes of transport?	++	0	++	0	++	++	++
	Will densities make efficient use of land?	++	0	++	0	++	0	++
	Will a mix of uses be provided?	++	0	++	0	0	++	++
<p>Commentary: The Plan will ensure good accessibility and significant improvements to infrastructure through a series of general and site specific policies. There will be significant positive impacts on regeneration, which exists as an important focus of the Plan, particularly in East Colchester, with expected wider benefits associated with any rapid public transport improvements of a Garden Community in this broad location. The combined impacts of the contents of the Plan will however lead to significant negative losses in greenfield land, both in and around Colchester and the sustainable settlements in many instances. This can be considered inevitable at the scale of growth required and in consideration of the diminishing amount of land that is previously developed, and it should be noted that a strong emphasis on maximising the use of land as a resource resonates throughout the plan as a whole, particularly in the utilisation of such land within the Colchester settlement boundary. This focus on brownfield land coupled with the principles of the spatial strategies of both Sections One and Two in seeking to focus development within settlements proportionately and in line with a settlement hierarchy, are strongly aligned through the Plan's allocations.</p>								
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	++	0	++	0	++	++	++
	Will it maintain an appropriate	+	0	++	0	++	0	++

SO	Assessment - Criteria	Element of the Plan						
		Sustainable Growth Policies	Environmental Assets Policies	Places Policies - Colchester	Places Policies – Sustainable Settlements and Other Villages and Countryside	Development Management Policies	Section One Summary	Cumulative Impacts
	balance between different types of retail uses and other activities in the Borough's centres?							
	Will it support business innovation, diversification, entrepreneurship and changing economies?	++	0	++	0	++	++	++
	Will it support tourism, heritage and the arts?	+	++	++	+	++	0	++
	Will it help sustain the rural economy?	+	0	0	+	++	0	+
<p>Commentary: The Plan can be seen to offer significant positive impacts associated with employment related assessment criteria, both in the allocation and safeguarding of employment land across the Borough, and also in the formulation of relevant employment related policies that seek sustainable development in sustainable locations. The Plan's policies and allocations can also be seen to promote and ensure the viability of the town centre for town centre uses, with secondary cumulative positive implications on tourism and heritage. Only minor positive cumulative impacts have been assessed as likely regarding the rural economy, through the Plan's focus for development allocations in more sustainable locations. There can also be seen to be some element of uncertainty surrounding the allocation of employment land in a number of those settlements in which Neighbourhood Plans will set out specific allocations.</p>								
4	Will it reduce the need to travel?	++	0	++	0	++	++	++
	Will the levels of sustainable travel increase?	++	0	++	0	++	++	++

SO	Assessment - Criteria	Element of the Plan						
		Sustainable Growth Policies	Environ -mental Assets Policies	Places Policies - Colchester	Places Policies – Sustainable Settlements and Other Villages and Countryside	Development Management Policies	Section One Summary	Cumulative Impacts
	Will it improve sustainable transport infrastructure and linkages?	++	0	++	0	++	++	++
<p>Commentary: Sustainable travel is a key principle of both the Spatial Strategies of Sections One and Two, and is well reflected in the distribution of growth through both Sections of the Plan's allocations. There is an emphasis on Colchester town as a location for development, with the development potential of brownfield land maximised, particularly in Magdalen Street and the Hythe Special Policy Area and also the broad location of the Garden Communities. The principle of ensuring sustainable travel is well aligned throughout the Plan in both Sections One and Two, with wider benefits expected from Garden Community requirements for a choice of sustainable transport means and rapid public transit systems which can support other smaller scale allocations along expected routes into the town centre.</p>								
5	Will it provide equitable access to education, recreation and community facilities?	++	0	++	++	++	++	++
	Will it place pressure on school places, including early years?	++	0	?	0	0	++	++
	Will existing open spaces be protected & new open spaces be created?	++	++	++	0	++	++	++
	Will it improve the skills of the Borough's population?	++	0	0	0	0	++	++
<p>Commentary: The Plan's policies and allocations ensure that access is ensured to all relevant supporting services and infrastructure, as well as employment opportunities. The cumulative impacts on capacities of key services could be expected to be negative associated with the level of growth required within the Plan and the focus on Colchester for sustainable development. Despite this however, positive outcomes can be expected through growth stimulating new infrastructure and service provision, which can offer significant wider benefit; development can ensure new provision that</p>								

SO	Assessment - Criteria	Element of the Plan						
		Sustainable Growth Policies	Environ -mental Assets Policies	Places Policies - Colchester	Places Policies – Sustainable Settlements and Other Villages and Countryside	Development Management Policies	Section One Summary	Cumulative Impacts
<p>supports not only new communities but also exist to improve current conditions and capacities. This can be seen to occur on two levels commensurate with the scope of both Sections One and Two. Section One’s strong emphasis on ‘infrastructure first’ is ensured through the interventionist approach of the delivery model, which effectively places the Borough Council in the role of developer for the Garden Communities. This seeks to challenge those perceptions of strategic growth having significant negative impacts on infrastructure and key service capacities, such as school places and associated with healthcare.</p>								
6	Will it reduce actual crime and fear of crime?	0	0	0	0	0	0	0
	Will it provide equitable access to employment opportunities?	++	0	++	0	0	++	++
	Will it encourage healthy lifestyles?	++	0	++	0	++	++	++
<p>Commentary: Accessibility by sustainable means is ensured throughout both Sections of the Plan as a foremost consideration in the allocation of sites and policy content. Walking and cycling is promoted through the proximity of growth to existing employment opportunities and key services, as well as further ensured through policy content to provide such network improvements. The Plan can be considered to not have any impacts associated with reducing actual crime and the fear of crime directly, however can be expected to be a secondary effect emanating from the Plan’s design related policy content. Further, such considerations can be seen to be more relevant to design briefs and any masterplans and it is recommended that such a focus is included in these forthcoming documents where specifically required.</p>								
7	Will it protect and enhance the heritage and cultural assets of the Borough?	+	+	++	0	0	+	+
	Will it create a high quality and coherent public realm linking the town’s assets and spaces;	+	0	++	0	?	0	+

SO	Assessment - Criteria	Element of the Plan						
		Sustainable Growth Policies	Environ -mental Assets Policies	Places Policies - Colchester	Places Policies – Sustainable Settlements and Other Villages and Countryside	Development Management Policies	Section One Summary	Cumulative Impacts
	connecting the heritage and contemporary?							
	Will it protect and enhance the historic character of the Town Centre?	+	0	++	0	++	+	++

Commentary: There will be minor positive impacts on the majority of the historic environment assessment criteria. Impacts are limited in all cases due to the focus of substantial growth in and around Colchester and in consideration of the historic importance of the town centre. Although impacts can be mitigated and significance preserved in all instances through policy considerations, there is less certainty whether the enhancement of assets can be sought on a plan-wide level. Despite this however, some important benefits can be sought through regeneration policies regarding Magdalen Street and the St Botolphs Cultural Quarter cumulatively with the Plan's thematic strategic and development management policies. It should also be acknowledged that further considerations can be seen to be more relevant to design briefs and any masterplans and it is recommended that such a focus is included in these forthcoming documents where specifically required. There is not considered to be any significant positive or negative cumulative impacts on the historic environment resulting from the content of Sections One and Two in combination.

8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	-	++	?	0	0	?	?
	Will it protect and enhance designated areas of the countryside and coastal environment?	?	++	0	?	0	++	+
	Will it protect and improve biodiversity?	?	++	+	0	++	++	+
		-	+	0	0	0	-	?

SO	Assessment - Criteria	Element of the Plan						
		Sustainable Growth Policies	Environ -mental Assets Policies	Places Policies - Colchester	Places Policies – Sustainable Settlements and Other Villages and Countryside	Development Management Policies	Section One Summary	Cumulative Impacts
	Will it improve environmental quality in terms of water, air and soil quality?							
<p>Commentary: The Plan will have a number of uncertain impacts on landscapes and soil quality. This is largely related to the amount of Greenfield land that is required to be allocated for development purposes within the Plan. This can not be considered a criticism of the plan, but is reflective of the Borough’s OAN requirements and the diminishing availability of brownfield land in the Borough. It should be noted in this regard that the Plan can be considered successful in its avoidance of negative impacts in this regard, with effective policy and site assessment criteria being explored to ensure that the strategy and development allocations are the most sustainable in light of the landscape implications. The Garden Communities allocated within Section One will not give rise to any significant negative impacts due to their adherence and delivery in line with Garden City principles. Both Sections of the Plan are also likely to ensure net gains in biodiversity cumulatively, with any adverse impacts on designations associated with the level of growth avoided through relevant and appropriate policy criteria. The Plan as a whole can be considered to have uncertain impacts on air and water quality. This again can be seen as a result of the level and distribution of growth around Colchester. Policy considerations exist to minimise these impacts, however it should be noted that impacts can not be eradicated outright and impacts are largely inevitable at the strategic level. The Plan does however seek solutions to ensure ‘acceptable impacts only’ in regard to policy content and water quality. Regarding air quality, it should be considered that the Plan’s focus on increasing sustainable transport uptake is maximised will likely assist in such a modal shift away from private vehicle use. The focus of development in and around the town and sustainable settlements only within Section Two ensures that growth is forthcoming in sustainable areas. Cumulatively this principle is strengthened at the wider plan level with Garden Community allocations having comparably better access to rail links than alternative options, coupled with the benefit of being developed in line with Garden City principles that seek the integration of other sustainable transport choices to key centres.</p>								
9	Will it reduce pollution and greenhouse gas emissions?	?	0	0	0	0	?	?
	Will it support the delivery of renewable energy schemes?	0	0	+	0	++	0	+
	Will it help to reduce, reuse and recycle resources and minimise waste?	0	0	0	0	++	0	++

SO	Assessment - Criteria	Element of the Plan						
		Sustainable Growth Policies	Environ -mental Assets Policies	Places Policies - Colchester	Places Policies – Sustainable Settlements and Other Villages and Countryside	Development Management Policies	Section One Summary	Cumulative Impacts
<p>Commentary: Regarding air quality, it should be considered that the Plan's focus on increasing sustainable transport uptake is maximised will likely assist in such a modal shift away from private vehicle use. The focus of development in and around the town and sustainable settlements only within Section Two ensures that growth is forthcoming in sustainable areas. Cumulatively this principle is strengthened at the wider plan level with Garden Community allocations having comparably better access to rail links than alternative options, coupled with the benefit of being developed in line with Garden City principles that seek the integration of other sustainable transport choices to key centres. In regard to other climate change factors, the Plan seeks to ensure energy efficiency in both Sections One and Two. Minor positive impacts will be ensured through the combined policy content regarding renewable energy, however impacts are limited where no specific allocation is seeking to ensure such integration. There will be cumulative positive impacts associated with waste minimisation through the single relevant development management policy, which will need to be complied with in all allocations including the Garden Communities within Section One.</p>								
10	Will it reduce the risk of flooding?	0	0	0	0	0	0	0
	Will it deliver effective SUDS and improve drainage?	0	0	++	0	++	++	++
	Will it affect the amount of water available for extraction?	0	0	0	0	0	?	?
	Will it promote water efficiency and reduce water usage levels per household?	0	0	0	0	0	0	0
	Will it improve water quality?	0	+	0	0	0	?	?
<p>Commentary: The Plan will have no impact on flooding through policy considerations. Regarding water efficiency and usage, this assessment criterion can be considered largely relevant to individual applications, with cumulative impacts difficult to identify at the strategic level. Water availability can be considered uncertain in so far as this can be expected to be an issue relevant to the level of the growth in the Plan. The issue has been raised for the Garden Communities which can be expected to have some cumulative negative connotations with other plan allocations in broad areas as identified in the Plan's Water Cycle Study evidence base. There will be significant positive impacts on the integration of SuDS where this requirement is reiterated at all levels of development that can be expected within the Plan period and beyond. Uncertain impacts however exist regarding water quality, in line with the findings of the HRA.</p>								

13 Conclusions and Recommendations

13.1 Conclusions

The following table shows the combined impacts of the Plan's Policies against the Sustainability Objectives. The Policies have been grouped per chapter as they appear chronologically within the Local Plan. The impact shown for the policies of each chapter has been taken from looking at the cumulative impacts of those policies together. To this extent, the conclusions of the Plan explore the cumulative elements of all of the Plan's content and the Plan as a whole. Commentary follows the table.

Table 87: Conclusions to be drawn of the Local Plan Policies and the Plan as a whole

Sustainability Objective / assessment criteria		Sustainable Growth Policies	Environmental Assets Policies	Places Policies - Colchester	Places Policies – Sustainable Settlements and Other Villages	Development Management Policies
1	Housing growth	++	0	++	++	++
	Affordable housing	++	0	++	++	++
	Housing types	++	0	++	++	++
	Good design	++	0	++	++	++
2	Regeneration	++	0	++	0	0
	Greenfield / PDL	-	0	+	-	0
	Accessibility	++	0	++	0	++
	Densities	++	0	++	0	++
	Mix of uses	++	0	++	0	0
3	Employment opportunities	++	0	++	0	++
	Vitality of Centres	+	0	++	0	++
	Business innovation	++	0	++	0	++
	Tourism, heritage, arts	+	++	++	+	++
	Rural economy	+	0	0	+	++
		++	0	++	0	++

Sustainability Objective / assessment criteria		Sustainable Growth Policies	Environmental Assets Policies	Places Policies - Colchester	Places Policies – Sustainable Settlements and Other Villages	Development Management Policies
4	Reduce the need to travel					
	Sustainable travel	++	0	++	0	++
	Transport infrastructure	++	0	++	0	++
	Education, community facilities	++	0	++	++	++
	School capacity	++	0	?	0	0
	Open space	++	++	++	0	++
	Skills	++	0	0	0	0
6	Crime	0	0	0	0	0
	Access to employment	++	0	++	0	0
	Healthy lifestyles	++	0	++	0	++
7	Heritage assets	+	+	++	0	0
	Public realm	+	0	++	0	?
	Historic character-Town Centre	+	0	++	0	++
8	Landscape character	-	++	?	0	0
	Wildlife and coastal designations	?	++	0	?	0
	Biodiversity	?	++	+	0	++
	Water, air and soil quality	-	+	0	0	0
9	Pollution, greenhouse gas emissions	?	0	0	0	0
		0	0	+	0	++

Sustainability Objective / assessment criteria		Sustainable Growth Policies	Environmental Assets Policies	Places Policies - Colchester	Places Policies – Sustainable Settlements and Other Villages	Development Management Policies
	Renewable energy					
	Minimise waste	0	0	0	0	++
10	Fluvial flooding	0	0	0	0	0
	SuDS and drainage	0	0	++	0	++
	Water availability	0	0	0	0	0
	Water efficiency	0	0	0	0	0
	Water quality	0	+	0	0	0

The cumulative impacts of the Plan's policies (the Plan as a whole) can be seen to have minimal negative impacts and a large range of significantly positive impacts on:

Housing growth, affordable housing and housing types of a good design – The Plan ensures that objectively assessed housing needs will be met in the Borough across the plan period in sustainable locations and with maximum social benefits. The Plan also effectively ensures affordable needs and those responding to needs for certain types are met in specific areas of need through allocations across all sustainable settlements in accordance with the settlement hierarchy. The Plan and Council in general, are also proactive in their obligations to appropriately assist in the development of Neighbourhood Plans to meet some of these needs. Effective design policies will also ensure housing is of the highest quality overall and in response to local characteristics.

Regeneration – The Plan's policies and allocations actively seek to ensure development of a mix of appropriate uses is directed to the Borough's identified employment areas. This will have wide benefits across the town and Borough for new and existing communities.

Accessibility, reducing the need to travel, sustainable travel and transport infrastructure – Transport issues, and a need to promote and deliver sustainable transport infrastructure is a key driver behind the Borough's spatial strategy and individual and cumulative allocations. Crucially, these issues were at the forefront of Garden Community option selection, with a mind to increase the overall sustainability of the whole Borough and Housing Market Area in this regard.

Employment opportunities, vitality of Centres, business innovation, rural economy and tourism – The Plan ensures that employment and economic needs are at the forefront of the Plan's outcomes through effective policy requirements, safeguarding

provisions and also a significant amount of new employment land delivery through suitable and sustainable allocations that represent the best possible outcomes in light of all reasonable alternatives.

Education, recreation and community facilities – Education and school capacity issues are key drivers behind the Borough's spatial strategy and individual and cumulative allocations. Crucially, these issues were at the forefront of Garden Community option selection, with a mind to increase the overall sustainability of the whole Borough and Housing Market Area in this regard.

Open space and healthy lifestyles – The Plan effectively protects existing open space, where this represents the best possible and most sustainable option, and also ensures through general and site specific policy requirements that suitable provision is included within all development as required. This is also the case for walking and cycling infrastructure.

Skills – The level of growth in combination with the positive impacts on employment development and new school provision, which are at the forefront of the Plan's objectives, maximises the possibility that skills are significantly improved within the Plan area and beyond within the wider Housing Market Area.

Heritage assets, public realm, the historic character of the Town Centre - it is inevitable that the level of growth required may have some degree of impact on such assets with the need to develop on Greenfield land and to increase housing growth within the town centre on a case-by-case basis. Despite these inevitable impacts, the Local Plan does successfully ensure that such impacts are minimised through the site selection process of the SLAA, which explored such impacts and mitigation potential in detail for each submitted site. This SA also draws the same conclusion through exploring the preferred sites for allocation against reasonable alternatives regarding impacts on the historic environment and archaeology (see Appendix 1 of this Report).

Biodiversity – The Plan ensures that biodiversity features are included within development allocations and through general policy requirements. In line with the development of the Garden Communities, significant biodiversity gains can be achieved on agricultural land that previously had no biodiversity interest. This, in combination with urban and rural requirements, will significantly contribute to a Green Infrastructure network across the Borough.

Renewable energy – The cumulative impacts of the Plan will be significantly positive in association with the requirements of Policy DM25 and the level of growth. The Policy ensures that such measures are maximised in their promotion, without any statutory requirements affecting the viability of any development proposals / allocations.

Minimising waste – The Plan will ensure that resource use and waste minimisation is integrated into all development. This will directly lead to positive outcomes as well as ensuring a wider cultural change.

Integrating SuDS and improving drainage – The Plan seeks to ensure SuDS are integrated into all developments through specific policy requirements and also those specific to individual allocations for development

In contrast, the Plan as a whole will not have significant positive impacts on the following sustainability criteria (in each instance, commentary is given exploring any shortcomings of the Plan):

Greenfield / PDL – The Plan ensures maximum use of PDL, however it is inevitable that significant Greenfield land would be required for development in line with the objectively assessed growth targets for the Plan area and the requirements that needs are met through the wider Housing market Area to meet these targets on available, suitable and viable land.

School capacity (short-medium term) – The level of growth in the Plan is also inevitably going to put pressure on school capacities. This is particularly the case in the short – medium term before Garden Community allocations will be developed. The Garden Community allocations are partly allocated at the scales highlighted to stimulate requirements for new schools associated with meeting specific dwelling thresholds for such provision. The Plan is however ensuring the necessary infrastructure delivery as part of a separate evidence base document which will influence and form part of the Local Plan at the submission stage.

Crime – The Plan does not specifically seek to minimise crime and the fear of crime, however these are more related to specific design features which the Plan need not reiterate as they are well documented in numerous SPDs and guidance documents adopted by the Council.

Landscape character – It is also inevitable that the level of growth required will have some degree of landscape impact associated with a lack of brownfield land and the need to develop on Greenfield land. Despite these inevitable impacts, the Local Plan does successfully ensure that impacts on landscape are minimised through the site selection process of the SLAA, which explored such impacts in detail on a site-by-site basis. This SA also draws the same conclusion through exploring the preferred sites for allocation against reasonable alternatives regarding landscape impacts (see Appendix 1 of this Report).

Wildlife and coastal designations – The level of growth required will also inevitably lead to the potential for disturbance to international and national wildlife sites, which are present within the Borough. Despite this, such impacts are not the result of any inappropriate allocations individually or cumulatively at this stage. Work is being undertaken on a Habitats Regulation Assessment for the Local Plan that explores the likelihood of significant environmental effects and these findings will be factored into the Plan as appropriate.

Water, air (including pollution and emissions) and soil quality – Once again, it is inevitable that the level of growth required will have some degree of impact on water air and soil associated with the need to develop on Greenfield land and to increase housing growth within the town centre. Despite these inevitable impacts, the Local Plan does successfully ensure that such impacts are minimised through the site selection process of the SLAA, which explored such impacts in detail on a site-by-site basis, particularly regarding the soil quality of agricultural land for development. This SA also draws the same conclusion through exploring the preferred sites for allocation against reasonable alternatives regarding impacts on water, air and soil (see Appendix 1 of this Report).

Fluvial flooding – There will be no cumulative positive impacts arising from the Plan in so far as the Plan ensures that flooding will be minimised both through Policy requirements and the selection of the allocations for growth.

Water quality, efficiency and availability – Water issues, although a key consideration in overall sustainability are issues that are beyond the direct influence of the Plan and as such no cumulative effects will be realised. Such issues will be ensured through collaborative working with relevant authorities on such matters on a case by case basis and cumulatively in broad areas.

13.2 Summary of Broad Cumulative Impacts of Garden Communities and Other Plan Allocations in Close Proximity

Tendring / Colchester Borders Garden Community

The implications surrounding air quality and associated AQMAs in the east Colchester broad area are difficult to measure in consideration of the Garden Community further to the east. It can be expected that there would be an increased number of people travelling into the town centre through this broad area; however the Garden Community will be required to offer a choice of rapid public transport methods as set out in Section One. In addition, the focus of East Colchester (including the Special Policy Areas of Magdalen Street and the Hythe) for regeneration, will also see a larger influx of residents in the area. Despite this, a large number of individual regeneration proposals are a result of a change of use from employment to residential, and with public transport links so prevalent in the area, in addition to those improvements resulting from the Garden Community including a proposed Park and Ride facility, there is a real opportunity to maximise its uptake and see a significant modal shift away for private car journeys. It should also be noted that the Town Centre allocations will see a reduction in car parking spaces in the town through the allocation of a number of existing car parks for development purposes, which should also ensure that air quality in the broad area would improve commensurate to increased public transport uptake.

Colchester / Braintree Borders Garden Community

The Marks Tey site options in accumulation with that of the Garden Community at the Colchester / Braintree Borders can be seen to offer a loss of Greenfield, agricultural land in the wider area. Despite this, such losses can be considered inevitable in regard to the need for growth in the plan area.

The Garden Community can be seen to enhance the overall sustainability of development in the Marks Tey area in so far as the strategic development can ensure that jobs and key services are provided in close proximity than is currently the case. This is particularly pertinent in regard to secondary schools and healthcare facilities, as well as improving the general public transport accessibility in the broad wider area.

No other impacts have been identified cumulatively due to the scale of the Garden Community and the comparably small amount of growth at Marks Tey.

13.3 Whole Plan Sustainability

The following table represents the assessment of the Plan as a whole, including the general conclusions drawn from the appraisal of Sections One and Two.

SO	Assessment - Criteria	Cumulative Impacts
1	Will it deliver the number of houses needed to support the existing and growing population?	++
	Will it provide more affordable homes across the Borough?	++
	Will it deliver a range of housing types to meet the diverse needs of the Borough?	++
	Will it deliver well designed and sustainable housing?	++
<p>Commentary: The Plan can be seen to offer significant positive impacts associated with housing, both in the allocation of a mix of housing across the Borough, and also in the formulation of relevant housing related policies that seek sustainable development in sustainable locations.</p>		
2	Will it promote regeneration?	++
	Will it reduce the need for development on greenfield land?	--
	Will it provide good accessibility by a range of modes of transport?	++
	Will densities make efficient use of land?	++
	Will a mix of uses be provided?	++
<p>Commentary: The Plan will ensure good accessibility and significant improvements to infrastructure through a series of general and site specific policies. There will be significant positive impacts on regeneration, which exists as an important focus of the Plan, particularly in East Colchester, with expected wider benefits associated with any rapid public transport improvements of a Garden Community in this broad location. The combined impacts of the contents of the Plan will however lead to significant negative losses in greenfield land, both in and around Colchester and the sustainable settlements in many instances. This can be considered inevitable at the scale of growth required and in consideration of the diminishing amount of land that is previously developed, and it should be noted that a strong emphasis on maximising the use of land as a resource resonates throughout the plan as a whole, particularly in the utilisation of such land within the Colchester settlement boundary. This focus on brownfield land coupled with the principles of the spatial strategies of both Sections One and Two in seeking to focus development within settlements proportionately and in line with a settlement hierarchy, are strongly aligned through the Plan's allocations.</p>		
3	Will it improve the delivery of a range of employment opportunities to support the growing population?	++
	Will it maintain an appropriate balance between	++

SO	Assessment - Criteria	Cumulative Impacts
	different types of retail uses and other activities in the Borough's centres?	
	Will it support business innovation, diversification, entrepreneurship and changing economies?	++
	Will it support tourism, heritage and the arts?	++
	Will it help sustain the rural economy?	+
<p>Commentary: The Plan can be seen to offer significant positive impacts associated with employment related assessment criteria, both in the allocation and safeguarding of employment land across the Borough, and also in the formulation of relevant employment related policies that seek sustainable development in sustainable locations. The Plan's policies and allocations can also be seen to promote and ensure the viability of the town centre for town centre uses, with secondary cumulative positive implications on tourism and heritage. Only minor positive cumulative impacts have been assessed as likely regarding the rural economy, through the Plan's focus for development allocations in more sustainable locations. There can also be seen to be some element of uncertainty surrounding the allocation of employment land in a number of those settlements in which Neighbourhood Plans will set out specific allocations.</p>		
4	Will it reduce the need to travel?	++
	Will the levels of sustainable travel increase?	++
	Will it improve sustainable transport infrastructure and linkages?	++
<p>Commentary: Sustainable travel is a key principle of both the Spatial Strategies of Sections One and Two, and is well reflected in the distribution of growth through both Sections of the Plan's allocations. There is an emphasis on Colchester town as a location for development, with the development potential of brownfield land maximised, particularly in Magdalen Street and the Hythe Special Policy Area and also the broad location of the Garden Communities. The principle of ensuring sustainable travel is well aligned throughout the Plan in both Sections One and Two, with wider benefits expected from Garden Community requirements for a choice of sustainable transport means and rapid public transit systems which can support other smaller scale allocations along expected routes into the town centre.</p>		
5	Will it provide equitable access to education, recreation and community facilities?	++
	Will it place pressure on school places, including early years?	++
	Will existing open spaces be protected & new open spaces be created?	++
	Will it improve the skills of the Borough's population?	++
<p>Commentary: The Plan's policies and allocations ensure that access is ensured to all relevant supporting services and infrastructure, as well as employment opportunities. The cumulative impacts on capacities of key services could be expected to be negative associated with the level of growth required within the Plan and the focus on Colchester for sustainable development. Despite this however, positive outcomes can be expected through growth stimulating new</p>		

SO	Assessment - Criteria	Cumulative Impacts
	<p>infrastructure and service provision, which can offer significant wider benefit; development can ensure new provision that supports not only new communities but also exist to improve current conditions and capacities. This can be seen to occur on two levels commensurate with the scope of both Sections One and Two. Section One's strong emphasis on 'infrastructure first' is ensured through the interventionist approach of the delivery model, which effectively places the Borough Council in the role of developer for the Garden Communities. This seeks to challenge those perceptions of strategic growth having significant negative impacts on infrastructure and key service capacities, such as school places and associated with healthcare.</p>	
6	Will it reduce actual crime and fear of crime?	0
	Will it provide equitable access to employment opportunities?	++
	Will it encourage healthy lifestyles?	++
<p>Commentary: Accessibility by sustainable means is ensured throughout both Sections of the Plan as a foremost consideration in the allocation of sites and policy content. Walking and cycling is promoted through the proximity of growth to existing employment opportunities and key services, as well as further ensured through policy content to provide such network improvements. The Plan can be considered to not have any impacts associated with reducing actual crime and the fear of crime directly, however can be expected to be a secondary effect emanating from the Plan's design related policy content. Further, such considerations can be seen to be more relevant to design briefs and any masterplans and it is recommended that such a focus is included in these forthcoming documents where specifically required.</p>		
7	Will it protect and enhance the heritage and cultural assets of the Borough?	+
	Will it create a high quality and coherent public realm linking the town's assets and spaces; connecting the heritage and contemporary?	+
	Will it protect and enhance the historic character of the Town Centre?	++
<p>Commentary: There will be minor positive impacts on the majority of the historic environment assessment criteria. Impacts are limited in all cases due to the focus of substantial growth in and around Colchester and in consideration of the historic importance of the town centre. Although impacts can be mitigated and significance preserved in all instances through policy considerations, there is less certainty whether the enhancement of assets can be sought on a plan-wide level. Despite this however, some important benefits can be sought through regeneration policies regarding Magdalen Street and the St Botolphs Cultural Quarter cumulatively with the Plan's thematic strategic and development management policies. It should also be acknowledged that further considerations can be seen to be more relevant to design briefs and any masterplans and it is recommended that such a focus is included in these forthcoming documents where specifically required. There is not considered to be any significant positive or negative cumulative impacts on the historic environment resulting from the content of Sections One and Two in combination.</p>		
8	Will it maintain and enhance the landscape character of the borough, including protected landscapes including the Dedham Vale AONB?	?
	Will it protect and enhance designated areas of the countryside and coastal environment?	+

SO	Assessment - Criteria	Cumulative Impacts
	Will it protect and improve biodiversity?	+
	Will it improve environmental quality in terms of water, air and soil quality?	?
<p>Commentary: The Plan will have a number of uncertain impacts on landscapes and soil quality. This is largely related to the amount of Greenfield land that is required to be allocated for development purposes within the Plan. This can not be considered a criticism of the plan, but is reflective of the Borough's OAN requirements and the diminishing availability of brownfield land in the Borough. It should be noted in this regard that the Plan can be considered successful in its avoidance of negative impacts in this regard, with effective policy and site assessment criteria being explored to ensure that the strategy and development allocations are the most sustainable in light of the landscape implications. The Garden Communities allocated within Section One will not give rise to any significant negative impacts due to their adherence and delivery in line with Garden City principles. Both Sections of the Plan are also likely to ensure net gains in biodiversity cumulatively, with any adverse impacts on designations associated with the level of growth avoided through relevant and appropriate policy criteria. The Plan as a whole can be considered to have uncertain impacts on air and water quality. This again can be seen as a result of the level and distribution of growth around Colchester. Policy considerations exist to minimise these impacts, however it should be noted that impacts can not be eradicated outright and impacts are largely inevitable at the strategic level. The Plan does however seek solutions to ensure 'acceptable impacts only' in regard to policy content and water quality. Regarding air quality, it should be considered that the Plan's focus on increasing sustainable transport uptake is maximised will likely assist in such a modal shift away from private vehicle use. The focus of development in and around the town and sustainable settlements only within Section Two ensures that growth is forthcoming in sustainable areas. Cumulatively this principle is strengthened at the wider plan level with Garden Community allocations having comparably better access to rail links than alternative options, coupled with the benefit of being developed in line with Garden City principles that seek the integration of other sustainable transport choices to key centres.</p>		
9	Will it reduce pollution and greenhouse gas emissions?	?
	Will it support the delivery of renewable energy schemes?	+
	Will it help to reduce, reuse and recycle resources and minimise waste?	++
<p>Commentary: Regarding air quality, it should be considered that the Plan's focus on increasing sustainable transport uptake is maximised will likely assist in such a modal shift away from private vehicle use. The focus of development in and around the town and sustainable settlements only within Section Two ensures that growth is forthcoming in sustainable areas. Cumulatively this principle is strengthened at the wider plan level with Garden Community allocations having comparably better access to rail links than alternative options, coupled with the benefit of being developed in line with Garden City principles that seek the integration of other sustainable transport choices to key centres. In regard to other climate change factors, the Plan seeks to ensure energy efficiency in both Sections One and Two. Minor positive impacts will be ensured through the combined policy content regarding renewable energy, however impacts are limited where no specific allocation is seeking to ensure such integration. There will be cumulative positive impacts associated with waste minimisation through the single relevant development management policy, which will need to be complied with in all allocations including the Garden Communities within Section One.</p>		
10	Will it reduce the risk of flooding?	0
	Will it deliver effective SUDS and improve drainage?	++
	Will it affect the amount of water available for extraction?	?

SO	Assessment - Criteria	Cumulative Impacts
	Will it promote water efficiency and reduce water usage levels per household?	0
	Will it improve water quality?	?
<p>Commentary: The Plan will have no impact on flooding through the inclusion of relevant policy considerations. Regarding water efficiency and usage, this assessment criterion can be considered largely relevant to individual applications, with cumulative impacts difficult to identify at the strategic level. Water availability can be considered uncertain in so far as this can be expected to be an issue relevant to the level of the growth in the Plan. The issue has been raised for the Garden Communities which can be expected to have some cumulative negative connotations with other plan allocations in broad areas as identified in the Plan's Water Cycle Study evidence base. There will be significant positive impacts on the integration of SuDS where this requirement is reiterated at all levels of development that can be expected within the Plan period and beyond. Uncertain impacts however exist regarding water quality, in line with the findings of the HRA.</p>		

13.4 Recommendations

Despite the general positive impacts of the Plan's policies, the following recommendations are made for some of the Plan's individual policies:

<p>Policy EC2 – The Hythe Special Policy Area</p>	<p>At the Preferred Options Plan stage, the SA stated that, 'EC2 could be more specific as to the type or range of any suitable retail development in the area, in consideration of that which exists and a need to be aligned with Town Centre policies contained within the Plan.' Specific policy on town centre uses, including the requirements for Impact Assessments, has been included within the Plan. This recommendation has therefore been factored into the Plan</p> <p>Policy EC2 could make specific regard to brownfield habitats associated with previously developed land and as such the policy could be more specific as to offsetting any particular species loss on site where practicable.</p>
<p>Policy EC3 – East Colchester</p>	<p>At the Preferred Options stage, the SA stated that, 'a policy consideration for site Port Lane could be included regarding surface water flooding on site and the exploration that SuDS be integrated into any forthcoming development.' This has been factored into the Plan through the inclusion of Policy PP1.</p> <p>In addition the presence of a TPO on Land at East Bay Mill could be reflected within the policy requirements for this site.</p> <p>There may be some negative implications surrounding biodiversity in reflection of any brownfield habitats associated with previously developed land, and these could be specifically mentioned within the policy as to be subject to further investigation at the planning application stage</p>
<p>At the Preferred Options stage, the SA stated that 'the combined</p>	

Policy SC1 – South Colchester	impacts of allocations COL13, COL04, and COL95 in west Colchester may have cumulative negative impacts on the Roman River SSSI's Donyland and Friday Woods and Berechurch Common. Although suitably distanced, there may be recreational pressures associated with this increase in growth. The Policy could have regard to the fact that the sites South of Berechurch Hall Road (COL13, COL04 , COL95) would require consultation with Natural England regarding the impact on the Roman River SSSI associated with Donyland and Friday Woods and Berechurch Common due to the sites' locations within the SSSI Impact Risk Zone and in line with their scales of growth.' This recommendation is extended to Draft Publications Plan, with additional considerations of the allocation of Middlewick Ranges.
Policy SS12a – Mersea	At the Preferred Options stage, the SA stated that, 'the impact of Policy SS15a's allocations may have a negative impact on the Blackwater Estuary SSSI, the Colne Estuary SSSI and Ramsar site. The Policy could have regard to the fact that both proposals at the stated scale would require consultation with Natural England regarding the impact on the SSSIs and Ramsar site due to the sites' locations within the SSSI Impact Risk Zones.' This recommendation is extended to Draft Publications Plan.
Policy DM5 – Tourism, Leisure, Culture and Heritage	At the Preferred Options stage, the SA stated that, 'the Policy could include reference to Policy DM16 – Historic Environment, or provide some context as to how a proposal could adequately satisfy Policies DM5 and DM16 in unison regarding heritage assets and the historic environment.' This recommendation is extended to Draft Publications Plan.
Policy DM7 – Agricultural Development and Diversification	At the Preferred Options stage, the SA stated that, 'the Policy could recognise the need for survey work regarding protected species in the re-use of agricultural buildings, particularly those that are redundant.' This recommendation is extended to Draft Publications Plan.
Policy DM12 – Housing Standards	At the Preferred Options stage, the SA stated that, 'Policy DM12 could benefit from including a criterion regarding reducing actual crime and the fear of crime through layout considerations to maximise natural surveillance.' This recommendation is extended to Draft Publications Plan.
Policy DM15 – Design and Amenity	At the Preferred Options stage, the SA stated that, 'it is recommended that the policy could explore ways to ensure that there are positive outcomes regarding biodiversity and a reduction in water usage through design.' This recommendation is extended to Draft Publications Plan.
Policy DM16 – Historic Environment	At the Preferred Options stage, the SA stated that, 'it is recommended that on completion of the relevant evidence base (as stated in paragraph 7.92 of the Local Plan), the Policy is expanded to include a position on the protection and enhancement of Locally Listed buildings.' This recommendation is extended to Draft Publications Plan.
Policy DM25 – Renewable	At the Preferred Options stage, the SA stated that, 'it is recommended that the Policy or supporting text include a level of protection for the

Energy, Water, Waste and Recycling

historic and natural environment from inappropriate or potentially harmful renewable energy schemes in the same manner as for landscape value.' This recommendation is extended to Draft Publications Plan.

14 Monitoring

Article 10 of the SEA Directive (2001/42/EC) states that Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action. In order to comply with this, existing monitoring arrangements may be used if appropriate, with a view to avoiding duplication of monitoring.

The Local Plan will itself be subjected to monitoring through the Borough Council's Authority's Monitoring Report (AMR) requirements. The broad scope of AMRs is such that they respond well to those likely significant effects on the environment required to be assessed under the SEA Directive (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 these factors).

The Local Plan will only have effects on the above factors once implemented. Monitoring is not required at this stage of the plan-making process. The significant effects on the environment of the Local Plan will be required to be monitored in line with the SEA Directive once adopted, and in line with the Adoption Statement.

15 Consultation

We welcome your comments on this SA Report.

You may comment on any element, but we would be interested to receive your views in respect of the following;

1. Do you think the methodology of the SA is appropriate to assess impacts in the plan area?
2. Do you think the options explored reflect the most reasonable alternatives in the plan area?

Please email comments to: local.plan@colchester.gov.uk. You may download a form from <http://www.colchester.gov.uk/currentconsultations>.

Alternatively, please post comments to:

Spatial Policy Team
Colchester Borough Council
FREEPOST RL5L-ZTSR-SGYA
Colchester
Essex CO1 1ZE

The closing date for this consultation is 5pm on 28th July 2017.

16 Appendix 1 - Detailed Site Allocation and Alternative Appraisals

16.1 Introduction

This Appendix explores the sustainability effects of the Local Plan's site allocations. Throughout the plan-making process and as a result of the call for sites, a number of reasonable alternative approaches have been identified and assessed in order to assist the selection of the most sustainable options. The appraisals of these alternatives are included within this Appendix, consistently with, and in comparison to, the preferred option in each instance.

Please note that sites are appraised on their own merits and in accordance with the criteria of the Site Assessment Pro Forma only. Individual sites are assessed for the use and purpose highlighted within the call-for-sites process. Any subsequent changes of settlement boundaries that may occur through the allocation of sites will be done so in conjunction with the qualifying criteria and viability discussions within the methodology of the Settlement Boundary Review. The Settlement Boundary Review is an evidence base document that accompanies the Local Plan and is independent from the Sustainability Appraisal.

Planning Practice Guidance on the Sustainability Appraisal of Local Plans, states that:

'The sustainability appraisal should only focus on what is needed to assess the likely significant effects of the Local Plan. It should focus on the environmental, economic and social impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan.'

'The sustainability appraisal needs to compare all reasonable alternatives including the preferred approach and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the Local Plan were not to be adopted.'

The sustainability appraisal should predict and evaluate the effects of the preferred approach and reasonable alternatives and should clearly identify the significant positive and negative effects of each alternative.

The sustainability appraisal should identify, describe and evaluate the likely significant effects on environmental, economic and social factors using the evidence base. Criteria for determining the likely significance of effects on the environment are set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004.

The sustainability appraisal should identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them. The sustainability appraisal must consider all reasonable alternatives and assess them in the same level of detail as the option the plan-maker proposes to take forward in the Local Plan (the preferred approach).

Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable.

The sustainability appraisal should outline the reasons the alternatives were selected, the reasons the rejected options were not taken forward and the reasons for selecting the preferred approach in light of the alternatives. It should provide conclusions on the overall sustainability of the different alternatives, including those selected as the preferred approach in the Local Plan. Any assumptions used in assessing the significance of effects of the Local Plan should be documented.

The development and appraisal of proposals in Local Plan documents should be an iterative process, with the proposals being revised to take account of the appraisal findings. This should inform the selection, refinement and publication of proposals (when preparing a Local Plan, paragraph 152 of the National Planning Policy Framework should be considered).'

This SA Site Assessment process has been undertaken in accordance with the above requirements.

16.2 Qualifying Settlements for Growth

Only those settlements deemed 'sustainable' in reflection of their level of services and function within the Colchester Borough Settlement Hierarchy have been considered to receive development allocations within the Local Plan. Sites outside the qualifying settlements have not been considered. Those settlements that have been deemed sustainable to receive allocations are (excluding the Garden Communities):

Colchester Urban Area
Stanway
Abberton and Langenhoe
Boxted
Chappel and Wakes Colne
Copford and Copford Green
Eight Ash Green
Fordham
Great Horksley
Great Tey
Langham
Layer de la Haye
Marks Tey
Rowhedge
Tiptree
West Bergholt
West Mersea
Wivenhoe

The principle for allocating growth to 'other villages' and rural / countryside areas are explored in alternatives to Policy SG2. At the Preferred Options stage, the settlements of

Dedham and Dedham Heath and Birch / Birch Green were included as 'sustainable settlements' in the hierarchy. Revisions to the settlement hierarchy as part of the Draft Publication Local Plan have concluded that these settlements do not now qualify for being able to support development that is suitable and sustainable. The reasons for these decisions are as follows:

Dedham and Dedham Heath – It has been considered that these settlements (singularly and cumulatively) would be unsuitable to accommodate growth due to potential landscape impacts associated with the Dedham Vale AONB and to preserve their existing function and characteristics. This has now lead to sites RNE07 & RNE13 & RNE53 (Long Road West & The Heath (including land north and south of Long Road East), Dedham Heath) being removed from the Plan as allocated sites for a combined 19 dwellings. These sites can not now be considered reasonable alternatives. This is also true of site RNE15 (Coggeshall Road, Dedham Heath) which was additionally submitted for consideration through the Local Plan process.

Birch / Birch Green – It has been considered that the level of services and facilities in these settlements are now not sufficient to accommodate any new growth. As a result of this, the settlements have not been considered more relevantly categorised as 'other villages' within the Local Plan Settlement Hierarchy. As a result, the previously allocated site RSW06 (Land east of Birch Street) for 15 dwellings can no longer be considered a reasonable alternative. This is also true of sites RSW04 (Mill Lane, Birch), RSW12 (Stamps Green, Birch Green) and RSW03/22 (Smythe's Green, Layer Marney) which were additionally submitted for consideration through the Local Plan process.

Exclusionary Criteria

Guidance on Sustainability Appraisal from the Planning Advisory Services (PAS) includes best practice regarding the filtering of options. This guidance states that,

'Each key location or site being thought about for the plan should be considered as a discrete option...But you won't be able – and it probably isn't sensible - to compare every small-scale site against every other small scale site. Instead, potential sites – identified for example through a SHLAA – should be progressively filtered until a 'short list' of reasonable sites options is generated. In filtering sites, you can use three broad sets of criteria. If sites don't satisfy these criteria they aren't 'reasonable' alternatives and should be discounted.

Exclusionary criteria – e.g. flood risk areas, areas of outstanding natural beauty (AONB) and green belt (taking into account Section 9 of the NPPF (paras 79-92)) and areas outside the pattern of development set out in the strategy.

Discretionary criteria – e.g. relating to public rights of way, agricultural land, local nature conservation designations etc. which might not lead to the exclusion of a site but would be important from a sustainability perspective and should influence the decision as to whether or not a site is taken forward (and, if it is, the conditions that might be attached to any development).

Deliverability criteria – e.g. land ownership, access, planning history, viability, size etc. all of which may have a bearing on whether or not the site is deliverable as a location for development.'

Such an approach has been adopted in this SA. Sites that have been deemed unsuitable or unachievable have been omitted from the SA process. This corresponds to those sites in the SLAA that have been given a 'red rating' for suitability or achievability. More detail on the SLAA process is given in below.

The Local Plan's SLAA process includes exclusionary criteria. The SLAA looks at criteria against which the suitability or principle of development can be determined for housing, employment use, Gypsy and Traveller pitch provision and 'other uses.' The sites that do not meet the SLAA's exclusionary criteria for each land use are omitted from the resultant full SLAA assessment, and also the SA process as they are considered to be unsuitable for development at the current time, in accordance with national and local policy and can not therefore be considered 'reasonable' alternatives. The SLAA exclusionary criteria are, for each land use:

Housing	Employment	Other uses	Gypsy and Traveller pitch provision
The site is greenfield and within flood zone 3 (more than 50%) without flood defences.	The site is greenfield and within flood zone 3 (more than 50%) without flood defences.	The site is greenfield and within flood zone 3 (more than 50%) without flood defences.	The site is greenfield and within flood zone 3 (more than 20%) without flood defences.
The site was only suitable for fewer than five dwellings or less than 0.25ha in area.	The site was only suitable for fewer than five dwellings or less than 0.25ha in area.	The site was only suitable for fewer than five dwellings or less than 0.25ha in area.	The site is less than 0.25ha in area
The site is physically separate from an existing development boundary and outside a vicinity of potential growth (as identified in the Local Plan Issues and Options consultation paper).	The site is physically separate from an existing development boundary and outside a vicinity of potential growth (as identified in the Local Plan Issues and Options consultation paper).	The site is physically separate from an existing development boundary and outside a vicinity of potential growth (as identified in the Local Plan Issues and Options consultation paper).	Development of the site would have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance.
Development of the site would have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance.	Development of the site would have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance.	Development of the site would have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance.	

Housing	Employment	Other uses	Gypsy and Traveller pitch provision
The site is allocated with extant planning permission, or it is allocated with a strong likelihood of a planning application being submitted in the near future.	The site is allocated with extant planning permission, or it is allocated with a strong likelihood of a planning application being submitted in the near future.	The site is allocated with extant planning permission, or it is allocated with a strong likelihood of a planning application being submitted in the near future.	The site is allocated with extant planning permission, or it is allocated with a strong likelihood of a planning application being submitted in the near future.
The site is protected for another use (with no reason to suggest it should be otherwise), or it is in use with a likelihood that that use will continue for the foreseeable future.	The site is protected for another use (with no reason to suggest it should be otherwise), or it is in use with a likelihood that that use will continue for the foreseeable future.	The site is protected for another use (with no reason to suggest it should be otherwise), or it is in use with a likelihood that that use will continue for the foreseeable future.	The site is protected for another use (with no reason to suggest it should be otherwise), or it is in use with a likelihood that that use will continue for the foreseeable future.
The site is protected for another use (with no reason to suggest it should be otherwise), or it is in use with a likelihood that that use will continue for the foreseeable future.	The site is protected for another use (with no reason to suggest it should be otherwise), or it is in use with a likelihood that that use will continue for the foreseeable future.	The site is protected for another use (with no reason to suggest it should be otherwise), or it is in use with a likelihood that that use will continue for the foreseeable future.	The site is protected for another use (with no reason to suggest it should be otherwise), or it is in use with a likelihood that that use will continue for the foreseeable future.

In addition to this, the SLAA informs the Sustainability Appraisal of sites that although not having been excluded from the SLAA process, are otherwise deemed (within the SLAA process) unsuitable or unachievable. The SLAA makes an overall judgement on whether the site is suitable for exploration as an allocation within the Local Plan; this demonstrates the development potential of proposed uses.

If during the SLAA assessment an issue or issues with a site were highlighted which could not realistically be overcome through reasonable mitigation measures, then the site was not considered further due to its 'overall' grading. A number of issues with the site's suitability, availability and achievability could have collectively contributed to such an outcome; that being the site not being considered deliverable or developable during the plan period. These sites have also been omitted from the SA process.

16.3 Assumptions Made in the Appraisal of Sites and Difficulties Encountered

In many instances additional supporting information was submitted alongside proposals during the call-for-sites process. For the purposes of assessing options to the same level of detail, the appraisal of sites uses only that information that is comparable in its scope across all site options submitted at this stage.

A Water Cycle Study has been commissioned by the Borough Council and at the time and its scope does not include alternative sites. In order to assess allocated and alternative sites on a level playing field, this evidence has been omitted from consideration within the detailed appraisal of sites. As such, the relevant assessment exploring water infrastructure capacity in Sustainability Objective 10 has not been undertaken.

In addition, the criterion in Sustainability Objective 2 exploring the suitability of housing densities of the submitted options has also not been undertaken in line with proposals not having a comparable level of information submitted during the call-for-sites process. For the purposes of assessment, and in determining an indicative housing yield per option, this has been quantified at 30 dwellings per hectare on every site unless otherwise specified.

The SA Site Assessment Pro Forma indicates that Gypsy and Traveller pitch provision would be unsuitable on contaminated land. This is based on an assumption that the remediation of contaminants would not be financially viable for any proposal in response to the identified need for pitch provision in the Plan period.

The principle of allocating retail and employment uses within the identified Town Centre boundary is considered established and essential. With this in mind, it was considered that there was no need for this SA to assess the sustainability of allocating land within this area for such uses.

Existing Commitments

In a number of instances, sites that were 'preferred' allocations in the Preferred Options Plan have been omitted from inclusion within the Draft Publications Plan. These represent developments that have been explored throughout the plan-making process and the SA, but have since been granted planning permission. As a result these sites similarly do not appear within this SA, as the principle of development is established. In some cases however, where there is a change of use in allocation to residential or cumulative impacts need to be explored with other allocations, the appraisals of 'existing commitments' remain within this SA.

These sites contribute to the Borough Council meeting their five year housing land supply. A list of existing commitments at the time of writing can be found within the following table.

SITE NAME	AREA	DWELLING YIELD
East Mill Bay, Colchester	Castle	22

SITE NAME	AREA	DWELLING YIELD
Land at Britannia Car Park, St Botolphs Street, Colchester (note: now included within the 'St Botolphs Cultural Quarter')	Castle	150
St Botolphs Cultural Quarter, Queen Street, Colchester	Castle	120
Hawkins Road, Colchester	Greenstead	330
Coalyard Site, Hythe Station Road, Colchester	Greenstead	40
Europit Garage Site, Magdalen Street, Colchester	New Town & Christchurch	20
Commercial land and former bus depot, Magdalen Colchester	New Town & Christchurch	76
Robertsons Van Hire Office, Magdalen Street, Colchester	New Town & Christchurch	5
Magdalen Garage, Magdalen Street, Colchester	New Town & Christchurch	10
Robertsons Van Hire Yard, Magdalen Street, Colchester	New Town & Christchurch	6
Ford Car Sales, Magdalen Street, Colchester	New Town & Christchurch	50
80-83 and GM Car Sales, Magdalen Street, Colchester	New Town & Christchurch	50
Land East of Tesco, Magdalen Street, Colchester	New Town & Christchurch	20
Barrington Road / Bourne Road, Colchester	New Town &	28

SITE NAME	AREA	DWELLING YIELD
	Christchurch	
Former Essex County Hospital, Colchester	New Town & Christchurch	40
Coldock, Hythe, Colchester	Old Heath & The Hythe	40
Hythe Gas Works, Hythe Quay, Colchester	Old Heath & The Hythe	40
Scrapyard Site, Hythe Quay, Colchester	Old Heath & The Hythe	120
Bridge House and Garage, Hythe Quay, Colchester	Old Heath & The Hythe	36
26 Hythe Quay, Colchester	Old Heath & The Hythe	24

16.4 Colchester Town Centre Allocations (Policy TC3)

Policy TC3 contains the following specific housing site allocations:

SITE ALLOCATIONS IN COLCHESTER TOWN CENTRE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reason for Selection
COL30 and COL56 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT' AS PART OF THE ST BOTOLPHS CULTURAL QUARTER)	Land at Britannia car park / St Botolphs Railway Station car park, Magdalen Street, Colchester	Housing	150	The site is an existing commitment. At the Preferred Options stage, the SA included that, 'the site is considered suitable for development based on its location and non-prohibitive current use. The site is located in a very sustainable location with excellent links to public transport and good links to educational and health facilities. The redevelopment of the site for housing is considered highly sustainable in term so location in regard to the town centre and the St Botolph's Regeneration Area.'
COL34 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Land at East Bay Mill, Colchester	Housing	22	The site is an existing commitment. At the Preferred Options stage, the SA erroneously included the site within the Hythe Special policy Area, and included that, 'the Grade II Listed East Bay Mill was partially destroyed by fire in early 2015 and there are additional derelict buildings on site. The site is within the central urban area, and it would be beneficial to redevelop the site in light of the current state of the site and its historic importance, subject to policy considerations.'
COL39 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT' AS PART OF THE ST BOTOLPHS CULTURAL QUARTER)	Former Bus Station, Queen Street, Colchester	Housing	20	The site is an existing commitment. At the Preferred Options stage, the SA included that, 'the remaining unconsented portion of the site, outside the Firstsite grounds and Wonderhouse site is a suitable and achievable location for mixed use development. The redevelopment of the site for housing is considered highly sustainable in term so location in regard to the town centre and within the St Botolph's Regeneration Area. There is scope for significant benefits from redevelopment.'
COL40	Part of St Runwalds Car Park - St Runwalds Street	Housing	40	The site is considered to be in a suitable location for housing and it is considered very sustainable given its proximity to transport hubs, services and employment

				opportunities.
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The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN COLCHESTER TOWN CENTRE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reason for rejection
COL76	Car Park south of Nunns Road, Colchester (whole site)	Housing	10-15	The site is currently a car park, is not being promoted for development and the ownership is currently unknown; therefore the site is considered to be unavailable.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 88: Sites within the Colchester Town Centre

Objectives	Assessment Criteria	Site (by reference number)				
		Preferred				Non preferred
		COL30 & 56	COL34	COL39	COL40	COL76
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+	+	+
	Affordable housing	+	+	+	+	+
	Housing type / tenures	0	0	?	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	+	0	+	0	0
	PDL / Greenfield	++	++	++	++	++
	Accessibility	++	+	++	++	++
	Density	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	+	0	0
	ALC	++	++	++	++	++
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of	Employment use?	0	0	+	0	0
	Town / district centre?	0	0	++	0	0
	Rural economy	0	0	0	0	0

Objectives	Assessment Criteria	Site (by reference number)				
		Preferred				Non preferred
		COL30 & 56	COL34	COL39	COL40	COL76
centres						
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++	++	++	++
	Sustainable travel	++	++	++	++	++
	Sustainable transport infrastructure	0	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	++	++	+	+	+
	Distance to Secondary school	--	--	-	+	+
	School capacity	--	--	--	--	--
	Open space	+	+	+	+	+
	Improving skills	0	0	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	++	++	++	++	++
	Healthy lifestyles	+	+	++	++	++
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	-	-	-	-	-
	Archaeology	-	-	-	-	-
	Local listings	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape impact/AONB	++	++	++	++	++
	Visual impact	+	--	?	?	--
	Settlement setting	0	0	0	0	0
	SSSIs	+	+	+	+	+
	CPB	+	+	+	+	+
	(Inter)national sites	+	+	+	+	+
	Woodland / trees	+	-	+	+	+

Objectives	Assessment Criteria	Site (by reference number)				
		Preferred				Non preferred
		COL30 & 56	COL34	COL39	COL40	COL76
	Groundwater	+	+	+	+	+
	AQMAs	--	-	--	--	--
	Contamination	?	?	?	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+
	Waste facilities	+	+	+	+	+
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	--	++	++	++
	Surface water flood risk	++	-	++	++	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	--	+	+	+

16.4.1 Cumulative and Synergistic Effects of Colchester Town Centre Allocations

As can be seen from the above appraisals, the Colchester Town Centre allocations can be expected to have significant positive cumulative impacts on a range of social, economic and environmental criteria commensurate to the existing sustainability of the town centre. Most notably will be the positive impacts on the regeneration area around Queens Street and St Botolphs, which will significantly improve the vitality of this eastern part of the Town Centre, particularly aesthetically in conjunction with the Plan's policy content regarding design and amenity.

There can be expected to be significant positive cumulative impacts on sustainable transport uptake, through the extent of housing delivery within walking and cycling distance to the Borough's highest concentration of services and facilities.

Nevertheless, there can be expected to be negative impacts on air quality, in particular in reflection of an increase in population in close proximity to the Borough's highest concentration of AQMAs. It should be noted however that the Plan's policy content will effectively seek to minimise this through sufficiently addressing the negative impacts of air quality from development, and this cumulative impact should not be a barrier to development of any individual site; the overall sustainability benefits associated with development in this area can be seen to outweigh these inevitable negative implications. Similarly, the location of development will ensure that private vehicle trips are kept to a minimum, both in relation to the proximity of jobs, services and facilities and also the possibility that exceptions can be made in regard to parking standards in such an urban location. Despite this however, there may be a negative impact associated with inclusive accessibility associated with the development for housing of a number of the town centre's existing car parks.

It could be perceived that there would be significant negative impacts on cultural heritage, in reflection of a negative impact being highlighted for each individual allocation in the town centre. It should be noted however that the Plan's policy content on the historic environment sufficiently seeks to protect and enhance such assets and their settings and in each individual allocation can successfully protect and enhance on a case by case basis. The level of growth in the Town Centre could also be expected to have significant negative impacts on school capacities; however it should be acknowledged that sufficient allocations within the Plan, and also proposals with planning permission, in and around Colchester Town Centre will ensure school capacities increase to the required extent through either expansion or new school provision. This can also be said of infrastructure capacities.

16.5 North Colchester and Severalls Strategic Economic Area Allocations (Policy NC1)

Policy NC1 contains the following new preferred site allocations (excluding sites with planning permission):

PREFERRED SITE ALLOCATIONS IN NORTH COLCHESTER AND SEVERALLS STRATEGIC AREA				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reason for selection
COL97	Rugby Club, Mill Road	Housing	300 dwellings and 260 units of Extra Care	The site was previously allocated for 150 dwellings in the Preferred Options Plan, but has now been allocated for 340 dwellings with 260 units of Extra Care Accommodation. The previous position of the wider area in the Preferred Options Plan was to preserve the employment land to the north, however the Plan's employment evidence base indicates that more employment land has and continues to be forthcoming within the Plan area. This has allowed more flexibility surrounding this site and its sustainability benefits surrounding location and accessibility. The site has had extensive recent pre-application discussions between the Council and Colchester Rugby Club. The site is owned by the Council and will require development for the rugby club to be relocated in improved and enlarged facilities. Residential development on the existing playing pitches would be an enabling development but would retain open space.
Part of COL97 (was COL 16)	Land adjoining the Rugby Club at Oxley Parker Drive, Mill Road, Colchester	Housing	40	This site was not previously selected in the Preferred Options Plan, however as part of a wider scheme (as part of COL97), this site is now deemed available and suitable for development due to its location and the accessibility to services. The wider comprehensive scheme including the rugby club land will serve the wider strategic aims of the Borough.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN NORTH COLCHESTER AND SEVERALLS STRATEGIC AREA				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reason for rejection
COL97(2)	Rugby Club, Mill Road	Housing	150	The site was previously allocated for 150 dwellings in the Preferred Options Plan, but has now been allocated for 340 dwellings with 260 units of Extra Care Accommodation. The previous position of the wider area in the Preferred Options Plan was to preserve the employment land to the north, however the Plan's employment evidence base indicates that more employment land has and continues to be forthcoming within the Plan area. This alternative represents the previous allocation of the land for 150 dwellings. The alternative has been rejected in light of a larger scheme as the allocation now allows more flexibility surrounding the site.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 89: Sites within North Colchester and Severalls Strategic Area

Objectives	Assessment Criteria	Site (by reference number)		
		Preferred		Non-Preferred
		COL97	Element that was COL16	COL97(2)
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+
	Affordable housing	+	+	+
	Housing type / tenures	+	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	+	+	+
	PDL / Greenfield	--	--	--
	Accessibility	-	-	-
	Density	N/A	N/A	N/A
		0	0	0

Objectives	Assessment Criteria	Site (by reference number)		
		Preferred		Non-Preferred
		COL97	Element that was COL16	COL97(2)
	Mixed use			
	ALC	++	++	++
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	-	0	0
	Town / district centre?	0	0	0
	Rural economy	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++	++
	Sustainable travel	++	++	++
	Sustainable transport infrastructure	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	?	?	?
	Distance to Secondary school	?	?	?
	School capacity	++ (p) -- (s)	++ (p) -- (s)	++ (p) -- (s)
	Open space	?	+	?
	Improving skills	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	?	?	?
	Healthy lifestyles	++	++	++
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	++	++
	Archaeology	-	-	-
	Local listings	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the	Landscape impact/AONB	+	+	+
	Visual impact	?	?	?

Objectives	Assessment Criteria	Site (by reference number)		
		Preferred		Non-Preferred
		COL97	Element that was COL16	COL97(2)
Borough				
	Settlement setting	0	0	0
	SSSIs	+	+	+
	CPB	+	+	+
	International and national sites	+	+	+
	Woodland / trees	+	+	+
	Groundwater	+	+	+
	AQMAs	++	++	++
	Contamination	0	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	?	+	+
	Waste facilities	?	?	?
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++
	Surface water flood risk	++	++	++
	Water infrastructure	N/A	N/A	N/A
	Water bodies	+	+	+

16.5.1 Cumulative and Synergistic Effects of the North Colchester and Severalls Strategic Economic Area Allocations

There will be no cumulative effects resulting from the allocation as it represents a single allocation in north Colchester. The impacts of both parts of the wider allocation are broadly the same in response to the fact that they adjoin and both represent different parts of the existing Rugby Club. In terms of sustainability, the larger preferred site enables better access arrangements for the element at Oxley Parker Drive. The whole scheme is well located in terms of existing residential development and represents a logical infill plot for the purposes of townscape.

16.6 North Colchester Allocations (Policy NC3)

Policy NC3 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN NORTH COLCHESTER				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
COL10 & COL 12	Land at Braiswick - St Botolph's Farm, North Braiswick, Colchester & Site south of Braiswick Golf Club Site B	Housing	70	Previously included as three sites including site COL11 within the Preferred Options SA (COL 11 has now withdrawn for consideration by the landowner), the site is now proposed for 70 dwellings as opposed to an initial 88 dwellings. The site does not have any major constraints and is considered suitable, available and achievable in light of the reasonable alternatives in the area. The site located on the edge of the Colchester urban area and within easy reach via public transport of Colchester's wide range of jobs, shops and services. The sites are also well contained by existing development.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN NORTH COLCHESTER				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
COL31	BT site, north of Cowdray Avenue, Colchester	Housing	61	There is no indication that BT is intending to cease the current use on the site. In addition, residential development could be constrained by location next to railway and access via Cowdray Avenue has capacity constraints.
COL79	Open space on Corner of Highwoods Approach and Ipswich Road, Colchester	Housing	13	The site is not being promoted for development therefore is not considered available for development. There are also issues affecting the site's achievability: most significantly its current use as a youth centre and to a lesser extent capacity issues at the local health centre and schools.

ALTERNATIVE SITE OPTIONS IN NORTH COLCHESTER				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
COL81	Open space off Rudkin Road, Colchester	Housing	10-13	It is unlikely that the site will be available and additionally, development of the site would result in the loss of a public amenity space and is likely to conflict with the objectives and policies of the emerging Myland Neighbourhood Plan.
COL87	Open space at Camulodunum Way, Colchester	Housing	12	The site is not available in terms of achievability, due to the site's protection as open space.
COL91	Ramparts, Bakers Lane, Colchester	Housing	65-70	The site was not put forward through the Call for Sites and appears to be in private use, so it is not clear whether the site would be available for development.
COL96	Bakers Lane, Colchester	Housing	59	The site's suitability, achievability and availability are all significantly affected by the close proximity of the Scheduled Monument on and west of the site. This issue will affect the deliverability of the site including its viability and the amount of land available for development.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 90: Sites within North Colchester

Objectives	Assessment Criteria	Site (by reference number)							
		Preferred		Non Preferred					
		COL 10	COL 12	COL 31	COL 79	COL 81	COL 87	COL 91	COL 96
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+	+	+	+	+	+
	Affordable housing	+	+	+	+	+	+	+	+
	Housing type / tenures	0	0	0	0	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0	0	0	0	0
	PDL / Greenfield	-	--	++	-	--	--	?	--

Objectives	Assessment Criteria	Site (by reference number)							
		Preferred		Non Preferred					
		COL 10	COL 12	COL 31	COL 79	COL 81	COL 87	COL 91	COL 96
	Accessibility	-	-	-	+	+	+	-	-
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	0	0	0	0	0
	ALC	?	++	++	?	++	++	++	?
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0	0	0	0	0	0	0
	Town / district centre?	0	0	0	0	0	0	0	0
	Rural economy	0	0	0	0	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	--	?	?	++	?	++	--	--
	Sustainable travel	++	++	+	++	++	++	++	?
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	+	+	+	+	+	++	--	--
	Distance to Secondary school	--	--	--	+	--	--	--	--
	School capacity	++ (p) -- (s)	++ (p) -- (s)	--	--	--	--	--	--
	Open space	+	+	+	+	--	--	+	+
	Improving skills	0	0	0	0	0	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	--	--	?	++	++	--	--	--
	Healthy lifestyles	+	++	++	++	++	+	+	++
7. To conserve and enhance the townscape character, and the heritage and cultural	Cultural heritage	++	++	++	-	++	++	-	--

Objectives	Assessment Criteria	Site (by reference number)							
		Preferred		Non Preferred					
		COL 10	COL 12	COL 31	COL 79	COL 81	COL 87	COL 91	COL 96
assets of the Borough	Archaeology	-	-	-	+	+	-	-	-
	Local listings	0	0	0	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape impact/AONB	+	+	++	++	++	++	?	?
	Visual impact	?	?	+	+	+	?	?	?
	Settlement setting	?	0	0	0	0	0	?	0
	SSSIs	+	+	+	+	+	+	+	+
	CPB	+	+	+	+	+	+	+	+
	(Inter)national sites	+	+	+	+	+	+	+	+
	Woodland / trees	-	-	+	+	+	+	+	?
	Groundwater	+	+	+	+	+	+	+	+
	AQMAs	++	++	++	++	++	++	++	++
	Contamination	0	0	0	0	0	0	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+	+	+	+
	Waste facilities	?	?	+	?	?	?	?	?
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	+	++	++	++	++	++	++	++
	Surface water flood risk	-	++	++	++	++	++	++	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	-	-	-	+	+	+	-	+

16.6.1 Cumulative and Synergistic Effects of the North Colchester Allocations

The North Colchester allocations can be seen to have significant positive impacts on social criteria, particularly regarding proportionate housing growth and affordable housing delivery.

Although not highlighted as in close proximity to a range of services it should be noted that the allocated sites have good accessibility to public transport, and services and infrastructure will be provided within the broad area associated with the development of the NGAUE. This similarly negates any issues surrounding school capacities, which should be noted are less significant than the implications which would arise from any of the alternative site options. It also addresses access to employment opportunities.

There are likely to be some negative cumulative impacts associated with visual impacts and landscape in the area, in line with the allocations close proximity to each other and the existing open nature of the two sites. Impacts are sufficiently addressed however in the Plan's specific and general policy requirements. In terms of comparison with the alternatives however, the allocations will not see a reduction in accessible public open space as opposed to sites COL81 and 87 and similar visual impacts associated with COL91 and COL96.

16.7 East Colchester & Magdalen Street (Policy EC3) including Hythe Special Policy Area Allocations (EC2)

Policy EC3 and EC2 contained the following site allocations:

SITE ALLOCATIONS IN EAST COLCHESTER (EC3)				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
COL02	Port Lane, Colchester	Housing	130	The site is situated well within the Colchester built up area and is close to a wide range of jobs, services and facilities and access would be easy to achieve directly off Port Lane. Site is currently allocated for (and being used for) employment use with the existing business seeking relocation elsewhere in the borough, which would free the site for redevelopment. Whilst redevelopment would result in the loss of employment land, residential development would be more compatible with existing surrounding residential development and the site's continued suitability for employment is questionable given relatively poor access to the strategic road network for such a use (HGVs) and potential compatibility issues with surrounding residential development.
COL34 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Land at East Bay Mill, Colchester	Housing	22	The Grade II Listed East Bay Mill was partially destroyed by fire in early 2015 and there are additional derelict buildings on site. The site is within the central urban area, and it would be beneficial to redevelop the site in light of the current state of the site and its historic importance, subject to the policy considerations of Policy EC3.
COL55 (NOTE: THIS SITE	Barrington Road and Bourne Road, Colchester	Housing	28	The site is well located within a residential area with good access to a range of jobs,

IS CONSIDERED AN 'EXISTING COMMITMENT')				services and facilities.
PREFERRED SITE ALLOCATIONS IN MAGDALEN STREET(EC3)				
COL62 & COL92 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Commercial land on north and south side of Magdalen Street	Housing	89	The sites are considered to be in a suitable location for development, benefit from being in a growth and regeneration area and is also the subject of a development brief promoting the site for residential development. The site is located in a highly sustainable location with excellent links to public transport and good links to educational and health facilities.
COL84 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Commercial land including former bus depot, Magalen Street, Colchester	Housing	76	
COL112 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Europit Garage Site, Magdalen Street, Colchester	Housing	20	
COL113 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Ford Car Sales, Magdalen Street, Colchester	Housing	50	
COL114 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Land east of Tesco Express/Hospice (hand car wash)	Housing	20	
COL115 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Magdalen Garage, Magdalen Street, Colchester	Housing	10	
COL116 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Robertsons Van Hire Office, Magdalen Street, Colchester	Housing	5	

COMMITMENT')				
COL117 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	80-83 and GM Car Sales, Magdalen Street, Colchester	Housing	50	
COL118 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Robertsons Van Hire Yard, Magdalen Street, Colchester	Housing	6	
PREFERRED SITE ALLOCATIONS IN HYTHE SPECIAL POLICY AREA (EC2)				
COL44 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Commercial land between Haven Road and River Colne, Colchester	Mixed	5-10	The top half of site COL44 has been developed for student housing, and it is considered that the remaining 3.4 ha would be a sustainable location for a residential/mixed use development if existing employment uses were relocated elsewhere. The principle of development approved through previous Local Plan and there are no changes in circumstances of the site or the wider vision for the area to alter this view.
COL108 (previously part of COL28) (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Former coalyard depot, Hythe Station Road, Colchester	Housing	40	The site is situated in a sustainable location and is available for development as a result of being vacant. Although some sustainability impacts are prevalent, the site is within an identified regeneration area.
COL109 (previously COL54) (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Scrapyard, Hythe Quay, Colchester	Housing	240	The site is located in a sustainable location in terms of access to services and facilities being close to a neighbourhood centre, employment sites and public transport. The site is therefore a suitable location for housing as outlined in the (current) Site Allocations DPD where it is promoted for

				residential-led development.
COL107 (previously COL06) (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Hawkins Road, Colchester	Housing	330	The site is located within the defined settlement boundary and is allocated for residential use. The site has extant planning for residential development and is in a regeneration area. A recent application was made for an extension of time application (reference 130129) which extended the permission to erect 63 residential units and commercial floor space for a further 3 years (up until 24th February 2017).
COL106 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Coldock, Hythe, Colchester	Housing	25-30	The site is situated in a sustainable location and is available for development as a result of being vacant. Although some sustainability impacts are prevalent, the site is within an identified regeneration area.
COL110 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Hythe Gas Works, Hythe Quay, Colchester	Housing	60	The site is situated in a sustainable location within the Colchester urban area. The gas workings and related structures are largely due to be decommissioned in the coming years, releasing land that would benefit from residential-led redevelopment.
COL111 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	Bridge House & garage	Housing	36	The site is situated near Hythe railway station and is surrounded by land currently being regenerated. The site's current use and delapidated state would benefit from residential redevelopment in a sustainable location.
COL120 (NOTE: THIS SITE IS CONSIDERED AN 'EXISTING COMMITMENT')	King Edward Quay	Housing	100	The site is situated in a sustainable area on the Colne riverside. The landowners of the site have demonstrated an intention to redevelopment the area for residential-led uses.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN EAST COLCHESTER (EC3)

Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
COL35	BT Repeater Station and land adjacent Guildford Road, Colchester	Housing	15	It is unclear that the site is available for development by BT.
COL90	Land off Military Road, Colchester	Housing	7	It is unclear whether the site would be available for redevelopment and it is also unclear whether re-development of the site would be achievable - given that it is a brownfield site there may be issues in relation to viability and in relation to the fact the site already contains development which is in use.
EST01	Shaw's Farm, Parson's Heath, Colchester	Housing	150	<p>In the event that the site was incorporated within a wider growth area then this site would be largely suitable, with its grade 2 agricultural land value, its greenfield status and the distance to the nearest strategic employment zone being the only points that are unfavourable / less favourable. The SLAA shows that the site is both available and achievable.</p> <p>In the event that the site would not form part of a wider growth area, then the SLAA shows that the site would not be suitable for development as it is largely detached from the settlement boundary and would effectively be an isolated site sitting alongside an A road. The site is also not well linked to facilities and services.</p>
EST07	Land north of Bromley Road, Colchester	Housing	273	Overall the assessment shows that the site is suitable for development, is available and is achievable. The main issue arising in the SLAA is that the Urban Fringe Study annotates the site as a key open space.
EST08	St John's Road, Colchester	Housing	700-800	The SLAA indicates that development of the site is available and largely achievable. The site is also largely suitable for development. However the site's proximity to a

				SSSI is an important factor that could impact on the site's suitability for development. Loss of private open space and grade 2 agricultural land are also issues impacting on the site's suitability.
EST09	St Andrew's Avenue, Colchester	Housing	1,500	The site falls in an area identified as a possible area of growth. As a standalone option, the SLAA suggests that development of the site is achievable; however, significant work will be necessary in order to determine what infrastructure would be required as part of the delivery of the site. The site identified is unlikely, in itself, to support a new secondary school and alone this would be a significant issue; as part of a wider growth area, it is likely that secondary school provision could be met through provision on site.
ALTERNATIVE SITE ALLOCATIONS IN MAGDALEN STREET(EC3)				
COL62 & COL92 (2)	Commercial land on north and south side of Magdalen Street	Housing	250	This was previously allocated at the Preferred Options stage for 250 dwellings. The sites have not been selected at this stage for development at this scale, rather with reduced land take and fewer dwellings. This is to ensure that the additional sites within the Magdalen Street area form a more comprehensive scheme across the wider regeneration area.
ALTERNATIVE SITE ALLOCATIONS IN HYTHE SPECIAL POLICY AREA (EC2)				
COL77	The Laurels, Distillery Lane, Colchester	Housing	16	The site is not considered to be available for development based upon the lack of ownership details and lack of promotion through the Local Plan.
COL82	Distillery Lane, land between River Colne and Hythe Quay, Colchester	Housing	Approx. 10	The site has a residential annotation on the Proposals Map; however information gained from discussions with colleagues in the Economic Growth team suggests that there is a desire to develop the site should it be promoted for employment / mixed use.

The following tables assess the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 91: Sites within East Colchester

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred (EC3)			Non Preferred (EC3)					
		COL 02	COL 34	COL 55	COL 35	COL 90	EST01	EST07	EST08	EST09
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+	+	+	+	+	+	+
	Affordable housing	+	+	+	+	-	+	+	+	+
	Housing type / tenures	0	0	0	0	0	0	?	0	?
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	+	0	0	0	+	0	0	0	0
	PDL / Greenfield	++	++	--	++	++	--	--	--	--
	Accessibility	?	+	?	+	++	-	-	+	?
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	+	0	0	0	0	0	0	0	+
	ALC	++	++	++	++	++	-	?	-	?
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	+	0	0	0	?	0	0	0	+
	Town / district centre?	+	0	0	0	0	0	0	0	0
	Rural economy	0	0	0	0	0	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++	++	++	++	--	--	++	++
	Sustainable travel	++	++	++	++	++	+	++	++	++
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0	?
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	++	++	++	++	++	+	++	++	++
	Distance to Secondary school	?	--	--	--	--	--	+	--	+

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred (EC3)			Non Preferred (EC3)					
		COL 02	COL 34	COL 55	COL 35	COL 90	EST01	EST07	EST08	EST09
	School capacity	--	--	--	--	--	--	++	-- (p) ++ (s)	-- (p) ++ (s)
	Open space	+	+	?	+	+	+	+	+	+
	Improving skills	+	0	0	0	0	0	0	+	+
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	--	++	?	++	++	--	--	?	?
	Healthy lifestyles	+	+	+	+	+	+	++	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	-	++	++	++	++	-	++	+
	Archaeology	-	-	+	-	-	-	-	-	-
	Local listings	0	0	0	0	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	++	++	++	++	++	?	-	?	?
	Visual Impact	--	--	++	--	?	?	?	?	?
	Settlement setting	0	0	0	0	0	?	-	?	?
	SSSIs	+	+	+	+	+	?	?	-	?
	CPB	+	+	+	+	+	+	+	+	+
	International and national sites	+	+	+	+	+	?/-	?	?/-	?
	Woodland / TPOs	+	-	+	+	+	+	-	-	+
	Groundwater (SPZ)	+	+	+	+	+	+	+	+	+
	AQMAs	+	-	++	++	--	++	++	++	++
Contamination	?	?	?	0	0	0	0	0	0	
9. To make efficient use of	Sensitive receptors	+	+	+	+	+	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred (EC3)			Non Preferred (EC3)					
		COL 02	COL 34	COL 55	COL 35	COL 90	EST01	EST07	EST08	EST09
energy and reduce, reuse or recycle waste										
	Waste facilities	?	+	+	+	+	-	-	-	-
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	--	++	++	++	++	+	++	++
	Surface water flood risk	-	-	++	++	++	++	+	++	+
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	--	+	+	+	+	--	+	--

Table 92: Sites within Magdalen Street

Objectives	Assessment Criteria	Site (by reference number)										
		Preferred (EC3)										Non Pref. (EC3)
		COL 62	COL 4	COL 92	COL 112	COL 113	COL 114	COL 115	COL 116	COL 117	COL 118	COL 62 & 92(2)
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	±	+	+	+	+	+	+	+	+	+
	Affordable housing	+	±	+	+	+	+	+	+	+	+	+
	Housing type / tenures	0	0	0	0	0	0	0	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	+	±	+	+	+	+	+	+	+	+	+
	PDL / Greenfield	++	++	++	++	++	++	+	++	++	++	++
	Accessibility	++	++	++	++	++	++	++	++	++	++	++
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	0	0	0	0	0	0	0	0
	ALC	++	++	++	++	++	++	++	++	++	++	++
3. To achieve a prosperous and sustainable economy that improves	Employment use?	?	-	0	-	-	-	-	-	-	-	+
		0	0	0	0	0	0	0	0	0	0	0

Objectives	Assessment Criteria	Site (by reference number)											
		Preferred (EC3)											Non Pref. (EC3)
		COL 62	COL 4	COL 92	COL 112	COL 113	COL 114	COL 115	COL 116	COL 117	COL 118	COL 62 & 92(2)	
opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Town / district centre?												
	Rural economy	0	0	0	0	0	0	0	0	0	0	0	
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++	++	++	++	++	++	++	++	++	++	
	Sustainable travel	++	++	++	++	++	++	++	++	++	++	++	
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0	0	0	0	
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	+	++	++	++	+	+	++	++	+	+	+	
	Distance to Secondary school	--	--	--	--	--	--	--	--	--	--	--	
	School capacity	--	--	--	--	--	--	--	--	--	--	--	
	Open space	+	+	+	+	+	+	+	+	+	+	+	
	Improving skills	0	0	0	0	0	0	0	0	0	0	0	
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	++	++	++	++	++	++	++	++	++	++	++	
	Healthy lifestyles	+	+	+	+	+	+	+	+	+	+	+	
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	-	+	+	?	+	+	?	?	+	+	-	
	Archaeology	-	-	-	-	-	-	-	-	-	-	-	
	Local listings	0	0	0	0	0	0	0	0	0	0	0	
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity	Landscape / AONB	++	++	++	++	++	++	++	++	++	++	++	
	Visual Impact	+	+	+	+	+	+	+	+	+	+	+	

Objectives	Assessment Criteria	Site (by reference number)										
		Preferred (EC3)										Non Pref. (EC3)
		COL 62	COL 4	COL 92	COL 112	COL 113	COL 114	COL 115	COL 116	COL 117	COL 118	COL 62 & 92(2)
of the Borough	Settlement setting	0	0	0	0	0	0	0	0	0	0	0
	SSSIs	+	+	+	+	+	+	+	+	+	+	+
	CPB	+	+	+	+	+	+	+	+	+	+	+
	International and national sites	+	+	+	+	+	+	+	+	+	+	+
	Woodland / TPOs	+	+	+	+	+	+	+	+	+	+	+
	Groundwater (SPZ)	+	+	+	+	+	+	+	+	+	+	+
	AQMAs	--	--	--	--	--	--	--	--	--	--	--
	Contamination	?	?	0	?	0	0	?	?	?	0	?
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+	+	+	+	+	+	+
	Waste facilities	+	+	+	+	+	+	+	+	+	+	+
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++	++	++	++	++	++	++	++	++
	Surface water flood risk	++	++	+	++	++	++	++	++	++	++	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	+	+	+	+	+	+	+	+	+	+

Table 93: Sites within Hythe Special Policy Area

Objectives	Assessment Criteria	Site (by reference number)									
		Preferred (EC2)								Non Pref (EC2)	
		COL 44	COL 109	COL 110	COL 111	COL1 07	COL 106	COL 108	COL1 20	COL 77	COL 82
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+	+	+	+	+	+	+	+
	Affordable housing	+	+	+	+	+	+	+	-	-	-
	Housing type / tenures	?	0	0	0	0	0	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	+	+	+	+	+	+	+	+	0	+
	PDL / Greenfield	++	+	+	++	++	++	++	++	--	++
	Accessibility	++	+	+	++	?	++	++	+	+	++
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	0	0	0	0	0	0	0
	ALC	++	++	++	++	++	++	++	++	++	++
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	+	?	?	0	?	0	0	?	0	0
	Town / district centre?	+	0	0	0	0	0	0	0	0	0
	Rural economy	0	0	0	0	0	0	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++	++	++	++	++	++	++	++	++
	Sustainable travel	++	++	++	++	++	++	++	++	++	++
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	+	++	++	-	+	?	-	+	++	+
	Distance to Secondary school	--	--	--	--	--	--	--	--	--	--
	School capacity	--	--	--	--	--	--	--	--	--	--
		+	+	+	+	+	+	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number)									
		Preferred (EC2)								Non Pref (EC2)	
		COL 44	COL 109	COL 110	COL 111	COL1 07	COL 106	COL 108	COL1 20	COL 77	COL 82
	Open space										
	Improving skills	0	0	0	0	0	0	0	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	+	++	++	++	?	++	++	++	++	+
	Healthy lifestyles	+	++	+	+	+	+	+	+	++	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	++	++	?	++	++	-	++	-	++
	Archaeology	-	-	-	+	-	+	+	-	-	-
	Local listings	0	0	0	0	0	0	?	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	++	++	++	++	++	++	++	++	++	++
	Visual Impact	--	--	-	?	--	--	?	-	?	--
	Settlement setting	0	0	0	0	0	0	0	0	0	0
	SSSIs	?	+	+	?	+	+	?	+	+	+
	CPB	+	+	+	+	+	+	+	+	+	+
	International and national sites	?	+	+	?	+	+	?	+	+	+
	Woodland / TPOs	+	+	+	+	+	+	+	+	+	+
	Groundwater (SPZ)	+	+	+	+	+	+	+	+	+	+
	AQMAs	++	++	++	++	++	++	++	++	++	++
	Contamination	?	?	?	?	?	?	?	?	0	?
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+	-	-	+	+	+
	Waste facilities	+	+	+	+	+	+	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number)									
		Preferred (EC2)								Non Pref (EC2)	
		COL 44	COL 109	COL 110	COL 111	COL1 07	COL 106	COL 108	COL1 20	COL 77	COL 82
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	-	-	-	++	-	-	-	++	++
	Surface water flood risk	++	-	-	-	++	-	-	-	++	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	-	--	--	-	-	-	-	-	-	-

16.7.1 Cumulative and Synergistic Effects of the EC3 East Colchester / Magdalen Street ~~Special Policy Area~~ and EC2 Hythe Special Policy Area Allocations

Allocations in this broad area can be seen to have significant positive impacts on social criteria, particularly regarding proportionate housing growth and affordable housing delivery. These and the regeneration of the area can be considered to significantly increase further through the Tendring / Colchester Borders Garden Community allocation within Section One of the Plan.

Most notably will be the positive impacts on the regeneration area around the Hythe and Magdalen Street, which will significantly improve the vitality of this area, particularly aesthetically in conjunction with the Plan's policy content regarding design and amenity and the fact that a significant percentage of the area is currently previously developed land. In line with these impacts, it could also be said that the allocations would have a significant negative visual impact in accumulation associated with development in proximity to the River Colne, however these impacts can be minimised for townscape benefits. It should be noted that the landscape implications surround many of the alternative sites in reflection of their Greenfield status and sensitivity to development.

There can be expected to be significant positive cumulative impacts on sustainable transport uptake, through the extent of growth within walking and cycling distance to the Hythe rail station and frequent public transport links.

The level of growth in the east of Colchester could also be expected to have significant negative impacts on school capacities; however it should be acknowledged that sufficient allocations within the Plan, and also proposals with planning permission, in and around Colchester Town Centre will ensure school capacities increase to the required extent through either expansion or new school provision particularly associated with new primary and secondary school provision arising from the Tendring / Colchester Borders Garden Community allocation within Section One of the Plan. This can also be said of the infrastructure capacities.

There may be some negative implications surrounding biodiversity in reflection of any brownfield habitats associated with previously developed land, and these should be subject

to further investigation at the planning application stage. In consideration of these impacts in comparison with the alternative sites, it should be noted that many of the alternative sites, notably EST01, EST07, EST08 and EST09 have been identified as requiring consultation with Natural England regarding potential impacts on an SSSI at the scales and locations proposed.

A number of the allocated sites have been identified as having potential contaminants on site that will require remediation. Although this may impact on the viability or achievability of proposals, it should be noted that there are significant positive implications from remediating contaminated land and that this does not affect, nor is relevant to the sustainability of sites.

There can be considered to be negative implications surrounding air quality around AQMAs in the east of Colchester, particularly in the Magdalen Street area, however it should be noted that the changes of use in the majority of cases from employment to residential will see some small improvements in this regards. This is based on the notion that access to public transport as well as key services and facilities in the area will lead to reduced private car journeys. In addition, parking standards can be expected to be lower in this urban area in line with general accessibility and the presumed acceptability of exceptions to general parking space requirements per dwelling.

16.7.2 Considerations Regarding the Tendring / Colchester Borders Garden Community (Section One)

The implications surrounding air quality and associated AQMAs in the east Colchester broad area are difficult to measure in consideration of the Garden Community further to the east. It can be expected that there would be an increased number of people travelling into the town centre through this broad area; however the Garden Community will be required to offer a choice of rapid public transport methods as set out in Section One. In addition, the focus of East Colchester (including Magdalen Street and the Hythe Special Policy Area) for regeneration, will also see a larger influx of residents in the area. Despite this, a large number of individual regeneration proposals are a result of a change of use from employment to residential, and with public transport links so prevalent in the area, in addition to those improvements resulting from the Garden Community including a proposed Park and Ride facility, there is a real opportunity to maximise its uptake and see a significant modal shift away for private car journeys. It should also be noted that the Town Centre allocations will see a reduction in car parking spaces in the town through the allocation of a number of existing car parks for development purposes, which should also ensure that air quality in the broad area would improve commensurate to increased public transport uptake.

No other cumulative impacts are identified.

16.8 South Colchester Allocations (Policy SC1) including Middlewick Ranges (Policy SC2)

Policy SC1 and Policy SC2 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN SOUTH COLCHESTER				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
COL17	Gosbecks Phase 2, Colchester	Housing	150	Following additional information received from the site promoter there appears to be no concerns regarding the impact of the site on the scheduled monument. The site is considered to be available and achievable, apart from usual general concerns about viability and infrastructure provision.
COL103 (previously COL13 & COL04 & COL95)	Land South of Berechurch Hall Road (Berechurch Hall Road, Colchester (including Catkins Mews, Berechurch Hall Road and Layer Road))	Housing	150	The sites are located in a sustainable location with good links to transport and key facilities adjacent to the existing settlement boundary of urban area of Colchester, forming a logical extension and 'rounding-off' of the existing settlement boundary.
COL71	Middlewick Ranges, Colchester	Housing	1,600	The site was previously rejected at the Preferred Options Plan stage due to concerns surrounding issues including required highway improvements and health and school capacity deficits. At the Preferred Options stage however pre-application discussions were underway. Solutions to the previous concerns have been sought and the site is now allocated. The site is suitable and highly sustainably located within the Colchester urban area and would not impact on settlement form. Further, the scheme can offer wider benefits to existing and smaller scale new developments / allocations in the vicinity in regard to its ability to increase social infrastructure capacities.
COL98	Defence Support Group (DSG), Flagstaff Road, Colchester	Housing	100	This is a new site that was considered after the Preferred Options Plan consultation. The site is available and is located in a sustainable location with good links to transport and key facilities within the existing settlement boundary of the urban

				area of Colchester.
COL104	Place Farm, Old Heath Road, Colchester	Mixed-use	Approx. 25 w/ 3.0ha of employment	Although considered as an extension to the Whitehall Industrial Estate, the housing element of the site is newly introduced at this stage, and was considered after the Preferred Options Plan consultation. The site is allocated due to the positive social sustainability impacts of mixed-use development in this area.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN SOUTH COLCHESTER				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
COL74	The Willows shopping parade, Mersea Road, Colchester	Housing	8	The site is not being promoted for development and the ownership is currently unknown therefore the site is considered to be unavailable.
COL99	MCTC, Berechurch Road, Colchester	Housing	720	The site is not considering the site's disposal following an estates review in 2016.
COL100	RFCA, Berechurch Road, Colchester	Housing	13-14	The site has not been put forward for consideration or otherwise promoted by the Ministry of Defence).
COL101	RMP, Circular Road West, Colchester	Housing	50-60	The site has not been put forward for consideration or otherwise promoted by the Ministry of Defence).

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 94: Sites within South Colchester

Objectives	Assessment Criteria	Site (by reference number)									
		Preferred					Non Preferred				
		COL 17	COL 103	COL 71	COL 98	COL 104	COL 74	COL 99	COL 100	COL 101	
1. To provide a sufficient level of	Proportionate housing	+	+	+	+	+	+	+	+	+	

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred					Non Preferred			
		COL 17	COL 103	COL 71	COL 98	COL 104	COL 74	COL 99	COL 100	COL 101
housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	growth									
	Affordable housing	+	+	+	+	+	-	+	+	+
	Housing type / tenures	0	++	0	0	0	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0	0	0	0	0	0
	PDL / Greenfield	--	--	?	++	--	++	+	++	++
	Accessibility	?	?	+	?	?	++	+	?	++
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	0	+	0	0	-	0
	ALC	++	++	++	++	?	++	++	++	++
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0	0	0	+	0	0	0	0
	Town / district centre?	0	0	0	0	0	0	0	0	0
	Rural economy	0	0	0	0	0	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++	++	++	++	++	++	++	++
	Sustainable travel	++	++	++	++	++	++	?	++	++
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	+	++	++	++	++	++	--	+	+
	Distance to Secondary school	+	--	+	?	?	+	-	?	?
	School capacity	++ (p) -- (s)	--	--	--	-	++	-	--	--
	Open space	+	+	?	+	+	+	+	+	+
	Improving skills	0	0	+	0	0	0	0	0	0

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred					Non Preferred			
		COL 17	COL 103	COL 71	COL 98	COL 104	COL 74	COL 99	COL 100	COL 101
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	++	--	++	++	++	-	--	?	?
	Healthy lifestyles	+	+	+	+	+	+	+	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	-	++	++	?	++	++	-	++	++
	Archaeology	-	-	-	-	+	-	-	-	-
	Local listings	0	0	0	0	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape impact/AONB	+	+	?	+	?	++	++	++	++
	Visual impact	?	?	?	?	?	?	?	?	?
	Settlement setting	-	-	?	+	?	0	?	+	+
	SSSIs	?	?	?	+	-	+	?	+	+
	CPB	+	+	+	+	+	+	+	+	+
	(Inter)national sites	?	?	?	+	+	+	+	+	+
	Woodland / trees	+	+	+	+	?	+	?	+	+
	Groundwater	+	+	+	+	+	+	+	+	+
	AQMAs	++	++	++	++	++	++	++	++	++
	Contamination	0	0	?	?	0	0	?	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	?	+	+	+	+
	Waste facilities	+	+	+	+	+	+	+	+	+
10. To reduce climate change impacts, support mitigation and	Flood Risk Zones	++	++	++	++	++	++	++	++	++
		++	++	++	++	++	++	++	++	++

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred					Non Preferred			
		COL 17	COL 103	COL 71	COL 98	COL 104	COL 74	COL 99	COL 100	COL 101
encourage adaptation	Surface water flood risk									
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	-	+	++	++	++	+	++	++	++

16.8.1 Cumulative and Synergistic Effects of the North Colchester Allocations

Gosbecks Phase 2 (COL17) would require consultation with Natural England regarding the impact on the Roman River SSSI associated with Donyland and Friday Woods and Berechurch Common due to the sites' locations within the SSSI Impact Risk Zone and in line with their scales of growth.

There will be negative cumulative impacts on visual impacts and settlement setting in the south west in line with those allocations COL13, COL04 and COL95 (combined as COL103). It should be noted however that the landscape implications of development in the area are not significant in terms of sensitivity and the amalgamation of the sites at this stage into a single scheme maximises the possibility of successful mitigation measures. There will also be no impacts in relation to coalescence with other settlements to the south. With this in mind, these highlighted impacts are not significant and the combined site offers a logical extension to the settlement boundary in response.

The combined impacts of allocations COL13, COL04 and COL95 as single scheme COL103 in west Colchester may have cumulative negative impacts on the Roman River SSSI's Donyland and Friday Woods and Berechurch Common. Although suitably distanced, there may be recreational pressures associated with this increase in growth. The relevant Policy for the broad South Colchester area could have regard to the fact that the sites South of Berechurch Hall Road would require consultation with Natural England regarding the impact on the Roman River SSSI associated with Donyland and Friday Woods and Berechurch Common due to the sites' locations within the SSSI Impact Risk Zone and in line with their scales of growth. Such would consultation would also be required of development proposals at Middlewick Ranges (COL71).

There are no cumulative impacts associated with COL98 and the remaining sites in South Colchester.

16.9 Stanway Allocations (Policy WC2) including Stanway Economic Area (WC1) and Colchester Zoo (Policy WC3)

Policy WC2 and WC3 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN STANWAY (WC1)				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
STN02	Tollgate West, London Road, Stanway	Employment	30,812sqm	The site is sustainably located in relation to the Tollgate Urban District Centre and Strategic Employment Zone. It has good accessibility to the strategic road network, and has been allocated for employment uses.
PREFERRED SITE ALLOCATIONS IN STANWAY (WC2)				
STN06	Land west of Lakelands, Stanway	Housing	150	The site is considered achievable, sustainable and available and pending investigation into local wildlife value then it is also considered suitable. The site is located close to most key services and facilities. The site has been promoted for development, is in single ownership and its current use does not prevent development. Additionally as part of the new Local Plan process the Council is working with the NHS and Essex County Council to ensure services keep up with housing delivery.
STN09 & STN42	Land north of London Road, Stanway	Housing	630	The site has been promoted for development, and its current use does not prevent development from coming forward. Site STN09 was not preferred at the Preferred Options stage, as at the time definition for any further growth at this scale in Stanway was subject to the broad boundaries for the proposed Garden Community to the west of Colchester to be defined. Site STN42 is a new site that was considered after the Preferred Options Plan consultation; the amalgamation of these sites (STN42 representing an increase of 130 dwellings) has been subject to reassessment to reflect the whole allocation. In terms of sustainability the

				<p>site is close to key services and facilities and well served by public transport. The site is large enough to accommodate new play facilities and public open space. In addition, the Local Plan is addressing healthcare issues through partnership with the NHS and Essex County Council. In addition a new secondary school would be provided if any largescale development west of Colchester comes forward. A new primary school is also to be delivered in Stanway as part of the Lakelands development which will increase the number of primary school places in the area. The Garden Community at Colchester / Braintree Borders is considered compatible for growth in the area, and the allocation of STN09 and STN42 can be considered to offer significant local benefits in terms of social infrastructure.</p>
STN12	Chitts Hill, Stanway	Housing	100	<p>The site has been promoted for development, is in single ownership and its current use does not prevent development. The only issues affecting the site's achievability are the lack of capacity at the local education and health services. This is an issue due to be dealt with in the new Local Plan through partnership with the NHS and Essex County Council.</p>
STN39	Rosemary Almshouses, London Road, Stanway	Housing	26	<p>This site is a new site considered after the Preferred Options Plan consultation. The site is deemed suitable in conjunction with development in the wider area (as allocated). The site is within a broadly sustainable area in terms of access to services, facilities and sustainable transport means.</p>
STN41	<p>Land at Fiveways Fruit Farm</p> <p>NOTE: THE SITE IS ALLOCATED FOR HOUSING IN THE CURRENT (ADOPTED) LOCAL PLAN AND HAS BEEN THE RESULT OF EXTENSIVE PRE-APPLICATION DISCUSSIONS THROUGH WHICH THE PRINCIPLE OF</p>	Housing	500	<p>The site is allocated for housing in the current (adopted) Local Plan (2001-2021) and was included within the Colchester settlement boundary to this end. Although the site has not yet been delivered there have been extensive pre-application discussions (161555) with the site owners and the site is being actively promoted by major housebuilders. There is a strong likelihood that a planning application will be received in the near future.</p>

	RESIDENTIAL DEVELOPMENT HAS ALREADY BEEN ESTABLISHED. AS A RESULT, THIS SITE IS NOT SUBJECT TO ASSESSMENT IN THIS SA.			
STN43	Former Sainsbury's Site, Tollgate, Stanway	Housing	200	This site is a new site considered after the Preferred Options Plan consultation. The site is on brownfield land, is vacant and is in close proximity to numerous key services and facilities.
PREFERRED SITE ALLOCATIONS IN STANWAY (WC3)				
RSW10	Zoo site, Maldon Road, Colchester	Mixed non-residential	173.5ha	The zoo is a cornerstone of Colchester's tourism attractions and has operated successfully in its current location for over 50 years. It is appreciated that tourist attractions require constant updating and that expansion around its current location has strong economic justification.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA (please note that there are no reasonable alternatives for zoo related development within policy WC3):

ALTERNATIVE SITE OPTIONS IN STANWAY				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
STN04	Land east of Tollgate Road, Stanway	Housing	18	Suitability issues include the site's greenfield status, public rights of way, potential loss of open space to the north of the site and the potential conflict with the Stanway Neighbourhood Plan. To a lesser extent there may be issues with the site's achievability if land needs to be acquired to support the development's highway access and there may be additional issues with the site's sloping topography and its effect on viability.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 95: Sites within Stanway

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred								Non Pref
		STN 02	STN 41	STN 06	STN 09 / 42	STN 12	STN 39	STN 43	RS W10	STN 04
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	0	N/A	+	+	+	+	+	0	+
	Affordable housing	0	N/A	+	+	+	+	+	0	+
	Housing type / tenures	0	N/A	0	0	0	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	N/A	0	0	0	0	0	0	0
	PDL / Greenfield	++	N/A	--	--	--	++	++	-	--
	Accessibility	++	N/A	+	?	?	++	++	-	+
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	N/A	+	0	0	0	0	0	0
	ALC	++	N/A	-	-	-	++	++	-	++
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	+	N/A	+	0	0	0	-	+	0
	Town / district centre?	0	N/A	?	0	0	0	0	?	0
	Rural economy	++	N/A	++	0	0	0	0	+	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	N/A	++	++	++	++	++	++	?
	Sustainable travel	++	N/A	++	++	++	+	+	++	++
	Sustainable transport infrastructure	0	N/A	0	0	0	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	0	N/A	?	?	--	?	++	0	++
	Distance to Secondary school	0	N/A	+	-	--	+	++	0	+
	School capacity	0	N/A	--	--	--	?	?	0	--
	Open space	+	N/A	+	+	+	+	+	+	?
	Improving skills	0	N/A	0	0	0	0	0	0	0

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred								Non Pref
		STN 02	STN 41	STN 06	STN 09 / 42	STN 12	STN 39	STN 43	RS W10	STN 04
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	0	N/A	++	++	?	++	++	0	++
	Healthy lifestyles	+	N/A	+	+	+	+	+	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	N/A	-	-	++	-	++	?	++
	Archaeology	++	N/A	-	-	-	-	++	-	++
	Local listings	0	N/A	0	0	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	+	N/A	+	?	+	?	+	?	?
	Visual impact	+	N/A	?	-	?	?	+	?	?
	Settlement setting	+	N/A	+	?	?	+	?	?	?
	SSSIs (Inc. IRZs)	+	N/A	+	+	+	+	+	?	+
	CPB	+	N/A	+	+	+	+	+	+	+
	International and national sites	+	N/A	+	+	+	+	+	?	+
	Woodland / TPOs	+	N/A	+	+	-	-	+	-	+
	Groundwater (SPZ)	+	N/A	+	+	+	+	+	+	+
	AQMAs	+	N/A	+	+	+	+	+	+	+
	Contamination	0	N/A	0	0	0	0	0	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	N/A	+	+	+	+	?	+	+
	Waste facilities	+	N/A	-	-	-	+	+	-	+
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	N/A	++	++	++	++	++	-	++
	Surface water flood risk	++	N/A	++	++	++	++	++	-	++

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred								Non Pref
		STN 02	STN 41	STN 06	STN 09 / 42	STN 12	STN 39	STN 43	RS W10	STN 04
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	N/A	+	-	+	+	+	--	+

16.9.1 Cumulative and Synergistic Effects of the Stanway Allocations

The allocated sites in Stanway represent a sustainable mix of housing and employment growth, in accumulation with other existing and proposed employment development in the broad area.

Although negative cumulative impacts could be expected on local school capacities, it should be noted that a new secondary school would be provided if any largescale development west of Colchester comes forward. A new primary school is also to be delivered in Stanway as part of the Lakelands development which will increase the number of primary school places in the area. This is also similarly the case for healthcare capacity.

Any negative impacts associated with archaeology can be addressed on a site-by-site basis in accordance with the requirements of pre-evaluation conditions as specified within plan policies.

No cumulative impacts can be expected through the allocation of Policy WC2 allocations and the WC3 allocation of RSW10 regarding Colchester Zoo due to the location and nature of the zoo expansion allocation.

16.10 West Colchester Allocations (Policy WC4)

Policy WC4 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN WEST COLCHESTER				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
COL09	Irvine Road, Colchester	Housing	8	Aside from the site's sustainable location and access to services and facilities, initial doubts existed over the suitability of developing this site as it is a designated Local Wildlife site. The 2016 Local Wildlife Site Report however concluded that the site is in favourable but declining status as it is not in active or appropriate management. If this is not addressed over time the site will continue to decline and not meet the qualifying criteria for designation as a Local Site. The site forms part of the local GI network in this part of Colchester and still has some wildlife interest. The site's allocations for up to 8 dwellings, covering no more than 50% of the site, would bring back the remaining area into active appropriate management to improve the sites ecological value and to ensure it still continues to contribute to the local GI network.
COL42	Essex County Hospital site, Lexden Road, Colchester (NOTE – NOT SUBJECT TO ASSESSMENT AS PRINCIPLE OF PRIMARILY RESIDENTIAL MIXED USE DEVELOPMENT IS ESTABLISHED FOR SITE IN LINE WITH APPROVED DEVELOPMENT BRIEF FOR THE SITE)	Housing (possible care home)	94-131 (care home 120 bed if lower dwelling option)	The site has a development brief so the principle of residential use has already been established.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN WEST COLCHESTER				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
COL58	274 Straight Road and land to the rear, Colchester	Housing	13	The site is not being promoted for development therefore the site is not considered available.
COL88	Open space south of 41 Berechurch Road, Colchester	Housing	7	As designated open space, the main issue is that there is no information to suggest that it is available for development.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 96: Sites within West Colchester

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred		Non Preferred	
		COL09	COL42	COL58	COL88
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	N/A	+	+
	Affordable housing	+	N/A	+	-
	Housing type / tenures	0	N/A	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	N/A	0	0
	PDL / Greenfield	-	N/A	-	--
	Accessibility	-	N/A	?	+
	Density	N/A	N/A	N/A	N/A
	Mixed use	0	N/A	0	0
	ALC	++	N/A	++	++
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	N/A	0	0
	Town / district centre?	0	N/A	0	0
	Rural economy	0	N/A	0	0

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred		Non Preferred	
		COL09	COL42	COL58	COL88
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access	?	N/A	++	++
	Sustainable travel	++	N/A	++	++
	Sustainable transport infrastructure	0	N/A	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	+	N/A	+	++
	Distance to Secondary school	++	N/A	-	--
	School capacity	--	N/A	--	--
	Open space	+	N/A	+	+
	Improving skills	0	N/A	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	--	N/A	+	--
	Healthy lifestyles	+	N/A	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	?	N/A	-	++
	Archaeology	-	N/A	-	-
	Local listings	0	N/A	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	++	N/A	++	++
	Visual impact	+	N/A	++	?
	Settlement setting	0	N/A	0	+
	SSSIs (Inc. IRZs)	+	N/A	+	+
	CPB	+	N/A	+	+
	International and national sites	+	N/A	+	+
	Woodland / TPOs	-	N/A	-	+

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred		Non Preferred	
		COL09	COL42	COL58	COL88
	Groundwater (SPZ)	+	N/A	+	+
	AQMAs	++	N/A	++	++
	Contamination	0	N/A	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	N/A	+	+
	Waste facilities	+	N/A	+	+
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	N/A	++	++
	Surface water flood risk	++	N/A	++	+
	Water infrastructure	N/A	N/A	N/A	N/A
	Water bodies	+	N/A	+	+

16.10.1 Cumulative and Synergistic Effects of the West Colchester Allocations

The West Colchester allocations can be seen to have significant positive impacts on social criteria, particularly regarding proportionate housing growth and affordable housing delivery.

There can be expected to be significant positive cumulative impacts on sustainable transport uptake, through the extent of growth within walking and cycling distance to frequent public transport links.

The level of growth in the west of Colchester could also be expected to have significant negative impacts on school capacities; however it should be acknowledged that sufficient allocations within the Plan, and also proposals with planning permission, in and around Colchester will ensure school capacities increase to the required extent through either expansion or new school provision particularly associated with new school provision. This can also be said of the infrastructure capacities.

Negative impacts could be associated with archaeology due to the general concentration of the two sites to the south of the built up area, however it should be noted that the presence of underground deposits can not yet be determined, and should not be a barrier to development that affects overall sustainability. Policy WC4 ensures that trial trenching and sufficient investigation is required of relevant site proposals prior to commencement.

16.11 Abberton and Langenhoe Allocations (Policy SS1)

Policy SS1 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN ABBERTON AND LANGENHOE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
RSE01	Land west of Peldon Road, Abberton	Housing	50	At the Preferred Options stage this site was preferred for a combination of 30 dwellings with site RSE10; however increased capacity at the site has been identified. The site is available. It adjoins the existing settlement boundary and adjoins residential development, with no identified risk of flooding or likely impacts on biological or historic assets. It is also close to bus services, a primary school, GP facilities, play facilities and open space and an employment zone.
RSE10	Land east of Peldon Road, Abberton	Housing	5	At the Preferred Options stage this site was preferred for a combination of 30 dwellings with site RSE0 and combined under one single allocation. This has since been emended to reflect the two sites. The site is available. It adjoins the existing settlement boundary and adjoins residential development, with no identified risk of flooding or likely impacts on biological or historic assets. It is also close to bus services, a primary school, GP facilities, play facilities and open space and an employment zone.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN ABBERTON AND LANGENHOE AND SURROUNDING AREA INCLUDING PELDON AND GREAT WIGBOROUGH				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RSE02	Glebe Lane, Abberton	Housing	10	The narrowness of the existing roadway (Glebe Lane) that would serve the site is likely to constrain the amount of development that could be accommodated.

ALTERNATIVE SITE OPTIONS IN ABBERTON AND LANGENHOE AND SURROUNDING AREA INCLUDING PELDON AND GREAT WIGBOROUGH				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RSE11	Ashpark House, Peldon Road, Abberton	Housing	Previously considered for 30 dwellings in accumulation with sites RSE01 and RSE10.	This site was preferred at the Preferred Options Plan stage, however has since been rejected due to the increased capacity identified at site RSE01. The potential impacts of the site in comparison with those at RSE01 and RSE10 are greater, particularly regarding water bodies on site and impacts on the SPA and SSSI in close proximity.
RSE24	Hosplant, St Ives Road, Peldon	Housing	74	The site is distanced from education and health facilities, the nearest local centre and open space provisions. In addition, education capacity would be a constraint of development at this size.
RSE27	Land At St Ives Farm, St Ives Road, Peldon	Housing	103	The site is distanced from education and health facilities, the nearest local centre and open space provisions. In addition, education capacity would be a constraint of development at this size.
RSE39	St Ives Road, Peldon	Housing	43	The site is distanced from education and health facilities, the nearest local centre and open space provisions.
RSW07	School Lane, Great Wigborough	Housing	76	There are very limited facilities and infrastructure in the small settlement of Great Wigborough and access to wider services is poor. The capacities of the closest healthcare and primary school facilities at Tiptree and Langenhoe respectively are also at capacity.
RSW13	School Lane, Great Wigborough	Housing	39	There are very limited facilities and infrastructure in the small settlement of Great Wigborough and access to wider services is poor. The capacities of the closest healthcare and primary school facilities at Tiptree and Langenhoe respectively are also at capacity.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 97: Sites within Abberton and Langenhoe and surrounds

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred		Non Preferred						
		RSE 01	RSE 10	RSE 11	RSE 02	RSE 24	RSE 27	RSE 39	RSW 07	RSW 13
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+	+	+	?	+	+	+
	Affordable housing	+	+	+	+	+	+	+	+	+
	Housing type / tenures	0	0	0	0	0	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0	0	0	0	0	0
	PDL / Greenfield	--	--	--	--	--	-	--	--	--
	Accessibility	-	-	-	-	-	-	-	-	-
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	0	0	0	0	0	0
	ALC	?	?	?	?	?	?	?	?	?
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0	0	0	0	0	0	0	0
	Town / district centre?	0	0	0	0	0	0	0	0	0
	Rural economy	0	0	0	0	0	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	--	--	--	--	--	--	--	--	--
	Sustainable travel	++	++	++	++	?	?	++	?	?
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	++	++	++	++	+	--	--	--	--
	Distance to Secondary school	--	--	--	--	--	--	--	--	--
	School capacity	--	--	--	--	++ (p) -- (s)	--	--	--	--

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred		Non Preferred						
		RSE 01	RSE 10	RSE 11	RSE 02	RSE 24	RSE 27	RSE 39	RSW 07	RSW 13
	Open space	+	+	+	+	+	+	+	+	+
	Improving skills	0	0	0	0	0	0	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	+	+	?	?	?	+	++	?	?
	Healthy lifestyles	+	+	+	+	+	+	+	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	-	-	++	++	++	++	-	?	?
	Archaeology	-	-	-	-	-	-	-	-	-
	Local listings	0	0	0	0	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	+	+	+	+	+	?	+	+	+
	Visual impact	?	?	?	?	?	?	?	?	?
	Settlement setting	0	0	0	0	0	0	0	0	0
	SSSIs (Inc. IRZs)	+	+	?	?	+	?	?	?	?
	CPB	?	?	?	+	?	-	-	-	-
	International and national sites	+	+	?	?	+	?	?	?	?
	Woodland / TPOs	+	+	+	+	+	+	+	+	+
	Groundwater (SPZ)	+	+	+	+	+	+	+	+	+
	AQMAs	+	+	+	+	+	+	+	+	+
Contamination	0	0	0	0	0	0	0	0	0	
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+	+	+	+	+
	Waste facilities	+	+	+	-	-	+	+	+	+
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++	++	++	++	++	++	++
		++	++	++	+	++	++	++	++	++

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred		Non Preferred						
		RSE 01	RSE 10	RSE 11	RSE 02	RSE 24	RSE 27	RSE 39	RSW 07	RSW 13
	Surface water flood risk									
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	+	--	+	+	--	+	+	+

16.11.1 Cumulative and Synergistic Effects of the Abberton and Langenhoe Allocations

Cumulative impacts can not be expected to be significant due to the modest amount of development in the Abberton and Langenhoe area. This includes those impacts on school capacities, and it should be noted that the relevant policy states that the ‘contributions to the cost of infrastructure improvements and/or community facilities as required, supported by up to date evidence in the Infrastructure Delivery Plan (IDP) or as informed by the Parish Council or subsequent evidence, will be secured to an appropriate level by way of legal agreement or through CIL as required.’

Positive impacts can be expected on ensuring proportionate development in an area that would benefit from additional housing growth to support the existing population. There can be expected to be minor negative implications surrounding the effect of the allocations on the Coastal Protection Belt and visual impact, however it should be acknowledged that these are minimal, especially in regard to the alternatives, and can be minimised through the Plan’s design and amenity policy. In addition, the landscape sensitivity of the area is shown as low.

In reflection of the Plan’s allocations in this broad area in comparison to the alternatives, it can be said that there would be a comparatively minimal impact on the Abberton Reservoir SPA; the impacts of the majority of the alternatives could be seen to be individually and cumulatively more severe, pending consultation with Natural England on individual impacts due to their location within the SSSI’s Impact Risk Zone.

There will be minor negative impacts on archaeology associated with the possible presence of underground deposits in the area. This would be the case for any possible selections of preferred or alternative sites within the area. The area policy identifies this potential issue, ensuring a pre-determination evaluation for both allocated sites.

16.12 Boxted Allocations (Policy SS3)

Policy SS3 outlined that the Boxted Neighbourhood Plan would determine development proposals. This SA assesses those sites proposed in the call-for-sites and SLAA processes for the purposes of exploring sustainability impacts and any cumulative or synergistic effects. The following sites were proposed through the call-for-sites and SLAA:

SITE OPTIONS PROPOSED IN BOXTED				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
RNE57	Hill Farm, Boxted	Housing	43-35	This allocation has been allocated within the Boxted Neighbourhood Plan. Site RNE57 is therefore not deemed necessary for assessment within the context of the Local Plan in light of the Boxted Neighbourhood Plan SEA Screening Assessment.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN BOXTED				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
No reasonable alternatives were submitted or explored for consideration in Boxted and the immediate area.				

16.12.1 Cumulative and Synergistic Effects of site options in Boxted

The SEA Screening Assessment of the Boxted Neighbourhood Plan explores the possibility of the above site, representing the only allocation for development within the Neighbourhood Plan, having significant effects on the environment. This has been undertaken by Colchester Borough Council as the Local Planning Authority as part of the Neighbourhood Plan process and the Council's duty to assist.

The SEA Screening Assessment for the Boxted Neighbourhood Plan states that the Neighbourhood Plan, in relation to SLAA site RNE57 Hill Farm, Boxted, 'the plan is unlikely to have significant environmental effects. The plan [...] allocates a site for the delivery of housing that will meet local need and provide high speed broadband.'

Regarding cumulative impacts specifically, 'the cumulative effect of this plan, the Borough's plans and plans relating to the management of the Dedham Vale AONB will result in positive effects.'

It adds that the plan 'determines the use of a small area at local level and is effectively a minor modification to the Colchester Borough Local Plan. The plan will result in positive, long term effects. However, none of these will be significant. Therefore, an assessment of the significant environmental effects of the plan under the SEA Directive and Environmental Assessment Regulations is not required.'

16.13 Chappel and Wakes Colne Allocations (Policy SS3)

Policy SS3 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN CHAPPEL / WAKES COLNE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
RNW66	Swan Grove, Chappel	Housing	30	The site adjoins the existing settlement boundary, with no identified risk of flooding. There are no fundamental issues relating to its achievability.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN CHAPPEL				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RNW06 And RNW07	Bures Road, Wakes Colne Combined with RNW07 proposed to deliver recreation on site at Colchester Road, Wakes Colne	Housing	67	The site is on Grade 2 agricultural land and would be quite prominent on the landscape from the south. The site is distant from all services apart from transport links (rail and bus). Availability may be an issue because matters relating to ownership or promotion are not known due to the information not being provided as part of the Call for Sites submission.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 98: Sites within Chappel

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non Preferred
		RNW 66	RNW 06
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	?
	Affordable housing	+	+
	Housing type / tenures	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0
	PDL / Greenfield	--	--
	Accessibility	+	+
	Density	N/A	N/A
	Mixed use	0	0
	ALC	?	-
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0
	Town / district centre?	0	0
	Rural economy	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++
	Sustainable travel	++	0
	Sustainable transport infrastructure	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	++	+
	Distance to Secondary school	--	--
	School capacity	++ (p) -- (s)	++ (p) -- (s)
	Open space	+	+
	Improving skills	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime	Access to employment	--	-

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non Preferred
		RNW 66	RNW 06
issues by keeping our communities safe and promoting community cohesion	Healthy lifestyles	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	-	++
	Archaeology	+	+
	Local listings	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	?	?
	Visual Impact	?	?
	Settlement setting	0	0
	SSSIs (Inc. IRZs)	+	+
	CPB	+	+
	International and national sites	+	+
	Woodland / TPOs	+	+
	Groundwater (SPZ)	+	+
	AQMAs	+	+
Contamination	0	0	
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+
	Waste facilities	-	?
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++
	Surface water flood risk	++	++
	Water infrastructure	N/A	N/A
	Water bodies	+	+

16.13.1 Cumulative and Synergistic Effects of the Chappel Allocations

No cumulative impacts will occur due to there being only a single allocation in the Chappel / Wakes Colne area.

The preferred allocation adheres better than the alternative site options in regards to representing proportionate growth for the area and access to sustainable transport links regarding branch line rail services. This also negates the issue regarding the allocation's distance to strategic employment opportunities.

The negative impact surrounding the historic environment is effectively mitigated through the policy area requirement that good design and suitable landscaping will screen the development to protect designated historic buildings and to minimise any negative impact on surrounding landscape.

16.14 Copford Allocations (Policy SS4)

Policy SS4 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN COPFORD				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
STN18	Hall Road, Copford	Housing	50	The site is located close to the major road network in the A12 and London Road and it is also located near Marks Tey railway station and frequent and regular bus routes to Colchester town. The site is large enough to accommodate some community facilities such as a play facility and small parcel of open space which if incorporated into any proposal would improve its sustainability credentials.
STN26	Land to the east of Queensbury Avenue	Housing	70	The land is not currently in use and therefore there are no issues preventing development. The site adjoins the existing settlement boundary and adjoins residential development and greenfield land, with no identified risk of flooding or likely impacts on biological or historic assets.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN COPFORD				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
STN01	London Road, Copford	Housing	65	The most significant issues with the site's suitability are the potential for coalescence between Marks Tey and Copford; its high agriculture land value; and its greenfield status.. In terms of sustainability the site is also situated some distance from key services such as school, health centres and shops.

ALTERNATIVE SITE OPTIONS IN COPFORD				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
STN11	School Road, Copford	Housing	50	The most significant issue with the site is its greenfield status. There are also issues with its proximity to a local wildlife site, constraints of the public rights of way running through the site. In terms of sustainability the site is located some distance from key services including schools, health services and playing fields. The site has also been proposed for development by a ward councillor rather than the site owner or developer. Therefore there is little information regarding the site's availability. Due to the lack of site information it is not fully known if the site is achievable.
STN16	The Willows, Foundry Lane, Copford	Leisure / retail	5.3ha	The most significant issues with the site's suitability (apart from its greenfield nature) are the landscape impact that will result from clearing large amounts of trees and also the flood risk element. The Roman River runs through the northern boundary of the site and this causes significant issues with flood risk.
STN17	Green Farmhouse, School Road, Copford	Housing	30	The site could have a potential impact on views of the surrounding area; In addition, the site is located some distance from key services including secondary schools, health services and shops. There is also a lack of capacity at local schools and health services.
STN19	School Road, Copford	Housing	155	The site is within close proximity to a water treatment works and at the proposed scale would have significant impacts on school capacity. There would also be a loss of grade 2 agricultural land.
STN25	Land to the west of Queensbury Avenue	Housing	35	Development of the site would cause issues in relation to landscape impact, agricultural land

ALTERNATIVE SITE OPTIONS IN COPFORD				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
				classification, and distances to facilities and services. The site's availability and achievability are also problematic, as the site has not been promoted for development, nor is there any detail of land ownership.
WST07	Rectory Road, Copford Green	Housing	250	The site is not sustainably located for development in so far as it is removed from development boundaries. Development would only be possible on the basis that it formed part of a larger sustainable development with improved accessibility and provision of jobs and services.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 99: Sites within Copford

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred		Non Preferred						
		STN 18	STN 26	STN 01	STN 11	STN 16	STN 17	STN 19	STN 25	WST 07
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+	+	0	+	-	+	-
	Affordable housing	+	+	+	+	0	+	+	+	+
	Housing type / tenures	0	0	0	0	0	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0	0	0	0	0	0
	PDL / Greenfield	--	--	--	--	--	--	--	--	--
	Accessibility	-	-	-	-	-	-	-	-	?
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	0	0	0	0	0	0
ALC	-	-	-	?	-	?	-	-	?	

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred		Non Preferred						
		STN 18	STN 26	STN 01	STN 11	STN 16	STN 17	STN 19	STN 25	WST 07
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0	0	0	+	0	0	0	0
	Town / district centre?	0	0	0	0	-	0	0	0	0
	Rural economy	0	0	0	0	++	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	--	--	--	?	?	--	--	--	?
	Sustainable travel	++	++	++	++	++	++	++	++	?
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0	++
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	-	--	-	++	0	++	+	--	?
	Distance to Secondary school	--	--	--	--	0	--	--	--	?
	School capacity	--	--	--	--	0	--	--	--	?
	Open space	+	+	+	+	+	+	+	+	+
	Improving skills	0	0	0	0	0	0	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	-	--	--	--	0	?	--	--	?
	Healthy lifestyles	+	+	?	++	+	++	++	+	?
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	-	-	++	++	++	-	++	++	++
	Archaeology	-	-	-	-	-	+	-	-	+
	Local listings	0	0	0	0	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	+	?	?	+	?	+	?	?	+
	Visual impact	?	?	?	?	?	?	?	?	?
	Settlement setting	?	0	0	?	?	-	?	0	-
	SSSIs (Inc. IRZs)	+	+	+	+	+	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred		Non Preferred						
		STN 18	STN 26	STN 01	STN 11	STN 16	STN 17	STN 19	STN 25	WST 07
	CPB	+	+	+	+	+	+	+	+	+
	International and national sites	+	+	+	+	+	+	+	+	+
	Woodland / TPOs	+	+	+	+	+	+	+	+	+
	Groundwater (SPZ)	+	+	+	+	+	+	+	+	+
	AQMAs	+	+	+	+	+	+	+	+	+
	Contamination	0	0	0	0	0	0	0	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+	+	+	+	+
	Waste facilities	-	+	+	-	-	-	-	+	?
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++	++	-	++	++	++	++
	Surface water flood risk	++	++	++	++	-	++	-	+	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	+	+	+	--	-	+	+	-

16.14.1 Cumulative and Synergistic Effects of the Copford Allocations

The allocations in Copford can be seen to offer proportionate growth for the area, and it should be noted that the whereas the all of the preferred and alternative sites can be seen to be distanced from local services, facilities and jobs, the preferred allocation have superior accessibility and transport links in which to better access such infrastructure and services. In addition, growth in the broad area will include the West Colchester Garden Community allocation in the latter stages of the plan period and beyond, which will stimulate the delivery of a wide range of infrastructure provision (in particular primary and secondary schools) and include strategic employment growth.

It can be perceived that there would be a negative cumulative impacts associated with visual impact of the two allocations, however it should be noted that this is true of any multiple allocations in the area including the alternative site options. Policy SS5 includes that both allocations will require good design and suitable landscaping to screen the development to protect designated historic buildings and to minimise any negative impact on surrounding landscape. In addition, the potential for negative impacts on the historic

environment are suitably minimised and mitigated, including that of the archaeological significance of the area through further exploration being required for site STN18, by way of a pre-determination evaluation.

16.14.2 Considerations Regarding the Colchester / Braintree Borders Garden Community (Section One)

The Copford allocations in accumulation with that of the Garden Community at the Colchester / Braintree Borders can be seen to offer a loss of Greenfield, agricultural land in the wider area. Despite this, such losses can be considered inevitable in regard to the need for growth in the plan area.

The Garden Community can be seen to enhance the overall sustainability of development in the Copford area in so far as the strategic development can ensure that jobs and key services are provided in close proximity than is currently the case. This is particularly pertinent in regard to secondary schools and healthcare facilities, as well as improving the general public transport accessibility in the broad wider area.

No other impacts have been identified cumulatively due to the scale of the Garden Community and the comparably small amount of growth at Copford.

16.15 Eight Ash Green Allocations (Policy SS5)

Policy SS5 outlines that the Eight Ash Green Neighbourhood Plan would determine development proposals. This SA assesses those sites proposed in the call-for-sites and SLAA processes for the purposes of exploring sustainability impacts and any cumulative or synergistic effects. The following sites were proposed through the call-for-sites and SLAA:

ALLOCATIONS PROPOSED IN EIGHT ASH GREEN				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
No sites are allocated within the Local Plan. Any allocations in Eight Ash Green would be determined through the Eight Ash Green Neighbourhood Plan.				

SITE OPTIONS PROPOSED IN EIGHT ASH GREEN THROUGH THE LOCAL PLAN PROCESS				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for non-allocation in the Local Plan
RNW01	Milestone Farm, Halstead Road, Eight Ash Green	Housing	175	Any sites within Eight Ash Green would be allocated through the Eight Ash Green Neighbourhood Plan.
RNW02	Halstead Road, Eight Ash Green	Housing	177	
RNW09	Seven Star Green, Eight Ash Green	Housing	40	
RNW19	Land south of Halstead Road, Eight Ash Green	Housing	20	
RNW46	Land south of Heath Road, Eight Ash Green	Housing	395	
RNW70	Seven Star Green, Eight Ash Green	Housing	89	
RNW71	Heathfields, Eight Ash Green	Housing	170	

RNW77	Halstead Road, Eight Ash Green	Housing	25	
STN14	Land north of Halstead Road, Eight Ash Green	Housing	135	

The following table assesses all the above sites in the broad area for comparison purposes. These have been explored at this stage where the Eight Ash Green Neighbourhood Plan is only at the stage where the boundary for the plan has been determined.

Table 100: Sites within Eight Ash Green

Objectives	Assessment Criteria	Site (by reference number)							
		RNW01	RNW02	RNW19	RNW46	RNW09 / 70	STN14	RNW71	RNW77
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+	-	+	+	+	+
	Affordable housing	+	+	+	+	+	+	+	+
	Housing type / tenures	0	0	0	0	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0	0	0	0	0
	PDL / Greenfield	--	--	--	--	--	--	--	--
	Accessibility	-	-	-	-	-	-	-	-
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	0	0	0	0	0
	ALC	-	-	?	-	-	-	?	-
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0	0	0	0	0	0	0
	Town / district centre?	0	0	0	0	0	0	0	0
	Rural economy	0	0	0	0	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++	--	--	?	?	++	++
	Sustainable travel	0	0	++	++	0	++	++	++

Objectives	Assessment Criteria	Site (by reference number)							
		RNW01	RNW02	RNW19	RNW46	RNW09 / 70	STN14	RNW71	RNW77
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	++	+	++	++	+	--	--	++
	Distance to Secondary school	--	--	--	--	--	--	--	--
	School capacity	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	--	-	++ (p) ? (s)
	Open space	+	+	+	+	?	+	?	+
	Improving skills	0	0	0	0	0	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	-	-	--	-	-	+	-	--
	Healthy lifestyles	+	+	+	+	+	+	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	++	++	++	-	++	++	++
	Archaeology	+	+	-	-	-	-	+	+
	Local listings	0	0	0	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	+	-	+	-	+	+	-	+
	Visual impact	?	?	?	?	?	?	?	?
	Settlement setting	0	0	0	0	0	0	0	0
	SSSIs (Inc. IRZs)	+	+	+	+	+	+	+	+
	CPB	+	+	+	+	+	+	+	+
	International and national sites	+	+	+	+	+	+	?	+
Woodland / TPOs	+	+	+	+	+	+	+	+	

Objectives	Assessment Criteria	Site (by reference number)							
		RNW01	RNW02	RNW19	RNW46	RNW09 / 70	STN14	RNW71	RNW77
	Groundwater (SPZ)	+	+	+	+	+	+	+	+
	AQMAs	+	+	+	+	+	+	+	+
	Contamination	0	0	0	0	0	0	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+	+	+	+
	Waste facilities	?	?	-	?	?	-	?	?
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++	++	++	++	++	++
	Surface water flood risk	++	+	++	++	++	++	+	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	+	+	+	+	+	-	+

16.15.1 Cumulative and Synergistic Effects of the Eight Ash Green Allocations

As specified in the relevant area policy, a total allocation of 150 dwellings has been identified as proportionate and appropriate for Eight Ash Green to be determined and allocated through the Eight Ash Green Neighbourhood Plan. The impacts highlighted through the above site assessments indicates that there will not be many permutations of site selection that will give rise to any environmental impacts aside from visual impacts, which can be mitigated through effective policy requirements.

Whereas this level of growth will not stimulate new primary school provision, it should be noted that work is being undertaken in the Local Plan to deliver additional secondary school capacity in the broad area, in particular that which will be required through the Colchester / Braintree Borders Garden Community allocation in Section One of the Local Plan. The West Colchester Garden Community allocation and allocation of new employment land at Stanway will also ensure better access to strategic employment land and a range of jobs.

16.16 Fordham Allocations (Policy SS6)

Policy SS6 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN FORDHAM				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
RNW03	Plummers Road, Fordham	Housing	20	The site is available immediately. The site adjoins the existing settlement boundary, with no identified risk of flooding or likely impacts on biological or assets.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN FORDHAM				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RNW67	Fiddlers Hill, Fordham Heath	Housing	205	The site is on Grade 2 agricultural land and distanced from secondary schools, health services, neighbourhood centres, employment zones and parks which impacts on its sustainability. There would also be implications on local school capacity from development at this scale.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 101: Sites within Fordham

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non preferred
		RNW03	RNW67
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	-
	Affordable housing	+	+

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non preferred
		RNW03	RNW67
	Housing type / tenures	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0
	PDL / Greenfield	--	--
	Accessibility	-	-
	Density	N/A	N/A
	Mixed use	0	0
	ALC	-	-
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0
	Town / district centre?	0	0
	Rural economy	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	--	--
	Sustainable travel	++	++
	Sustainable transport infrastructure	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	?	++
	Distance to Secondary school	--	--
	School capacity	++ (p) -- (s)	++ (p) -- (s)
	Open space	+	+
	Improving skills	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	--	--
	Healthy lifestyles	+	+

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non preferred
		RNW03	RNW67
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	?	-
	Archaeology	?	-
	Local listings	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	+	+
	Visual impact	?	?
	Settlement setting	0	0
	SSSIs (Inc. IRZs)	+	+
	CPB	+	+
	International and national sites	+	+
	Woodland / TPOs	+	-
	Groundwater (SPZ)	+	+
	AQMAs	+	+
	Contamination	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+
	Waste facilities	?	?
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++
	Surface water flood risk	++	++
	Water infrastructure	N/A	N/A
	Water bodies	+	+

16.16.1 Cumulative and Synergistic Effects of the Fordham Allocations

No cumulative impacts will occur due to there being only a single allocation in the Fordham area.

The preferred allocation adheres better than the alternative site options in regards to representing proportionate growth for the area. The alternative site RNW67 represents an inappropriate level of growth for the area, and it should be acknowledged that this maximises the potential for negative impacts that can not be as viably mitigated through policy requirements. This is particularly relevant in terms of school capacities. The allocation of this alternative will also likely have negative impacts associated with the historic environment, archaeology and TPOs.

16.17 Great Horkesley Allocations (Policy SS7)

Policy SS7 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN GREAT HORKESLEY				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
RNE10	Great Horkesley Manor, Great Horkesley	Housing	80	The site is considered suitable, available and achievable and represents a more sustainable and proportionate allocation in light of all reasonable alternatives in the area.
RNE02	Land off School Lane	Housing	13	The site is located in a suitable area for housing in terms of it being a logical extension of the Great Horkesley settlement boundary. In line with Policy SS9's requirement that the setting of listed buildings, any forthcoming application at this scale would represent and contribute to proportionate growth for the area in light of the impacts and scales of growth of the reasonable alternatives.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN GREAT HORKESLEY				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RNE33	Cedar Brook, Great Horkesley	Housing	46	The site is located in the open countryside outside the settlement boundary and separated from the Great Horkesley boundary by the A134. Development would be further constrained by flood zone 3 designation of approximately 1/3 of site.
RNE36	Ivy Lodge (Site 1), Great Horkesley	Housing	60	The site ranks very low for suitability and sustainability. The site is poorly

ALTERNATIVE SITE OPTIONS IN GREAT HORKESELEY				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
				served by the more sustainable modes of transport of walking, cycling and public transport, and cannot be considered accessible by these modes. The site is also located on Grade 2 Agricultural Land.
RNE38	Nursery, London Road, Great Horkesley	Housing	22	The SLAA states that the site would ordinarily be excluded from consideration as it lies well outside the settlement boundary, but in this instance an appeal decision points to the acceptability in general terms of some form of development given the existence of disused buildings on the site and the potential for development to improve the overall appearance of the site. Despite this, any development would, however, be constrained by the site's location adjacent to the Dedham Vale AONB and listed buildings.
RNE42	East Infill, Great Horkesley	Housing	129	The site is located between two parts of the Great Horkesley settlement boundary. Whilst there is potential for intensification of development in the area if further growth in Great Horkesley at this scale was considered appropriate, this would be complicated by the existence of current residential, commercial and farm uses on the site.
RNE45	Old House Road, Great Horkesley	Housing	150-400	The most significant issue with the site's suitability apart from the site's greenfield status and its high agricultural value is its position in relation to the Great Horkesley settlement boundary. If developed in its entirety the site would sprawl into surrounding countryside and leave significant gaps between the new development and the existing settlement. The site is located some distance from key services and facilities.

ALTERNATIVE SITE OPTIONS IN GREAT HORKESLEY				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RNE46	Land north of Coach Road, Great Horkesley	Housing	140	The site is Greenfield and of a high agricultural value. The site is also some distance from existing services and facilities.
RNE47	Land south of Coach Roach, Great Horkesley	Housing	400	In addition to the site's greenfield status and its agricultural land value, the site's suitability is adversely affected by its position in between Great Horkesley and Colchester. Development of the site in its entirety would contribute to coalescence of the two settlements. In terms of sustainability the site is located some distance from existing services and facilities.
RNE48	Green Lane, Great Horkesley	Housing	170	In addition to the site's greenfield status and its agricultural land value the site's suitability is adversely affected by its position in between Great Horkesley and Colchester. Development of the site in its entirety would contribute to coalescence of the two settlements. In terms of sustainability the site is located some distance from existing services and facilities.
RNE49	Ivy Lodge (Site 3), Great Horkesley	Housing	230	The most significant issues with the site's suitability are the site's greenfield status and its agricultural land value. In terms of sustainability the site is located some distance from key services and facilities.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 102: Sites within Great Horkesley

Objectives	Assessment Criteria	Site (by reference number)										
		Preferred		Non Preferred								
		RNE 10	RNE 02	RNE 33	RNE 36	RNE 38	RNE 42	RNE 45	RNE 46	RNE 47	RNE 48	RNE 49
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	?	+	+	+	+	-	-	-	-	-	-
	Affordable housing	+	+	+	+	+	+	+	+	+	+	+
	Housing type / tenures	0	0	0	0	0	0	0	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0	0	0	0	0	0	0	0
	PDL / Greenfield	--	?	--	--	--	?	--	--	--	--	--
	Accessibility	+	+	+	-	-	-	-	-	-	-	-
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	0	0	0	0	0	0	0	0
	ALC	?	-	-	-	-	++	-	-	-	-	?
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0	0	0	0	0	0	0	0	0	0
	Town / district centre?	0	0	0	0	0	0	0	0	0	0	0
	Rural economy	0	0	0	0	0	0	0	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++	++	++	++	++	++	++	++	++	++
	Sustainable travel	+	++	+	-	-	-	-	-	-	-	-
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	++	--	+	--	--	++	++	++	++	++	+
	Distance to Secondary school	+	--	--	--	--	--	--	--	--	--	--
	School capacity	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)
	Open space	+	+	+	+	+	+	+	+	+	+	+
	Improving skills	0	0	0	0	0	0	0	0	0	0	0

Objectives	Assessment Criteria	Site (by reference number)										
		Preferred		Non Preferred								
		RNE 10	RNE 02	RNE 33	RNE 36	RNE 38	RNE 42	RNE 45	RNE 46	RNE 47	RNE 48	RNE 49
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	+	--	0	--	--	--	--	--	--	--	--
	Healthy lifestyles	+	+	+	+	+	+	+	+	+	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	--	++	?	--	?	?	?	?	?	?
	Archaeology	+	-/?	+	?	?	-/?	?	?	?	?	?
	Local listings	0	0	0	?	0	-/?	?	?	?	?	?
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	+	+	+	+	-	+	+	+	?	?	+
	Visual impact	?	?	?	?	?	?	?	?	?	?	?
	Settlement setting	+	+	+	0	0	0	0	0	-	-	0
	SSSIs (Inc. IRZs)	+	+	+	+	+	+	+	+	+	+	+
	CPB	+	+	+	+	+	+	+	+	+	+	+
	International and national sites	+	+	+	+	+	+	+	+	+	+	+
	Woodland / TPOs	+	+	+	+	+	-	+	+	+	+	+
	Groundwater (SPZ)	+	+	+	+	+	+	+	+	+	+	+
	AQMAs	+	+	+	+	+	+	+	+	+	+	+
Contamination	0	0	0	0	0	0	0	0	0	0	0	
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+	+	+	+	+	+	+
	Waste facilities	-	-	-	-	-	-	-	-	-	-	-
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++	++	++	++	++	++	++	++	++
	Surface water flood risk	++	++	++	++	++	++	++	++	++	++	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objectives	Assessment Criteria	Site (by reference number)										
		Preferred		Non Preferred								
		RNE 10	RNE 02	RNE 33	RNE 36	RNE 38	RNE 42	RNE 45	RNE 46	RNE 47	RNE 48	RNE 49
	Water bodies	--	+	--	-	-	-	+	+	--	--	-

16.17.1 Cumulative and Synergistic Effects of the Great Horkesley Allocations

There will be significant cumulative positive impacts on the provision of affordable housing in the area and also for the north of the Borough’s rural community. Despite these impacts, the distance between and comparative dwelling yields of the two allocations ensure that cumulative impacts are limited, with impacts resulting from both allocations largely unrelated.

16.18 Great Tey Allocations (Policy SS8)

Policy SS8 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN GREAT TEY				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
RNW05	Brook Road, Great Tey	Housing	10	The site is available immediately and adjoins the existing settlement boundary. There are also no fundamental issues relating to its achievability. With this in mind, the site represents a sensible extension of the development boundary and represents proportionate growth that will not have insurmountable impacts on local infrastructure and service capacities.
RNW75	Greenfield Drive, Great Tey	Housing	30	This site is a new site considered after the Preferred Options Plan stage. The site is available immediately and adjoins the existing settlement boundary. There are also no fundamental issues relating to its achievability. With this in mind, the site represents a sensible extension of the development boundary and represents proportionate growth that will not have insurmountable impacts on local infrastructure and service capacities.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN GREAT TEY				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RNW63	East Infill, Great Tey	Housing	89	The site adjoins the existing settlement boundary, with no identified risk of flooding. It is on Grade 2 agricultural land, includes part of the Conservation Area and development would result in the loss of some mature, protected trees. The site is also distant from

				secondary schools, public transport, health services, neighbourhood centres and parks. Crucially, the land has not been promoted by a land owner through the Call for Sites process and there are no details, therefore, of land ownership. For these reasons it is not clear if this land would be available.
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The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 103: Sites within Great Tey

Objectives	Assessment Criteria	Site (by reference number)		
		Preferred		Non preferred
		RNW05	RNW75	RNW63
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	-
	Affordable housing	+	+	+
	Housing type / tenures	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0
	PDL / Greenfield	--	--	--
	Accessibility	-	-	-
	Density	N/A	N/A	N/A
	Mixed use	0	0	0
	ALC	-	-	-
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0	0
	Town / district centre?	0	0	0
	Rural economy	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	?	+	--
	Sustainable travel	?	+	?
	Sustainable transport infrastructure	0	0	0
5. To build stronger, more resilient		+	++	++

Objectives	Assessment Criteria	Site (by reference number)		
		Preferred		Non preferred
		RNW05	RNW75	RNW63
sustainable communities with better education and social outcomes	Distance to Primary school			
	Distance to Secondary school	--	--	--
	School capacity	++ (p) -- (s)	++ (p) -- (s)	++ (p) -- (s)
	Open space	+	+	+
	Improving skills	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	+	+	+
	Healthy lifestyles	+	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	++	++
	Archaeology	+	?	-
	Local listings	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	+	+	+
	Visual impact	?	?	?
	Settlement setting	0	0	0
	SSSIs (Inc. IRZs)	+	+	+
	CPB	+	+	+
	International and national sites	+	+	+
	Woodland / TPOs	+	+	+
	Groundwater (SPZ)	+	+	+
	AQMAs	+	+	+
Contamination	0	0	0	
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+

Objectives	Assessment Criteria	Site (by reference number)		
		Preferred		Non preferred
		RNW05	RNW75	RNW63
	Waste facilities	?	?	-
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++
	Surface water flood risk	++	++	++
	Water infrastructure	N/A	N/A	N/A
	Water bodies	-	?	--

16.18.1 Cumulative and Synergistic Effects of the Great Tey Allocations

There will be no cumulative impacts where only a single site has been allocated for development within the Great Tey area.

The preferred allocated site can be seen to be the most sustainable option in light of alternative RNW63 particularly regarding proportionate housing growth, access arrangements and the potential for archaeological deposits.

16.18.2 Considerations Regarding the Colchester / Braintree Borders Garden Community (Section One)

The Great Tey allocations in accumulation with that of the Garden Community at the Colchester / Braintree Borders can be seen to offer a loss of Greenfield, agricultural land in the wider area. Despite this, such losses can be considered inevitable in regard to the need for growth in the plan area.

The Garden Community can be seen to enhance the overall sustainability of development in the Great Tey area in so far as the strategic development can ensure that jobs and key services are provided in close proximity than is currently the case. This is particularly pertinent in regard to secondary schools and healthcare facilities, as well as improving the general public transport accessibility in the broad wider area.

No other impacts have been identified cumulatively due to the scale of the Garden Community and the comparably small amount of growth at Great Tey.

16.19 Langham Allocations (Policy SS9)

Policy SS9 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN LANGHAM				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
RNE01	Wick Road, Langham	Housing	10	The site is considered to be in a suitable location for housing given its location as a logical infill site. The site has good availability based on its promotion through the Call for Sites and the fact it is in single ownership. Furthermore the site's current use does not prevent development from coming forward in the near future.
RNE11	School Road (east), Langham	Housing	40	This site offers a sensible extension of the Langham settlement boundary and is adjacent to the existing boundary. In terms of sustainability the sites are very close to an employment site and primary school. They are also within close distance of open space, a play area and a bus stop ensuring a more sustainable location than reasonable alternatives in the area.
RNE60	School Road (west), Langham	Housing	30	This site is a new site considered after the Preferred Options Plan stage consultation. It represents part of the land explored for a Garden Community / Village at Langham explored below (RNE22). At the scale allocated this site offers a sensible extension of the Langham settlement boundary and is adjacent to the existing boundary. In terms of sustainability the sites are very close to an employment site and primary school. They are also within close distance of open space, a play area and a bus stop ensuring a more sustainable location than reasonable alternatives in the area. It has been selected in favour of the previously preferred site RNE08 below where it can be considered to form part of a more comprehensive development with site RNE11 in terms of

				settlement form.
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The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN LANGHAM				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RNE08	Park Lane / School Road	Housing	Approx. 30	This site was previously preferred in the Preferred Options Plan.
RNE04	Motts Farm, Birchwood Road, Langham	Mixed	Inc. 190 dwellings	The site is Greenfield and has a high agricultural land grading. In addition, the site is some distance from the nearest secondary school, railway station and GP surgery.
RNE09	Land adj A12, Langham	Housing	220	The most significant factors affecting the site's suitability are its greenfield status, high agricultural land value and the current lack of a highway access to the site. Development can also be expected to impact on the Birch Wood local wildlife site and the Dedham Vale Area of Outstanding Natural Beauty. The site also has issues with sustainability in that it is located some distance from the nearest secondary school, shopping area, train station and health centre.
RNE22	Langham Garden Village (explored as a non-Garden Community development outside Garden City Principles. See 'North Colchester Garden Community' Option in Section One SA for the site's assessment as a Garden Community option).	Mixed	Land within 441ha Inc. up to 4,161 dwellings	It is not clear at this stage if this site is deliverable given the potential transport, education, landscape and water and sewage constraints and barriers to developing this site. Individual plots within the wider area represent other preferred and alternative allocations in Langham.
RNE23	Park Lane, Langham	Employment (B1a)	232sqm floorspace	Acceptability of further employment development on the site has been considered in the context of

ALTERNATIVE SITE OPTIONS IN LANGHAM				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
				potential cumulative effects on the character of the surrounding open countryside.
RNE25	Land off Chapel Road, Langham	Housing	47	The site is Greenfield and Grade 2 Agricultural Land and there are sustainability constraints associated with services and facilities within the wider area. Additionally the, site appears to have a high level of tree cover and retains landscape character of previous use as Medieval settlement.
RNE27	High Street, Langham	Housing	17	The site is Greenfield and Grade 2 Agricultural Land and there are sustainability constraints associated with services and facilities within the wider area. Additionally the, site appears to have a high level of tree cover and retains landscape character of previous use as Medieval settlement.
RNE44	Rigg, School Road, Langham	Housing	26	The site is Greenfield and Grade 2 Agricultural Land and there are sustainability constraints associated with services and facilities within the wider area, particularly a secondary school and a GP surgery.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 104: Sites within Langham

Objectives	Assessment Criteria	Site (by reference number)											
		Preferred			Non Preferred								
		RNE 01	RNE 60	RNE 11	RNE 08	RNE 04	RNE 09	RNE 22	RNE 23	RNE 25	RNE 27	RNE 44	
1. To provide a sufficient level of housing to meet the	Proportionate housing growth	+	+	+	+	-	-	+	0	+	+	+	

Objectives	Assessment Criteria	Site (by reference number)											
		Preferred			Non Preferred								
		RNE 01	RNE 60	RNE 11	RNE 08	RNE 04	RNE 09	RNE 22	RNE 23	RNE 25	RNE 27	RNE 44	
objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford													
	Affordable housing	+	+	+	+	+	+	+	0	+	+	+	
	Housing type / tenures	0	0	0	0	0	0	0	0	0	0	0	
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0	0	0	0	0	0	0	0	
	PDL / Greenfield	--	--	--	--	--	--	--	--	--	--	--	
	Accessibility	+	+	+	+	+	+	+	+	+	+	-	
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Mixed use	0	0	0	0	0	0	+	0	0	0	0	
	ALC	-	-	--	--	-	-	--	--	--	--	-	
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0	0	0	0	0	+	+	0	0	0	
	Town / district centre?	0	0	0	0	0	0	?	0	0	0	0	
	Rural economy	0	0	0	0	0	0	++	++	0	0	0	
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	+	++	++	++	++	++	++	++	++	++	
	Sustainable travel	+	+	+	+	+	+	-	+	+	+	-	
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0	0	0	0	
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	+	++	++	++	++	+	?	0	+	+	++	
	Distance to Secondary school	--	--	--	--	--	--	?	0	--	--	--	
	School capacity	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)	++	0	++ (p) --(s)	++ (p) --(s)	++ (p) --(s)
	Open space	+	+	+	+	+	+	+	0	+	+	+	
	Improving skills	0	0	0	0	0	0	++	0	0	0	0	

Objectives	Assessment Criteria	Site (by reference number)										
		Preferred			Non Preferred							
		RNE 01	RNE 60	RNE 11	RNE 08	RNE 04	RNE 09	RNE 22	RNE 23	RNE 25	RNE 27	RNE 44
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	++	++	++	++	++	++	++	++	++	++	--
	Healthy lifestyles	+	+	+	+	+	+	+	+	+	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	?	-	-	-	?	?/-	?	?	--	--	?
	Archaeology	?	-	-	-	?	?	?	?	--	--	?
	Local listings	?	0	0	0	?	?	0	0	?	?	?
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	+	?	?	?	?/-	?/-	--	-	--	--	+/?
	Visual impact	?	?	?	?	?	?	?	?	?	?	?
	Settlement setting	?	?	0	0	?	?	0	?	?	?	0
	SSSIs (Inc. IRZs)	+	+	+	+	?	?	?	?	+	+	+
	CPB	+	+	+	+	+	+	+	+	+	+	+
	International and national sites	+	+	+	+	?/-	?/-	?	+	+	+	+
	Woodland / TPOs	+	+	+	+	+	+	-	+	-	-	+
	Groundwater (SPZ)	+	+	+	+	+	+	+	+	+	+	+
	AQMAs	+	+	+	+	+	+	+	+	+	+	+
Contamination	0	0	0	0	0	0	?	0	0	0	0	
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+	+	+	+	+	+	+
	Waste facilities	-	-	-	-	-	-	-	0	-	-	-
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++	++	++	++	++	++	++	++	++
	Surface water flood risk	++	++	++	++	++	++	?	++	++	++	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objectives	Assessment Criteria	Site (by reference number)										
		Preferred			Non Preferred							
		RNE 01	RNE 60	RNE 11	RNE 08	RNE 04	RNE 09	RNE 22	RNE 23	RNE 25	RNE 27	RNE 44
	Water bodies	+	+	+	+	-	-	-	+	+	+	+

16.19.1 Cumulative and Synergistic Effects of the Langham Allocations

There will be positive cumulative impacts on a range of social assessment criteria associated with the allocation of sites that represent proportionate growth for the area, with added benefits of affordable housing delivery for the area and wider north of the Borough's rural area. In so far as these allocations can be considered proportionate, so can any perceived negative implications associated with visual impacts and the area's broad location in relation to the Dedham Vale AONB be deemed acceptable in line with the policy requirements of the relevant area policy.

The two sites can be seen to both have potentially negative impacts on cultural heritage and archaeology; however it should be acknowledged that these impacts can be mitigated on a site basis individually in so far as any impacts would be on different assets. The relevant area policy indicates that any successful application for development at School Road would be required to explore the potential archaeological significance of the site, by way of pre-determination evaluation.

The Appropriate Assessment of the Local Plan (207), states that, 'The HRA Screening Assessment of the Colchester Section 2 Local Plan highlighted that the new draft Water Cycle Study (WCS) 2016 identified Langham Water Recycling Centre (WRC) as being over capacity and there may be implications for receiving water bodies including the Stour. This WCS concluded that solutions are required in order to accommodate the growth to ensure that the increased wastewater flow discharged does not impact on the current quality of the receiving watercourses, their associated ecological sites and also to ensure that the watercourses can still meet with legislative requirements. The Appropriate Assessment of the Colchester Section 2 Local Plan concluded that, the addition of a clause in the relevant Langham policy to restrict the start of development until adequate water and sewage treatment infrastructure is in place to serve the development, was sufficient to ensure that adverse effects on the Integrity of the Stour and Orwell would be avoided. In addition, the Colchester Section 2 Local Plan includes the following commitment to avoiding water quality/quantity impacts: 'proposals must, as relevant, address all of the following Borough wide requirements: Adequate wastewater treatment and sewage infrastructure enhancements for the relevant catchment area; and 'Appropriate SuDS for managing surface water runoff within the overall design and layout of the site'. The HRA of the Colchester Section 2 Local Plan concluded that the Plan would not result in adverse effects on the integrity of any European sites given the safeguards provided.'

16.20 Layer de la Haye Allocations (Policy SS10)

Policy SS10 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN LAYER DE LA HAYE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
RSE13	The Folley, Layer-de-la-Haye (Greater House, Farm Road)	Housing	35	The site is both available and achievable. The site is adjacent to the existing settlement boundary and has no identified risk of flooding or likely impacts on historic or biological assets. The site is close to a regular bus service, primary school and employment area. For these reasons the site is considered the most sustainable and proportionate option for allocation in the area in reflection of its location and dwelling yield.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN LAYER DE LA HAYE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RSE12	Cross House Cottage, Layer-de-la-Haye	Housing	11	The site is adjacent to a water works which could impact on the amenity of residents. In addition the site is considered too small in response to the need to mitigate any impacts from this neighbouring use on site.
RSE33	Land west of The Folly, Layer De La Haye	Housing	82	The site has not been promoted for development by the land owner or other interested party therefore the site is not considered available. In addition, the capacity of The Folley to accommodate the scale of growth may be an issue.

ALTERNATIVE SITE OPTIONS IN LAYER DE LA HAYE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RSE34	Land north of Birch Road adjacent to Bolls Lane, Layer de la Haye	Housing	55	The site has not been promoted for development by the land owner or other interested party therefore the site is not considered available.
RSE35	Recreation ground, High Road, Layer de la Haye	Housing	40	The site has not been promoted for development through the Call for Sites therefore the site is not considered available. In addition, there is a play area on site that would need to be re-provided in order for there to be good access to play facilities. The loss of the playing fields, which are used for formal and informal recreation, is an issue affecting the overall suitability and sustainability of the site for development. The site's use as a formal recreation ground is protected under policies DP4 and DP15 of the CBC Adopted Development Policies DPD. It could only be considered achievable if alternative provision was capable of being made in a suitable location.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 105: Sites within Layer de la Haye

Objectives	Assessment Criteria	Site (by reference number)				
		Preferred	Non Preferred			
		RSE13	RSE12	RSE33	RSE34	RSE35
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	-	?	+
	Affordable housing	+	+	+	+	+
	Housing type / tenures	0	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0	0
	PDL / Greenfield	--	--	--	--	--
	Accessibility	-	-	-	-	-

Objectives	Assessment Criteria	Site (by reference number)				
		Preferred	Non Preferred			
		RSE13	RSE12	RSE33	RSE34	RSE35
	Density	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	0	0
	ALC	?	?	?	?	?
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0	0	0	0
	Town / district centre?	0	0	0	0	0
	Rural economy	0	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	--	--	--	--	--
	Sustainable travel	++	++	++	++	++
	Sustainable transport infrastructure	0	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	+	++	+	++	++
	Distance to Secondary school	--	--	--	--	--
	School capacity	++ (p) -- (s)	++ (p) -- (s)	++ (p) -- (s)	++ (p) -- (s)	++ (p) -- (s)
	Open space	+	+	+	+	+
	Improving skills	0	0	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	++	-	++	-	+
	Healthy lifestyles	+	+	+	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	++	++	-	-
	Archaeology	+	-	-	-	-
	Local listings	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural	Landscape / AONB	+	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number)				
		Preferred	Non Preferred			
		RSE13	RSE12	RSE33	RSE34	RSE35
resources and the biodiversity of the Borough	Visual impact	?	?	?	?	?
	Settlement setting	0	0	0	0	0
	SSSIs (Inc. IRZs)	+	+	?	?	+
	CPB	+	+	+	+	+
	International and national sites	?	+	?	?	+
	Woodland / TPOs	+	+	+	+	+
	Groundwater (SPZ)	+	+	+	+	+
	AQMAs	+	+	+	+	+
	Contamination	0	0	0	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+
	Waste facilities	+	+	+	+	+
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++	++	++
	Surface water flood risk	++	++	++	++	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	+	+	+	+

16.20.1 Cumulative and Synergistic Effects Layer de la Haye Allocations

There will be no cumulative impacts arising from the allocation of the single site for development within Layer de la Haye.

The preferred allocated site represents the most sustainable option explored in so far as it represents more closely what constitutes a proportionate level of housing growth. There are no resultant negative impacts associated with archaeology, cultural heritage and access to employment in comparison to the reasonable alternatives assessed in the area.

16.21 Marks Tey Allocations (Policy SS11)

Policy SS11 outlines that growth within the Marks Tey area will be guided by Section One of the Colchester Borough Local Plan (Policy SP9) for strategic issues and the Marks Tey Neighbourhood Plan for non-strategic issues. The Neighbourhood Plan will be developed to include policies to guide the relationship between the existing community of Marks Tey and the gradual development of an adjoining Garden Community, and will provide scope for the allocation of any small parcels of land for development.

PREFERRED SITE ALLOCATIONS PROPOSED IN MARKS TEY				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
Any allocations in Marks Tey would be determined through the Marks Tey Neighbourhood Plan and in association with the joint work on the proposed Garden Community to the west of Colchester .				

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

SITE OPTIONS PROPOSED IN MARKS TEY THROUGH THE LOCAL PLAN PROCESS				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for non-allocation in the Local Plan
WST01	London Road, Marks Tey	Housing	60-70	Any sites within Marks Tey would be allocated through the Marks Tey Neighbourhood Plan / joint work in respect of the new Garden Community..
WST02	Wilsons Lane, Marks Tey	Housing	15	
WST03	Old London Road, Marks Tey	Housing	225	
WST04	Mill Road, Marks Tey	Housing	5	
WST09	Land north of Coggeshall Road, Little Tey	Housing	139	
WST10	Land south west of Wilsons Lane, Marks Tey	Housing	16	

SITE OPTIONS PROPOSED IN MARKS TEY THROUGH THE LOCAL PLAN PROCESS				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for non-allocation in the Local Plan
WST11	Land south west of Motts Lane, Marks Tey	Housing	47	
WST14	Easthorpe Road, Easthorpe	Housing	82	
WST15	Church Farm, Church Lane, Marks Tey	Housing	35	
WST17	Brickworks, Church Lane, Marks Tey	Mixed	35ha Inc. 968 dwellings	
WST19	Motts Lane, Marks Tey	Housing	32	

The following table assesses all the above sites in the broad area for comparison purposes. These have been explored at this stage where the Marks Tey Neighbourhood Plan is only at the stage where the boundary for the plan has been determined.

Table 106: Sites within Marks Tey

Objectives	Assessment Criteria	Site (by reference number)										
		WST 01	WST 02	WST 03	WST 04	WST 09	WST 10	WST 11	WST 14	WST 15	WST 17	WST 19
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+	+	+	+	+	+	+	-	+
	Affordable housing	+	+	+	-	+	+	+	+	+	+	+
	Housing type / tenures	0	0	0	0	0	0	0	0	0	?	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0	0	0	0	0	0	0	0
	PDL / Greenfield	?	--	++	++	--	--	--	--	-	?	--
	Accessibility	+	-	-	?	?	-	+	-	?	-	+
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		0	0	0	0	0	0	0	0	0	+	0

Objectives	Assessment Criteria	Site (by reference number)										
		WS T 01	WS T 02	WS T 03	WS T 04	WS T 09	WS T 10	WS T 11	WS T 14	WS T 15	WS T 17	WS T 19
	Mixed use											
	ALC	-	-	++	++	-	-	-	-	-	-	-
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	-	0	-	0	0	0	0	0	0	+	0
	Town / district centre?	0	0	0	0	0	0	0	0	0	-	0
	Rural economy	0	0	0	0	0	0	0	0	0	+	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	?	?	?	++	?	?	++	++	++	?	++
	Sustainable travel	++	++	++	++	++	++	++	-	++	+	++
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	--	++	+	--	-	++	++	--	?	--	++
	Distance to Secondary school	--	--	--	--	--	--	--	--	--	--	--
	School capacity	++ (p) ?(s)	++ (p) ?(s)	++ (p) ?(s)	++ (p) ?(s)	++ (p) ?(s)	++ (p) ?(s)	++ (p) ?(s)	++ (p) -- (s)	++ (p) -- (s)	++ (p) -- (s)	++ (p) -- (s)
	Open space	+	+	+	+	+	+	+	+	+	+	+
	Improving skills	0	0	0	0	0	0	0	0	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	--	--	--	--	--	--	--	--	++	--	--
	Healthy lifestyles	?	?	?	?	?	?	?	?	?	?	?
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	-	++	-	++	++	++	++	++	-	-	++
	Archaeology	-	-	-	-	?	-	?	?	?	-	?
	Local listings	0	0	0	0	0	0	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity	Landscape / AONB	+	+	+	+	+	+	+	+	+	?	+
	Visual impact	?	?	?	?	?	?	?	?	--	--	?

Objectives	Assessment Criteria	Site (by reference number)										
		WS T 01	WS T 02	WS T 03	WS T 04	WS T 09	WS T 10	WS T 11	WS T 14	WS T 15	WS T 17	WS T 19
of the Borough	Settlement setting	-	0	0	0	0	0	0	?	?	+	0
	SSSIs (Inc. IRZs)	+	+	+	+	+	+	+	+	+	--	+
	CPB	+	+	+	+	+	+	+	+	+	+	+
	International and national sites	+	+	+	+	+	+	+	+	+	?	+
	Woodland / TPOs	+	+	+	+	+	+	+	+	+	+	+
	Groundwater (SPZ)	+	+	+	+	+	+	+	+	+	+	+
	AQMAs	+	+	+	+	+	+	+	+	+	+	+
	Contamination	0	0	0	0	0	0	0	0	0	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+	+	+	+	+	+	+
	Waste facilities	?	?	?	?	?	?	?	?	?	?	?
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++	++	++	++	++	++	++	-	++
	Surface water flood risk	++	++	++	++	++	++	++	++	+	-	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	-	+	-	+	-	+	+	-	--	+

16.21.1 Cumulative and Synergistic Effects of site options in Marks Tey

The relevant area policy indicates that the Marks Tey Neighbourhood Plan will be developed to include policies to guide the relationship between the existing community of Marks Tey and the gradual development of an adjoining Garden Community, and will provide scope for the allocation of any small parcels of land for development out with the Garden Communities. In particular, the Neighbourhood Plan will deal with the allocation of the Anderson's site and the potential of this brownfield site for a mix of uses.

Whereas the Local Plan can not influence the allocation of non-strategic sites within the Neighbourhood Plan area, no cumulative impacts can be identified of considerations drawn from the suite of submitted development proposals within this area. In particular, until the definitive boundary and extent of the West Colchester Garden Community allocation is identified, as a strategic site within the remit of the Local Plan, a number of the above sites may be included within that development.

It should be noted that the overall sustainability of the Marks Tey sites is good, with the exception of general accessibility to services, facilities, infrastructure and jobs. It should be noted that the majority of the assessment criteria related to access to services would be positive in line with the requirements of the Colchester / Braintree Borders Garden Community allocation to provide these services, facilities, infrastructure and employment opportunities and the viability of them to be delivered through development at the proposed scale (see Section One) in this broad location.

16.21.2 Considerations Regarding the Colchester / Braintree Borders Garden Community (Section One)

The Marks Tey site options in accumulation with that of the Garden Community at the Colchester / Braintree Borders can be seen to offer a loss of Greenfield, agricultural land in the wider area. Despite this, such losses can be considered inevitable in regard to the need for growth in the plan area.

The Garden Community can be seen to enhance the overall sustainability of development in the Marks Tey area in so far as the strategic development can ensure that jobs and key services are provided in close proximity than is currently the case. This is particularly pertinent in regard to secondary schools and healthcare facilities, as well as improving the general public transport accessibility in the broad wider area.

No other impacts have been identified cumulatively due to the scale of the Garden Community and the comparably small amount of growth at Marks Tey.

16.22 Rowhedge Allocations (Policy SS13)

Policy SS13 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN ROWHEDGE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
RSE08	Rowhedge Business Park, Fingringhoe Road, Rowhedge	Housing	94	This site was previously not selected in the Preferred Options Plan. Part of the site is safeguarded for its current use as an existing business park. A re-assessment of the site for a lower yield (40 dwellings in contrast to an original yield of 94) has led to the site being considered acceptable, particularly in comparison with those impacts of previously selected site RSE03/17.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN ROWHEDGE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RSE03 / RSE17 (part of)	Battleswick Farm, Rowhedge / Land off Hillview Close, Rowhedge	Housing	60	The site was previously preferred in the Preferred Options Plan. Since then, the impacts on open countryside separating Rowhedge and Colchester, previously seen as mitigated through the development of a smaller section of the submitted sites RSE03 / RSE17, have been revised. In addition, possible impacts on the historic environment have also been identified associated with the status of Battleswick Farm itself.
RSE20	Land off Ballast Quay Road, Fingringhoe	Mixed	73.2ha – 117ha	The site has been identified as having potentially major issues associated with the loss of a local wildlife site and the capacity of the local road network. The site is available for development although the Environment Agency are believed to be a land-owning party that owns the land at the riverside. The site

ALTERNATIVE SITE OPTIONS IN ROWHEDGE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
				could be achievable for development but viability could be a concern given possible remediation costs and the potential cost of providing the necessary infrastructure to support sustainable residential development of the site.
RSE42	Picketts Fm (A), Church Ln, Fingringhoe	Housing	10-80	The site is distanced from some local services, and partially located within a flood plain (Flood Zone 3) which would restrict development of the whole site. It is also located in the Coastal Protection Zone.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 107: Sites within Rowhedge

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred	Non preferred		
		RSE 08	RSE 03 / 17	RSE 20	RSE 42
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	?	+
	Affordable housing	+	+	+	+
	Housing type / tenures	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0
	PDL / Greenfield	?	--	?	--
	Accessibility	+	+	-	+
	Density	N/A	N/A	N/A	N/A
	Mixed use	0	0	+	0
	ALC	+	+	+	+
3. To achieve a prosperous and sustainable economy that improves opportunities for	Employment use?	0	0	+	0

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred	Non preferred		
		RSE 08	RSE 03 / 17	RSE 20	RSE 42
local businesses to thrive, creates new jobs and improves the vitality of centres	Town / district centre?	0	0	-	0
	Rural economy	0	0	?	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++	--	?
	Sustainable travel	++	++	++	?
	Sustainable transport infrastructure	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	++	++	++	-
	Distance to Secondary school	--	--	--	--
	School capacity	++ (p) -- (s)	++ (p) -- (s)	++ (p) -- (s)	++ (p) -- (s)
	Open space	+	+	+	+
	Improving skills	0	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	++	+	++	?
	Healthy lifestyles	+	+	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	?	-	++
	Archaeology	+	+	-	+
	Local listings	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	-	?	?	?
	Visual impact	-	-	?	?
	Settlement setting	0	0	0	0
	SSSIs (Inc. IRZs)	?	?	?	?
	CPB	?	?	-	-
	International and national sites	?	?	?	?

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred	Non preferred		
		RSE 08	RSE 03 / 17	RSE 20	RSE 42
	Woodland / TPOs	+	+	+	+
	Groundwater (SPZ)	+	+	+	+
	AQMAs	+	+	+	+
	Contamination	0	0	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+
	Waste facilities	+	+	+	+
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	-	-
	Surface water flood risk	?	?	++	?
	Water infrastructure	N/A	N/A	N/A	N/A
	Water bodies	+	+	--	-

16.22.1 Cumulative and Synergistic Effects of the Rowhedge Allocations

There will be no cumulative impacts arising from the allocation of the single site for development within Rowhedge.

The preferred allocated site represents the most sustainable option explored in so far as it represents more closely what constitutes a proportionate level of housing growth for the area and arguable responds better to the existing residential area.

16.23 Tiptree Allocations (Policy SS14)

Policy SS14 outlines that growth within the Tiptree area will be identified and allocated within the Tiptree Neighbourhood Plan. This SA assesses those sites proposed in the call-for-sites and SLAA processes for the purposes of exploring sustainability impacts and any cumulative or synergistic effects. The following sites were proposed through the call-for-sites and SLAA:

PREFERRED SITE ALLOCATIONS PROPOSED IN TIPTREE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
Any allocations in Tiptree would be determined through the Tiptree Neighbourhood Plan.				

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

SITE OPTIONS PROPOSED IN TIPTREE THROUGH THE LOCAL PLAN PROCESS				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for non-allocation in the Local Plan
TIP01	Peakes, Maldon Road, Tiptree	Mixed	13.3ha Inc. 200 dwellings	Any sites within Tiptree would be allocated through the Tiptree Neighbourhood Plan.
TIP02	Rowans, Newbridge Road, Tiptree	Housing	5	
TIP03	Pennsylvania Lane, Tiptree	Housing	284	
TIP04	Oak Road, Tiptree	Housing	55-65	
TIP08	Kelvedon Road, Tiptree	Housing	39	
TIP09	Maldon Road, Tiptree	Housing	150-200	
TIP10	Bull Lane, Tiptree	Housing	100	
TIP12	Ship Field, Tiptree	Housing	70-80	

SITE OPTIONS PROPOSED IN TIPTREE THROUGH THE LOCAL PLAN PROCESS				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for non-allocation in the Local Plan
TIP15	Water works, Grange Road, Tiptree	Housing	64	
TIP16	Towerend, Kelvedon Road, Tiptree	Mixed	2ha Inc. 50 dwellings maximum	
TIP17	Oak Road, Tiptree	Housing	60	
TIP21	Land adjacent Little Oaks, Pennsylvania Lane, Tiptree	Housing	17	
TIP27	Land north of Maldon Road, Tiptree	Housing	12	
TIP33	Land in North West Tiptree	Mixed	20ha Inc. 516 dwellings	
TIP34	Fourwinds, Pennsylvania Lane, Tiptree	Mixed	1.6ha Inc. 31 dwellings	
TIP38	Newbridge Road, Tiptree	Housing	5	
TIP39	Grove Road, Tiptree	Housing	Approx. 60	
TIP40	Colchester Road, Tiptree	Housing	Approx. 60	

The following table assesses all the above sites in the broad area for comparison purposes.

Table 108: Sites within Tiptree

Objectives	Assessment Criteria	Site (by reference number) – TIP:																	
		01	02	03	04	08	09	10	12	15	16	17	21	27	33	34	38	39	40
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	Affordable housing	+	-	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+
	Housing type / tenures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	PDL / Greenfield	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Accessibility	?	?	?	-	-	?	?	?	-	?	-	?	?	-	-	?	-	++
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	+	0	0	0	0	0	0	0	0	+	0	0	0	+	+	0	0	0
	ALC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	+	0	0	0	0	0	0	0	+	0	0	0	+	+	0	0	0	
	Town / district centre?	+	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	
	Rural economy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	?	++	--	--	++	++	?	--	++	--	++	++	--	?	?	?	++
	Sustainable travel	++	+	++	++	++	++	++	+	++	++	++	+	++	++	+	+	+	++
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5. To build		++	--	?	++	+	++	++	+	+	-	++	+	+	+	+	--	++	+

Objectives	Assessment Criteria	Site (by reference number) – TIP:																	
		01	02	03	04	08	09	10	12	15	16	17	21	27	33	34	38	39	40
stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school																		
	Distance to Secondary school	-	--	?	++	?	-	--	?	?	-	+	?	-	?	?	--	++	++
	School capacity	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	Open space	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	Improving skills	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	?	?	?	+	++	--	--	?	++	++	+	+	--	++	+	+	++	?
	Healthy lifestyles	++	+	++	+	+	++	+	+	+	+	+	+	+	+	+	+	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	Archaeology	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
	Local listings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscap e / AONB	?	?	+	?	?	?	?	?	?	?	?	+	?	?	+	?	-	+
	Visual Impact	+	?	?	?	+	+	?	?	?	?	?	?	?	+	?	?	?	+
	Settlement setting	+	-	+	?	?	+	?	?	?	?	?	+	+	?	+	-	-	?
	SSSIs	?	+	?	+	+	?	+	+	+	+	+	+	?	?	+	+	?	?
	CPB	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	Internation	?	+	?	+	+	?	+	+	+	+	+	+	?	?	+	+	?	?

Objectives	Assessment Criteria	Site (by reference number) – TIP:																	
		01	02	03	04	08	09	10	12	15	16	17	21	27	33	34	38	39	40
	al and national sites																		
	Woodland / TPOs	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+
	Groundwater (SPZ)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	AQMAs	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	Contamination	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	Waste facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	Surface water flood risk	-	+	-	+	++	-	++	++	++	++	++	+	-	++	+	+	+	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	-	+	--	+	+	-	+	+	+	+	+	+	-	+	+	+	+	+

16.23.1 Cumulative and Synergistic Effects of site options in Tiptree

Policy SS14 of the Local Plan states that the Tiptree Neighbourhood Plan should identify specific sites for housing allocations needed to deliver 600 dwellings. It adds that proposals for development outside of the identified broad areas and the settlement boundary for growth will not be supported. This policy should be read in conjunction with the generic Neighbourhood Planning policy SG7, policy SG3 and policies in the Tiptree Neighbourhood Plan, once it has been adopted.

This SA explores the sustainability of proposed sites within Tiptree in the context of the Local Plan for the purposes of identifying any cumulative impacts of possible sites within Tiptree in accumulation with any in the broad area outside the Neighbourhood Plan area. No cumulative assessment can be made of the sites within Tiptree with each other in line with the Neighbourhood Plan being the determining document in which non-strategic sites are allocated.

The sites in Tiptree benefit from a high level of general sustainability commensurate to the settlements position within the settlement hierarchy, reflecting the level of existing services, facilities, infrastructure and jobs within the settlement. As such, there are unlikely to be any significant negative cumulative impacts arising from the level of growth or any of the possible site allocations with any other Local Plan allocations outside Tiptree; this is in response to the relatively self-contained nature of the settlement.

The sites can be said to have varying impacts related to accessibility to Thurstable Secondary School, however it should be acknowledged that all of the sites experience good accessibility to public transport which largely negates such impacts.

A large amount of the Tiptree sites can also be said to have possible negative impacts related to landscape, visual impact and settlement setting, which could give rise to more significant negative cumulative impacts should allocated sites be concentrated in a single area.

16.24 West Bergholt Allocations (Policy SS15)

Policy SS15 outlines that growth within the West Bergholt area will be identified and allocated within the West Bergholt Neighbourhood Plan. This SA assesses those sites proposed in the call-for-sites and SLAA processes for the purposes of exploring sustainability impacts and any cumulative or synergistic effects. The following sites were proposed through the call-for-sites and SLAA:

PREFERRED SITE ALLOCATIONS PROPOSED IN WEST BERGHOLT				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
Any allocations in West Bergholt would be determined through the West Bergholt Neighbourhood Plan.				

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

SITE OPTIONS PROPOSED IN WEST BERGHOLT THROUGH THE LOCAL PLAN PROCESS				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for non-allocation in the Local Plan
WBG01	Valley Crescent, West Bergholt	Housing	12-14	Any sites within West Bergholt would be allocated through the West Bergholt Neighbourhood Plan.
WBG02	Colchester Road, West Bergholt	Housing	80-90	
WBG03	Colchester Road, West Bergholt	Housing (or mixed)	60	
WBG04	Armoury Road, West Bergholt	Housing	30	
WBG05	Colchester Road, West Bergholt	Housing	48	
WBG07	Colchester Road, West Bergholt	Housing	77	
WBG09	Land off Colchester	Housing	65	

SITE OPTIONS PROPOSED IN WEST BERGHOLT THROUGH THE LOCAL PLAN PROCESS				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for non-allocation in the Local Plan
	Road, West Bergholt			
WBG10	High Trees Farm, West Bergholt	Mixed	6.66ha Inc. 168 dwellings	
WBG14	North East Infill, West Bergholt	Housing	900	
WGB17	Nayland Road, West Bergholt	Housing	Approx. 15	

The following table assesses all the above sites in the broad area for comparison purposes.

Table 109: Sites within West Bergholt

Objectives	Assessment Criteria	Site (by reference number)									
		WBG 01	WBG 02	WBG 03	WBG 04	WBG 05	WBG 07	WBG 09	WBG 10	WBG 14	WBG 17
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+	+	+	+	+	+	+	+
	Affordable housing	+	+	++	+	+	+	+	+	+	+
	Housing type / tenures	0	0	0	0	0	0	0	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0	0	0	0	0	0	0
	PDL / Greenfield	--	--	--	--	--	--	--	--	--	--
	Accessibility	+	?	?	?	+	-	+	-	?	+
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	+	+	0	0	0	+	+	0	0
	ALC	-	-	-	-	-	-	-	-	-	-
3. To achieve a prosperous and	Employment	0	0	?	0	0	0	0	0	0	0

Objectives	Assessment Criteria	Site (by reference number)									
		WGB 01	WGB 02	WGB 03	WGB 04	WGB 05	WGB 07	WGB 09	WGB 10	WGB 14	WGB 17
sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	use?										
	Town / district centre?	0	0	?	0	0	0	0	0	0	0
	Rural economy	0	0	?	0	0	0	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++	++	++	++	?	++	?	++	++
	Sustainable travel	++	++	++	++	++	++	++	++	++	++
	Sustainable transport infrastructure	0	0	0	0	0	0	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	+	?	?	+	+	+	++	+	+	?
	Distance to Secondary school	--	--	--	--	--	--	--	--	--	--
	School capacity	--	--	--	--	--	--	--	--	--	--
	Open space	+	+	+	+	+	+	+	+	+	+
	Improving skills	0	0	0	0	0	0	0	0	+	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	--	--	--	--	--	--	--	--	--	--
	Healthy lifestyles	+	+	+	+	+	+	+	+	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	-	-	-	-	-	++	-	-	-
	Archaeology	-	-	-	-	-	-	-	-	-	-
	Local listings	0	0	0	0	0	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural	Landscape / AONB	+	?	?	+	?	+	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number)									
		WBG 01	WBG 02	WBG 03	WBG 04	WBG 05	WBG 07	WBG 09	WBG 10	WBG 14	WBG 17
resources and the biodiversity of the Borough											
	Visual impact	?	?	?	?	?	?	?	?	?	?
	Settlement setting	?	?	?	?	?	+	+	?	?	?
	SSSIs (Inc. IRZs)	+	+	+	+	+	+	+	+	+	+
	CPB	+	+	+	+	+	+	+	+	+	+
	International and national sites	+	+	+	+	+	+	+	+	+	+
	Woodland / TPOs	+	+	+	+	+	+	+	+	+	+
	Groundwater (SPZ)	+	+	+	+	+	+	+	+	+	+
	AQMAs	+	+	+	+	+	+	+	+	+	+
	Contamination	0	0	0	0	0	0	0	0	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+	+	+	+	+	+
	Waste facilities	?	?	?	?	?	?	?	?	?	?
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	-	++	++	++	++	++	++	++	++
	Surface water flood risk	+	-	++	+	+	-	-	+	-	+
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	--	+	+	-	+	+	-	-	+

16.24.1 Cumulative and Synergistic Effects of site options in West Bergholt

Policy SS15 of the Local Plan states that the West Bergholt Neighbourhood Plan should identify specific sites for housing allocations needed to deliver 120 dwellings. It adds that

proposals for development outside of the identified broad areas and the settlement boundary for growth will not be supported. This policy should be read in conjunction with the generic Neighbourhood Planning policy SG7, policy SG3 and policies in the West Bergholt Neighbourhood Plan, once it has been adopted.

This SA explores the sustainability of proposed sites within West Bergholt in the context of the Local Plan for the purposes of identifying any cumulative impacts of possible sites within West Bergholt in accumulation with any in the broad area outside the Neighbourhood Plan area. No cumulative assessment can be made of the sites within West Bergholt with each other in line with the Neighbourhood Plan being the determining document in which non-strategic sites are allocated.

The sites all have negative impacts related to accessibility to the nearest secondary school, and capacities of both primary and secondary schools; however it should be acknowledged that all of the sites experience good accessibility to public transport which marginally negates such impacts.

A large amount of the West Bergholt sites can also be said to have possible negative impacts related to landscape, visual impact and settlement setting, which could give rise to more significant negative cumulative impacts should allocated sites be concentrated in a single area. In addition, it is possible that any significant allocations to the east of West Bergholt could have negative impacts on landscape / coalescence in conjunction with the allocation of sites COL11 and COL12 (Braiswick Golf Club Sites A and B) in Policy NC3 within the Local Plan and in accumulation with proposals related to the planning permission of the NGAUE.

16.25 Mersea Island Allocations (Policy SS12a)

Policy SS12a contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN MERSEA ISLAND				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
MER02	Dawes Lane, West Mersea	Housing	100	This was previously considered for 120-150 dwellings. The site is adjacent to the settlement boundary and relates well to existing uses; there are local facilities including shops, primary school and a medical centre reasonably close to the site. For this reason the site is considered a suitable and sustainable allocation in light of all reasonable alternatives.
MER18	Brierley Paddocks, East Road, West Mersea	Housing	100	This was previously considered for 230 dwellings. The site represents a logical extension to the settlement of West Mersea and relates well to existing uses; there are local facilities including shops and a bus stop close to the site. For this reason the site is considered a suitable and sustainable allocation in light of all reasonable alternatives.

The call-for-sites and SLAA identified the following sites which can be considered reasonable alternatives for exploration and assessment within this SA:

ALTERNATIVE SITE OPTIONS IN MERSEA ISLAND				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
MER20	Land north of Estuary Park Road, West Mersea	Housing	20-25	The site does not currently have access or any road frontage. The site is also not considered available site ownership and whether it has been promoted are unknown.
MER24	East Road, West Mersea	Housing	48	It is uncertain whether the site has sufficient road frontage to enable an access to be delivered to required highway design standards. The site also

ALTERNATIVE SITE OPTIONS IN MERSEA ISLAND				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
				has frontage onto Cross Lane and a Public Right of Way. Although the site is adjacent to the settlement boundary, development can be considered an illogical extension in regards to current development being frontage only which may further set a precedent for backland development.
MER02(2)	Dawes Lane, West Mersea	Housing	120-150	This was previously considered for 120-150 dwellings and development at this scale remains an alternative for the purposes of the SA at this stage. The site is adjacent to the settlement boundary and relates well to existing uses; there are local facilities including shops, primary school and a medical centre reasonably close to the site. Development at this scale however has been rejected for a smaller scheme of 100 dwellings.
MER18(2)	Brierley Paddocks, East Road, West Mersea	Housing	230	This was previously considered for 230 dwellings and development at this scale remains an alternative for the purposes of the SA at this stage. The site represents a logical extension to the settlement of West Mersea and relates well to existing uses; there are local facilities including shops and a bus stop close to the site. Development at this scale however has been rejected to better reflect proportionate growth in the settlement, in consideration of the current number of dwellings in West Mersea and the range of available facilities on the Island. It is considered that an appropriate level of growth across the plan period would see the delivery of approximately 200 dwellings.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 110: Sites within Mersea Island

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non preferred

Draft Publication Local Plan Sustainability Appraisal Environmental Report (June 2017)

		MER 02	MER 18	MER 20	MER 24	MER 02(2)	MER 18(2)
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+	+	+	-
	Affordable housing	+	+	+	+	+	+
	Housing type / tenures	0	0	+	0	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0	0	0
	PDL / Greenfield	--	--	--	--	--	--
	Accessibility	-	+	-	+	-	+
	Density	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	0	0	0
	ALC	?	?	0	?	?	?
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0	0	0	0	0
	Town / district centre?	0	0	0	0	0	0
	Rural economy	0	0	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++	--	?	++	++
	Sustainable travel	+	+	+	+	+	+
	Sustainable transport infrastructure	0	0	0	0	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	-	?	-	?	-	?
	Distance to Secondary school	--	--	--	--	--	--
	School capacity	--	--	--	--	--	--
	Open space	+	+	+	+	+	+
	Improving skills	0	0	0	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community	Access to employment	--	--	--	--	--	--
	Healthy lifestyles	?	?	?	?	?	?

Objectives	Assessment Criteria	Site (by reference number)					
		Preferred		Non preferred			
		MER 02	MER 18	MER 20	MER 24	MER 02(2)	MER 18(2)
cohesion							
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	?	?	?	?	?	?
	Archaeology	?	?	?	?	?	?
	Local listings	0	0	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	-	-	+	-	-	-
	Visual impact	?	?	?	?	?	?
	Settlement setting	?	+	+	+	?	+
	SSSIs (Inc. IRZs)	?	?	+	+	?	?
	CPB	-	-	-	-	-	-
	International and national sites	?	?	+	+	?	?
	Woodland / TPOs	+	+	+	+	+	+
	Groundwater (SPZ)	+	+	+	+	+	+
	AQMAs	+	+	+	+	+	+
	Contamination	0	0	0	0	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+	+	+
	Waste facilities	+	+	+	+	+	+
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++	++	++	++
	Surface water flood risk	++	++	++	++	++	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	+	+	+	+	+

16.25.1 Cumulative and Synergistic Effects of the Mersea Island Allocations

The preferred allocated sites within West Mersea will have significantly positive impacts on the provision of proportionate and affordable housing for the benefit of the existing community.

It is possible that there are negative cumulative impacts associated with international wildlife designations resulting from the two allocations; specifically regarding increased visitor numbers and recreational pressures on the Blackwater Estuary and Colne Estuary SPAs, SSSIs and Ramsars. Planning applications for development of 50 or more dwellings are required to be consulted upon by Natural England in regard to these potential impacts and further mitigation measures should be integrated into the Plan if necessary in line with the findings of the Local Plan's HRA / AA.

The impacts on landscape and visual impact can also be said to have cumulative negative impacts resulting from the preferred site allocations both in line with their proximity to each other inland and their location within the Coastal Protection Belt; however it should be acknowledged that Policy SS17a ensures that suitable landscaping to screen the development will be required to minimise any negative impact on the surrounding landscape and to protect the open rural character of land within the Coastal Protection Belt regarding land at Dawes Lane, and that design and suitable screening/landscaping to minimise any negative impacts on the adjacent listed building and/or its setting will be required for land at Brierley Paddocks.

Whereas the alternative allocations are not expected to have potential negative implications in this regards it should be noted that these alternatives do not currently have sufficient access arrangements and represent more illogical extensions to the built form of West Mersea.

16.26 Wivenhoe Allocations (Policy SS16)

Policy SS16 outlines that growth within the Wivenhoe area will be guided by Section One of the Colchester Borough Local Plan (Policy SP9) for strategic issues and the Wivenhoe Neighbourhood Plan for non-strategic issues. The Neighbourhood Plan will be developed to include the allocation of land for development.

This SA assesses those sites proposed in the call-for-sites and SLAA processes for the purposes of exploring sustainability impacts and any cumulative or synergistic effects. The following sites were proposed through the call-for-sites and SLAA:

PREFERRED SITE ALLOCATIONS PROPOSED IN WIVENHOE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
Any allocations in Wivenhoe would be determined through the Wivenhoe Neighbourhood Plan.				

The following sites are preferred sites for allocation in the emerging Wivenhoe Neighbourhood Plan. A Strategic Environmental Assessment (SEA) of that Plan explored alternative options. These are not explored within this Local Plan in so far as they can not be considered reasonable alternatives for allocation in reflection of the statutory weight of the Neighbourhood Plan in Wivenhoe. The following appraisals (within the context and Sustainability Framework of this SA) are included within this Local Plan for the purposes of exploring whether there would be any cumulative effects from these allocations with any in the Local Plan outside the Neighbourhood Plan boundary.

SITE OPTIONS PROPOSED IN WIVENHOE THROUGH THE LOCAL PLAN PROCESS				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for non-allocation in the Local Plan
WIV01	Rectory Road ('Land off Croquet Gardens'), Wivenhoe	Housing (Inc. Care Home)	25	Any sites within Wivenhoe would be allocated through the Wivenhoe Neighbourhood Plan.
WIV02	Land off Colchester Road ('Land behind the Fire Station'), Wivenhoe	Housing	80	
WIV03	Land off Elmstead Road, Wivenhoe	Housing	25	

SITE OPTIONS PROPOSED IN WIVENHOE THROUGH THE LOCAL PLAN PROCESS				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for non-allocation in the Local Plan
WIV04	Elmstead Road ('Land behind Broadfields'), Wivenhoe	Housing	120	

The following table assesses all the above sites in the broad area for comparison purposes.

Table 111: Sites within Wivenhoe

Objectives	Assessment Criteria	Site (by reference number)			
		WIV01	WIV02	WIV03	WIV04
1. To provide a sufficient level of housing to meet the objectively assessed needs of the Borough to enable people to live in a decent, safe home which meets their needs at a price they can afford	Proportionate housing growth	+	+	+	+
	Affordable housing	+	+	+	+
	Housing type / tenures	++	+	+	+
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	0
	PDL / Greenfield	--	--	--	--
	Accessibility	+	+	?	?
	Density	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	+
	ALC	++	?	?	?
3. To achieve a prosperous and sustainable economy that improves opportunities for local businesses to thrive, creates new jobs and improves the vitality of centres	Employment use?	0	0	0	0
	Town / district centre?	0	0	0	0
	Rural economy	0	0	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	++	++	++
	Sustainable travel	++	++	++	++
	Sustainable transport infrastructure	0	0	0	0

Objectives	Assessment Criteria	Site (by reference number)			
		WIV01	WIV02	WIV03	WIV04
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	++	++	+	?
	Distance to Secondary school	--	--	--	--
	School capacity	++	++	++	++
	Open space	+	+	+	+
	Improving skills	0	0	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and promoting community cohesion	Access to employment	--	--	--	--
	Healthy lifestyles	++	++	++	++
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	++	++	++
	Archaeology	-	-	-	-
	Local listings	0	0	0	0
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	+	?	+	+
	Visual impact	?	?	?	?
	Settlement setting	+	-	-	+
	SSSIs (Inc. IRZs)	?	?	+	?
	CPB	+	+	+	+
	International and national sites	+	+	+	+
	Woodland / TPOs	+	+	+	+
	Groundwater (SPZ)	+	+	+	+
	AQMAs	+	+	+	+
Contamination	0	0	0	0	
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number)			
		WIV01	WIV02	WIV03	WIV04
	Waste facilities	-	-	-	-
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++	++
	Surface water flood risk	+	+	-	++
	Water infrastructure	N/A	N/A	N/A	N/A
	Water bodies	--	-	+	+

16.26.1 Cumulative and Synergistic Effects of site options in Wivenhoe and other Local Plan allocations

The Wivenhoe Neighbourhood Plan SEA states that;

‘The cumulative impact of the sites on delivering affordable housing in Wivenhoe is positive across all sites, with the proposals likely to provide the necessary dwellings to meet identified need and across a range of housing types.

‘Despite all of the proposed allocations being located on Greenfield land it should be acknowledged that this is inevitable in consideration of growth requirements and a lack of available brownfield generally. Crucially however, the spatial distribution of these sites on the periphery of the settlement boundary ensure that there will be no cumulative negative impacts associated with landscape or any significant reduction of the strategic break between the town and neighbouring settlements or the University.

‘Although the sites are not located directly onto Wivenhoe’s most congested roads, it can be expected that traffic flows will increase over relevant to the subsequent population increases associated with new development. Despite this, the location of the sites ensures that the possibility of public transport, walking and cycling uptake will be maximised.

‘The housing yields of the sites within the Neighbourhood Plan have been identified and calculated so that there would be no singular and cumulative negative impacts on primary school places within the Plan Area. As such, there are no identified negative impacts resulting from the allocations, subject to verification from Essex County Council.’

In addition, none of the allocated sites have been assessed as having a likely individual or cumulative significant effects on international sites (for wildlife / biodiversity) as verified by Natural England in response to a HRA Screening exercise for the Neighbourhood Plan. Despite this, in accumulation with those proposals for a Garden Community in East Colchester (see Section One of the Local Plan and SA), it is possible that there could be negative impacts on the Colne Estuary SPA regarding visitor and recreational pressures. The emerging Local Plan HRA will determine the likelihood and extent of any impacts in combination with the Neighbourhood Plan and will be required to ensure appropriate mitigation.

17 Appendix 2 – Consultations Comments

Through the Preferred Options Local Plan SA consultation, a number of consultation comments were made regarding the SA. This Appendix outlines these comments, and responds to them in kind, with any resultant relevant actions noted.

Table 1a: Issues and Options Consultation Comments

Consultee	Comment	Response / Action
Historic England	<p>We consider that the consultation document under-represents scheduled monuments, since the Borough contains a number of very significant scheduled monuments over and above those at Gosbecks and around the Iron Age dyke system (for example a number of important monuments within Colchester town centre). The Sustainability Appraisal identifies 52 scheduled monuments in the Borough, although our Heritage Counts data records 45 entries (http://hc.english-heritage.org.uk/indicator-data/). The SA explains there may be discrepancies in the counting of individual monuments, as one entry could cover two separate monuments. It should also be noted that the SA states there are 2,560 listed buildings in the Borough but the consultation document states 2,056. Our Heritage Counts data only records 1,560 listed buildings entries, so there is some discrepancy. Again the SA notes that a single entry can include more than one listed building, such as a block of flats or terraced housing.</p>	<p>The impact on Scheduled Monuments (and those at risk) has been included within the SA Site Assessment Pro Forma.</p> <p>The Baseline section related to the historic environment has been updated to reflect Historic England's latest figures.</p>
	<p>We hope that through the Strategic Housing Land Availability Assessment (SHLAA) and Sustainability Appraisal (SA) processes that heritage impacts are properly considered when assessing sites. With regard to site selection methodologies for housing and other allocations, care should be taken to avoid merely limiting assessment of impact on a heritage asset to its distance from, or intervisibility with, a potential site. Site allocations which include a heritage asset (for example a site within a Conservation Area) may offer opportunities for enhancement and tackling heritage at risk, while conversely, an allocation at a considerable distance away from a heritage asset may cause harm to its significance, rendering the site unsuitable. The following broad steps might be of assistance in terms of selecting sites:</p> <ul style="list-style-type: none"> • Identify the heritage assets on or within the vicinity of the potential site allocation at an appropriate scale • Assess the contribution of the site to the significance of heritage assets on or within its vicinity • Identify the potential impacts of development upon the significance of heritage asset • Consider how any harm might be removed or reduced, including reasonable alternatives sites • Consider how any enhancements could be achieved and maximised 	<p>The SA Site Assessment Pro Forma includes the following criteria related to heritage impacts:</p> <p>Are there any of the following (including their settings) on site (?) and will there be any impacts within the vicinity (in-house assessment)?</p> <ul style="list-style-type: none"> - Listed buildings (and at risk) - Scheduled Monuments (and at risk) - Registered Parks and Gardens (and at risk) - Conservation Areas (and at risk) <p>Are there any known archaeological deposits on the site? (In-house archaeological assessment)</p> <p>Are there any locally listed heritage assets (and at risk) on the site?</p>

Consultee	Comment	Response / Action
	<ul style="list-style-type: none"> Consider and set out the public benefits where harm cannot be removed or reduced 	
Environment Agency	Would also recommend that water quality and RBMP objectives are included in the SA.	<p>Water quality added as an issue to Sustainability Objective 10 ('To reduce climate change impacts, support mitigation, encourage adaptation and protect water quality').</p> <p>RBMPs added to the list of relevant Plans and Programmes.</p>
	Please to note that the evidence base includes a SFRA and SWMP. The North Essex Catchment Management Plan, draft Anglian River Basin Management Plan, Combined Essex Catchment Abstraction Management Strategy (CAMS 2013) and Suffolk Shoreline Management Plan should also be included.	All listed Plans and Strategies added to the list of relevant Plans and Programmes
Comments on behalf of Rydon Homes Ltd (Summarised)	The SA needs to be précised and focused upon the key strategic issues and comparative sustainability between the development options.	The Sustainability Appraisal has developed a separate assessment framework and criteria for the focused assessment of strategic sites.
	The SA Framework is not well suited to a high level strategic assessment of the different development options that are under consideration.	
	<p>A more strategic level of assessment is required to distinguish between the options. The key strategic differences might be:</p> <ul style="list-style-type: none"> - ability to maintain a 5 year supply of housing. - availability of capacity in existing infrastructure and extent and cost of need to provide new infrastructure. - impact upon nationally important landscape designations and locally important landscape through landscape capacity assessment. - connectivity to existing employment locations and knowledge based institutions, such as University of Essex - impact upon nationally important heritage assets – Listed Buildings, Historic Parks and Gardens, Ancient Monuments in terms of direct loss and setting - impact upon nationally and internationally important ecological assets, European sites , SSSIs and the like - accessibility to existing retail and leisure facilities - potential viability and deliverability 	
	Reference to green gaps needing to be protected is misleading as such gaps are only necessary in particular situations where the individual character of a settlement	Noted.

Consultee	Comment	Response / Action
	is at risk.	
	Objective 2 refers to a benchmark density of greater than 30 dph as representing the efficient use of land. National Guidance no longer includes this figure – the efficient use of land is now the optimum / maximum density commensurate with the character of the area.	Noted.
	It would be helpful if assessment of the principle of urban fringe greenfield development was part of every growth option (in the same way as 'urban development in and around the urban areas'). This needs to be in the SA to be carried forward as an element of potential land supply.	This will be subject to assessment within the Settlement Boundary Review. The Settlement Boundary Review is a separate evidence base document independent from the SA.

Table 1b: Preferred Options Consultation Comments

Respondent	Consultation Comment	SA Response / Action
LPP Chartered Town Planners (representations on behalf of Mr L. Charlesworth) re: Proposed Housing Allocation: Land at Sundowne, The Heath, Dedham, Colchester	Part Two of the SA was not published by the Council until four weeks after the start of the Draft Local Plan Preferred Options Consultation. This suggests that the Council finished drafting the Local Plan prior to completion of the SA and this is therefore a flawed approach.	The SA has been undertaken in-house by CBC officers and the findings of the SA have been available throughout the plan-making process. The process of both SA and plan-making has been truly iterative. Delays in the consultation were a result of resourcing issues; however care was taken to assess sites and policies prior to finalisation of the plan for consultation.
	Despite the SA specifically stating that all reasonable alternatives are considered, only RNE15 is considered as a reasonable alternative with the Council failing to also assess the Sundowne site. The Council have failed to assess Sundowne against the sustainability criteria and therefore the Council have not undertaken a thorough and fair assessment of each of the sites. The Council have come to the conclusion that Sundowne should not be allocated without having undertaken a full assessment of the site by omitting it from the SA. The Council have therefore been	Appendix 1 contains a section setting out 'Exclusionary Criteria'. This states that guidance on Sustainability Appraisal from the Planning Advisory Services (PAS) includes best practice regarding the filtering of options. This guidance states that, 'Each key location or site being thought about for the plan should be considered

Respondent	Consultation Comment	SA Response / Action
	<p>unsound in their approach to allocating sites within Dedham.</p>	<p>as a discrete option...But you won't be able – and it probably isn't sensible - to compare every small-scale site against every other small scale site. Instead, potential sites – identified for example through a SHLAA – should be progressively filtered until a 'short list' of reasonable sites options is generated.'</p> <p>The section concludes that 'sites that have been deemed unsuitable or unachievable have been omitted from the SA process. This corresponds to those sites in the SLAA that have been given a 'red rating' for suitability or achievability.' This includes the site at Sundowne, The Heath, Dedham, as further identified as unsuitable in the Settlement Boundary Review 2016.</p>
<p>Pegasus Group on behalf of Ingleton Group re: Land to the North of Coach Road</p>	<p>A Sustainability Appraisal is not included within the pack of Committee Papers. I question how your Local Plan Committee Members are able to take a decision on whether the Preferred Options Plan should be published for consultation when they do not have the necessary evidence before them to take such a decision.</p> <p>Did an appraisal genuinely inform the proposed allocations, or is this being prepared in retrospect to fit the decisions made?</p>	<p>The SA has been undertaken in-house by CBC officers and the findings of the SA have been available throughout the plan-making process. The process of both SA and plan-making has been truly iterative. Delays in the consultation were a result of resourcing issues; however care was taken to assess sites and policies prior to finalisation of the plan for Committee and consultation.</p>
<p>Sally Minns & Associates re: Site 191 'South of Cavendish House', Dedham</p>	<p>The sustainability of the preferred sites is little different from my client's site, which lies adjacent to the development boundary and is only metres away from the preferred sites.</p>	<p>The principle of development within Dedham Heath has now not been considered suitable in line with the</p>

Respondent	Consultation Comment	SA Response / Action
Heath.		Settlement Hierarchy in Policy SG1 of the Draft Publication Local Plan. For this reason, the SA does not consider or include and sites within Dedham Heath, consistent with other settlements at this level of the Settlement Hierarchy as proposed. The principle of including development in 'Other villages', rural areas and the countryside has been assessed within the SA within the context of Policy SG1.
Natural England	Natural England would expect further commentary on the SSSI's in the area. The SA should identify all SSSI's, what the impacts will be to each and what mitigation will be required to avoid impacts, or if there isn't an impact, it should identify which ones are low risk.	Noted. The Baseline Information annex accompanying the SA outlines the SSSIs in the area. Additional commentary is given throughout the SA on the potential impacts on SSSIs.
	Natural England advises the Table 4: The Sustainability Appraisal (SA) Framework Objectives should be strengthened to include an objective which aims to conserve and enhance protected landscapes. Currently the Assessment Criteria only says 'Will it maintain and enhance the landscape character of the borough?' Which doesn't take into account Dedham Vale AONB.	Noted. The SA at the Preferred Options stage was undertaken taking into consideration protected landscapes and the AONB. The Sustainability Framework has been amended as necessary.
	Green Infrastructure - The lack of a specific green infrastructure (GI) objective is disappointing and we strongly suggest one is included in the report. Natural England considers that the environmental SA Objectives, and some of the social and economic objectives could be improved by emphasising the importance of GI and its multifunctional benefits, which would assist in the delivery of a range of SA topic areas, e.g. biodiversity, landscape, health and wellbeing and climate change.	Although implicitly mentioned, the consideration of Green Infrastructure has been factored into the SA under the assessment criteria 'will it improve biodiversity?'

Respondent	Consultation Comment	SA Response / Action
	<p>Indicators - along with the advice above to look at impacts to designated sites rather than SSSI condition, we also recommend the following:</p> <ul style="list-style-type: none"> - Protected species – Quantified data might include numbers of applications where protected species are considered, numbers with conditions imposed to ensure working practices and works to protect/ enhance protected species, and numbers of planning applications which result in need for protected species licence in order to be carried out. This will indicate that protected species are being given appropriate consideration within the planning system and begin to build up information on their occurrence within the plan area. Updated information following the publication of the Conservation of Habitats and Species Regulations 2010 is available from our website. - BAP habitat - created/ managed as result of granting planning permission (monitored via planning obligations) and which meet Biodiversity Action Plan targets. - Landscape Character and Quality - Indicators/targets could be established from assessing changes in landscape character for National Character Areas (as measured by Countryside Quality Counts data). 	<p>These indicators have been included within the Sustainability Framework.</p>
<p>Andrew Martin Planning on behalf of R F West Ltd re: land at Stanway</p>	<p>Section 7.11 considers Policy WC2 – Stanway (West). Although Land to the west of Stanway is not included, an assessment of policy WC2 confirms a positive finding in terms of whether it will deliver sufficient houses. We query whether the assessment had been carried out prior to removal of the reference to this representation site and the 500 homes that it could provide. Without it, the remaining sites will fail to achieve the target for growth at Stanway set out in the table to policy SG2. Without this site the policy and delivery of housing in the plan</p>	<p>The SA has been amended at the Draft Publication stage to reflect the allocation of the site.</p>

Respondent	Consultation Comment	SA Response / Action
	is not sustainable and the Plan as currently drafted is unsound.	
	<p>Land between London Road and A12 at Stanway, subject of these representations (site Reference STN09) is considered as an "Alternative Site Option in Stanway". The site is said to have been rejected for the following reasons:</p> <p>"The site has been promoted for development, is in single ownership and its current use does not prevent development from coming forward. In terms of sustainability the site is close to key services and facilities and well served by public transport. The site is large enough to accommodate new play facilities and public open space. In addition, the Local Plan is addressing healthcare issues through partnership with the NHS and Essex County Council. In addition a new secondary school would be provided if any largescale development west of Colchester comes forward. A new primary school is also to be delivered in Stanway as part of the Lakelands development which will increase the number of primary school places in the area. Definition for any further growth at this scale in Stanway will be considered after the boundaries for the proposed Garden Community to the west of Colchester are defined. It is submitted that the above statement does not justify rejection of the site. On the contrary it is accepted that it is a sustainable site and rejection on the grounds of its relationship with the proposed Garden Settlement is absurd and contrived.</p>	<p>The text has been amended within the SA at the Draft Publication stage to reflect the allocation of the site.</p>

18 Appendix 3 – Quality Assurance Checklist

The Quality Assurance Checklist shows where in this Environment Report the requirements as set out in the SEA Directive (annex 1) and the Quality Assurance checklist (figure 25) from the Department of Communities and Local Government document: A Practical Guide to the Strategic Environmental Assessment Directive (2006) are covered. It shows that this SA of Section Two of the Colchester Borough Council Draft Publication Local Plan complies with legislation and best practice.

Table 112: Quality Assurance Checklist

SEA Directive Requirements	Where covered in this SA Environmental Report...
General	
a) an outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes;	Section 1.1 outlines the contents of the plan and relationship with other relevant policies, plans and programmes. Section 2.6 includes a review of relevant, plans, programmes and sustainability objectives.
b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;	Section 2.7 includes a summary of the baseline environment and key issues. Section 2.8 includes a summary of the likely evolution without implementation of the Local Plan.
c) the environmental characteristics of areas likely to be significantly affected;	Section 2.7.4 includes a summary of the environmental characteristics of the Borough (i.e. the area likely to be significantly affected).
d) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Section 2.7.4 includes a summary of the environmental characteristics of the Borough. This includes a summary of sites designated pursuant to Directives 79/409/EEC and 92/43/EEC.
e) the environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	Section 2.6 includes a review of relevant plans and programmes and sustainability objectives. These include international, Community, national, regional, sub-regional and local plans, programmes and objectives that have been taken into account during the Local Plan's preparation.

SEA Directive Requirements	Where covered in this SA Environmental Report...
f) the likely significant effects 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 (these effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative impacts);	The likely significant effects on the environment are set out in sections 5-10. This includes secondary, cumulative, synergistic, short, medium and long term, permanent and temporary, positive and negative. Section 11 sets out the cumulative and synergistic effects and section 12 sets out the effects of the whole Plan (including Section 1). The SA framework set out in section 3.1 demonstrates that the framework includes all of the SEA issues, ensuring that the assessment focuses on all SEA issues.
g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Where necessary, mitigation measures and recommendations are included for each policy to prevent, reduce and offset any significant adverse effects in sections 5-10. Section 11 includes mitigation measures for cumulative and synergistic effects. Recommendations are highlighted in section 13.4.
h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	The reasons for selecting the alternatives dealt with and the selection of the preferred content of the plan in light of the alternatives dealt with is included throughout at each policy / site allocation appraisal. Appendix 1 sets out the reasons for selecting the alternatives dealt with regarding site allocation options.
i) a description of the measures envisaged concerning monitoring;	Section 14 includes a description of the measures envisaged concerning monitoring.
j) a non-technical summary of the information provided under the above headings.	A non-technical summary has been prepared.
Objectives and context	
The plan/strategy's purpose and objectives are made clear.	Section 4 sets out the Local Plan's vision and objectives.
Environmental issues and constraints, including international and EC environmental protection objectives, are considered in developing objectives and targets.	Environmental issues and constraints, including international and EC environmental protection objectives, have been considered in developing objectives and targets. The review of relevant plans, programmes and objectives summarised in section 2.6 was used to set the SA objectives and targets.

SEA Directive Requirements	Where covered in this SA Environmental Report...
SEA objectives, where used, are clearly set out and linked to indicators and targets as appropriate.	The SA framework set out in section 3.1 demonstrates that the framework includes all of the SEA themes, ensuring that the assessment focuses on all SEA issues.
Links with other related plans, programmes and policies are identified and explained.	Links with other related plans are identified and clearly explained. Section 1.1.1 provides background on the adopted development plan. Section 1.1.2 explains the links with Section One of the Local Plan.
Conflicts that exist between SEA objectives, between SEA and plan objectives and between SEA objectives and other plan objectives are identified and described.	Table 6 in section 4.2.1 explores the compatibility of the Plan's Vision and Objectives with those objectives of the sustainability appraisal. No conflicts exist. However, several incidences of uncertainty are identified and these are explained.
Consultation Bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report.	Consultation bodies have been consulted in appropriate ways and at appropriate times on the content and scope of the SA report. The SA report will be consulted upon at the same time as the Publication draft Local Plan.
The assessment focuses on significant issues.	The assessment focuses on significant issues (sections 5-12).
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Section 16 – Appendix 1
Reasons are given for eliminating issues from further consideration.	Sections 5-10 include the appraisals for each Local Plan policy. These sections also include an appraisal of alternatives where reasonable alternatives exist. Within sections 5-10 reasons are given for eliminating issues from further consideration.
Realistic options are considered for key issues, and the reasons for choosing them are documented.	Sections 5-10 includes the appraisals for each Local Plan policy. These sections also include an appraisal of alternatives where reasonable alternatives exist. Within sections 5-10 reasons are given for choosing the preferred options. Section 16 (appendix 1) includes appraisals of alternative site allocations.
Alternatives include 'do minimum' and/or 'business	Alternatives are considered for each policy, this

SEA Directive Requirements	Where covered in this SA Environmental Report...
as usual' scenarios wherever relevant.	includes the do nothing options where this is realistic. Alternatives for each policy are set out in sections 5-10. Alternative sites are included in section 16.
The environmental effects (both adverse and beneficial) of each alternative are identified and compared.	Alternatives are considered for each policy and the findings of the assessment are set out in sections 5-10. Each section includes a table comparing alternatives. This enables alternatives to be compared with each other and with the preferred option. Each policy also includes a table explaining the reasons for selection/ rejection of alternatives. Alternative sites are included in section 16.
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	Where inconsistencies exist these are identified and explained in sections 5-10.
Baseline information	
Relevant aspects of the current state of the plan area (including social and economic characteristics) and their likely evolution without the plan are described.	Section 2.7 includes a summary of the baseline environment (including social, economic and environmental characteristics) and key issues. Section 2.8 includes a summary of the likely evolution without implementation of the Local Plan.
Environmental characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan.	Section 2.7.4 includes a summary of the environmental characteristics of the Borough (i.e. the area likely to be significantly affected).
Difficulties such as deficiencies in data or methods are explained.	At Not all the relevant information was available for the authority; as a result there are some gaps within the data set. It is believed however that the available information shows a comprehensive view on sustainability within the Plan Area. New data that becomes available will be incorporated in the SA. It should be noted that while the baseline has been continually updated throughout the SA process, the information outlined within this report represents a snapshot of the information available at the beginning of May 2017.
Prediction and evaluation of likely significant environmental effects	
Effects identified include wider sustainability issues (employment, housing, transport, community cohesion, education etc) in addition to the types	Sections 5-10 outline the likely significant effects of each of the Local Plan policies and sections 11-12 outline the cumulative and synergistic likely

SEA Directive Requirements	Where covered in this SA Environmental Report...
listed in Annex 1(f) of the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape).	significant effects. The SA framework covers a range of sustainability objectives, including all SEA themes, ensuring the effects on a range of issues, including all those listed in Annex 1(f) of the SEA Directive, are considered.
Both positive and negative effects are considered, and the duration of effects (short, medium or long-term) is addressed.	Positive and negative effects are considered and the duration of effects is addressed. This is outlined in sections 5-12.
Likely secondary, cumulative and synergistic effects are identified where practicable.	Likely secondary, cumulative and synergistic effects are identified for each of the Local Plan policies in sections 5-10. Section 11 sets out the likely cumulative and synergistic effects. Section 12 sets out the likely cumulative and synergistic effects of Sections 1 and 2 of the Local Plan.
Inter-relationships between effects are considered where practicable.	Inter-relationships between effects are considered where practicable in sections 5-12.
The prediction and evaluation of effects makes use of relevant accepted standards, regulations, and thresholds.	The SA is informed by the evidence base and makes use of relevant accepted standards, regulations, and thresholds.
Mitigation measures	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	Each policy includes a section setting out mitigation measures where necessary in sections 5-10.
Issues to be taken into account in project consents are identified	Each policy includes a section setting out mitigation measures and recommendations where necessary in sections 5-10.
The Environmental Report	
Is clear and concise in its layout and presentation	The SA report is clear and concise in its layout and presentation.
Uses simple, clear language and avoids or explains technical terms	The SA report uses simple, clear language and avoids or explains technical terms.
Uses maps and other illustrations where appropriate	Tables are used where appropriate.
Explains the methodology used	Section Three explains the methodology used.

SEA Directive Requirements	Where covered in this SA Environmental Report...
Explains who was consulted and what methods of consultation were used	Section 2.5 lists the consultation comments and responses to the Scoping report consultation and section 17 (appendix 2) lists the consultation comments and responses to the Preferred Options consultation.
Identifies sources of information, including expert judgement and matters of opinion	The SA is informed by the evidence base and makes use of relevant accepted standards, regulations, and thresholds.
Contains a non-technical summary covering the overall approach to the SEA, the objectives of the plan, the main options considered, and any changes to the plan resulting from the SEA.	A non-technical summary is included.
Consultation	
The SEA is consulted on as an integral part of the plan-making process.	The SA has been consulted on as an integral part of the plan-making process.
Consultation Bodies and the public likely to be affected by, or having an interest in, the plan or programme are consulted in ways and at times which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and Environmental Report.	Consultation bodies and the public have been consulted throughout the plan preparation process in accordance with the relevant planning regulations.
Decision-making and information on the decision	
The environmental report and the opinions of those consulted are taken into account in finalising and adopting the plan or programme.	The SA has influenced the plan during its preparation. Recommendations have been taken into account and the SA has helped to select the preferred options. The opinions of those consulted have also been taken into account. A summary of the consultation comments and responses to the Scoping report consultation is included in section 2.5 and a summary of the consultation comments and responses to the Preferred Options consultation is included in section 17.
An explanation is given of how they have been taken into account.	A summary of the consultation comments and responses to the Scoping report consultation is included in section 2.5 and a summary of the consultation comments and responses to the

SEA Directive Requirements	Where covered in this SA Environmental Report...
	Preferred Options consultation is included in section 17.
Reasons are given for choosing the plan as adopted, in the light of other reasonable options considered.	Each policy appraisal in sections 5-10 includes a table explaining the reasons for choosing the publication draft plan in light of other reasonable options considered.
Monitoring measures	
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SEA.	Section 14 explains that the Local Plan will itself be subjected to monitoring through the Borough Council's Authority's Monitoring Report (AMR) requirements.
Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA.	Section 14 explains that the Local Plan will itself be subjected to monitoring through the Borough Council's Authority's Monitoring Report (AMR) requirements.
Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect.)	Section 14 explains that the Local Plan will itself be subjected to monitoring through the Borough Council's Authority's Monitoring Report (AMR) requirements. The broad scope of AMRs is such that they respond well to those likely significant effects on the environment required to be assessed under the SEA Directive.
Proposals are made for action in response to significant adverse effects.	Section 14 explains that the Local Plan will itself be subjected to monitoring through the Borough Council's Authority's Monitoring Report (AMR) requirements. The broad scope of AMRs is such that they respond well to those likely significant effects on the environment required to be assessed under the SEA Directive.