

Colchester Borough Council

Draft Local Plan (Preferred Options) Paper – Part 2

Sustainability Appraisal Environmental Report

Spatial Policy Team

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1 Introduction

This Sustainability Appraisal Report is a key evidence base document for the Colchester Borough Local Plan Preferred Options consultation document.

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 will set the framework for future development in Colchester Borough to 2032 and beyond. It will include a strategic vision and objectives, which will be 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 parts 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 'Parts' of the Local Plan are explained in the corresponding sub-sections.

1.1.2 Colchester Borough Council Local Plan Part 1

Part 1 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.

Part 1 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 Part 2

Part 2 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 Parts 1 & 2

In response to meeting the requirements of the SEA Regulations, two SAs have been produced for consultation; responding to Parts 1 and 2 respectively. This reflects the different geographical scope of Part 1 and Part 2, which have different sustainability issues; Part 1 being a joint approach covering the additional authorities of Braintree and Tendring Districts.

This SA Environmental Report responds to Part 2 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.

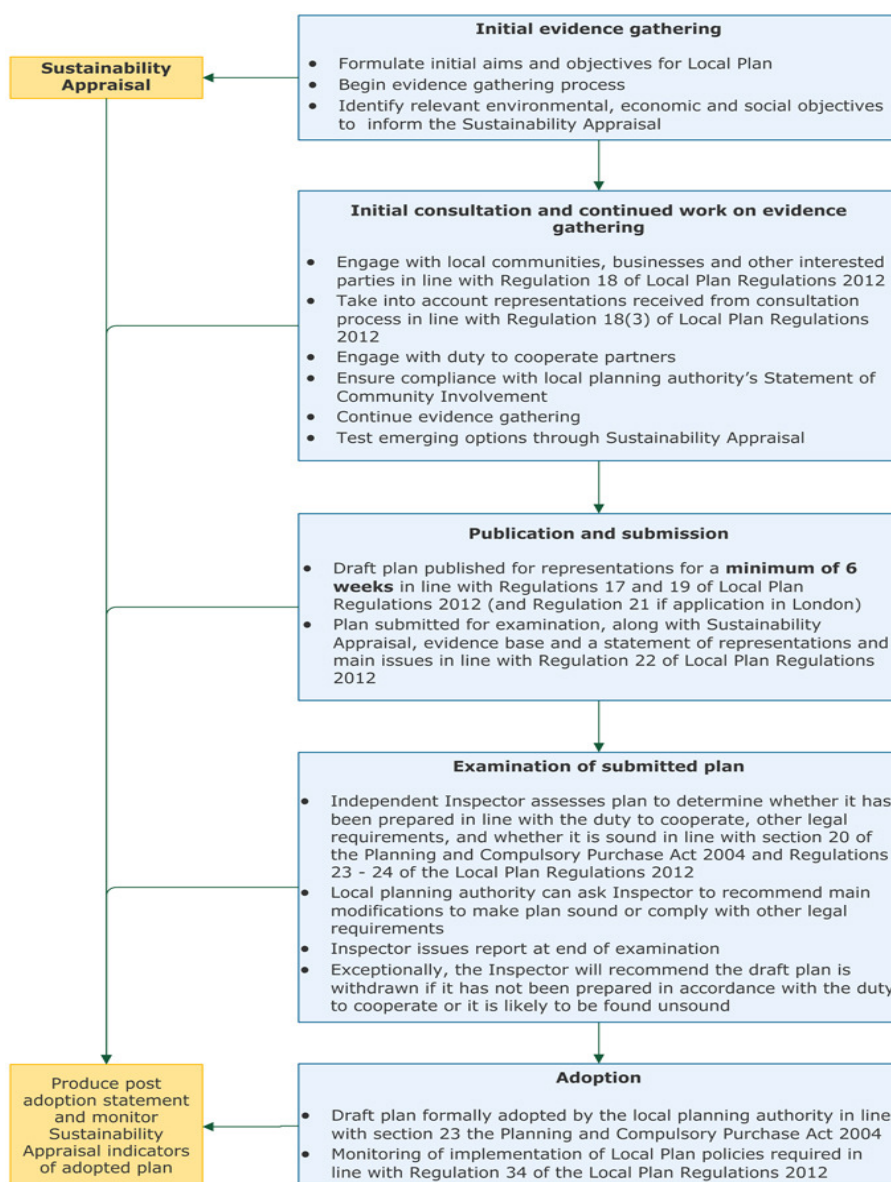
Article 5.2 of the SEA Directive is clear that SA Reports should include the information that may reasonably be required taking into account knowledge, methods of assessment, the content and level of detail of the plan, its stage in the decision making process, and the extent to which matters are more 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 Local Plan Preferred Options Paper for consultation. The Preferred Options consultation document is in the form of a draft Local Plan.

This SA Report accompanies the Preferred Options Paper. It includes 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 have been included. The audit trail of alternative options is also incorporated into the report, accompanied by reasons for rejection or inclusion where relevant.

2.3 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.*

2.4 Consultation Responses Received – Issues & Options SA

The SA Issues and Options Report was made available for consultation alongside the Local Plan of the same stage. As such, a number of responses were received relevant to this document. These comments and their corresponding responses (and actions taken where necessary) are highlighted in the following table.

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.

Table 1: Consultation comments and responses

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 • Consider and set out the public benefits where harm cannot be removed or reduced 	<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>
Environment Agency	<p>Would also recommend that water quality and RBMP objectives are included in the SA.</p>	<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>

Consultee	Comment	Response / Action
	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.	
	A more strategic level of assessment is required to distinguish between the options. The key strategic differences might be: <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 is at risk.	Noted.
	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	This will be subject to assessment within the Settlement Boundary Review. The Settlement Boundary Review is a separate evidence

Consultee	Comment	Response / Action
	as an element of potential land supply.	base document independent from the SA.

2.5 Review of relevant plans, programmes and sustainability objectives

A review of relevant plans and programmes relevant to Part 2 of the Local Plan was undertaken for the Scoping Report and updated for the Issues and Options stage. The list of documents reviewed is outlined below. Please note that additional relevant plans, programmes and sustainability objectives have been identified for Part 1 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 Part 1 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)

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)

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)

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 Part 1 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.

2.6 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.

2.6.1 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. 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 3870 dwellings were built over the past five years (2008/9 – 2012/13), which averages 774 per annum. This is higher than any other local authority in Essex. Neighbouring Tendring and Braintree districts had an average of 278 and 339 completions per annum respectively over the past five years. The net number of completions in Essex over the past five years was 20291, which averages at 4058 per annum.

A total of 133 units of affordable housing were completed between April 2012 and March 2013. A total of 76 were classed as affordable rent, 10 intermediate tenure (shared ownership) and 47 units were built through the Homebuy Direct scheme which offers equity loans towards the purchase of a new build home on selected developments.

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.

2.6.2 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 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 2: 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 3: Class A1 Retail Floorspace Projections

	Sales Floorspace sqm net		
Location	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/neighbourhood 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 77.4% of the population aged 16-64 was economically active in Colchester in 2012. Model based unemployment figures for the Borough showed Colchester's unemployment rate was 7.1% (which was above the 6.9% 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 205 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.

2.6.3 Social characteristics

Births and Life Expectancy

In 2012 there were 2,353 births in Colchester. Only Basildon District had a higher number of births than Colchester (2,493). The total number of births in Essex in 2012 was 16,860.

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 2013/18 was published in April 2014 and is updated annually to ensure the projections of demand for school places are as accurate as possible. This sets out the requirement for places in maintained primary and secondary schools in Essex until 2018 and identifies the areas where providers will need to match supply with demand.

In 2013 there were 13,720 nursery and primary pupils and 10,238 secondary pupils. The 4 schools providing sixth form education had 961 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 2013/18 document (2014) that in 2017/18 nursery and primary school pupils will increase to 14,928 (12.4% change) and 16,008 with housing (20.5% change). Secondary school pupils, including sixth form pupils, will increase to 10,421 (1.8% increase) and 11,037 (7.8% change) with housing. 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.

2.6.4 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 ten 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 2012/13 41.54% of all household waste collected was recycled, reused or composted. This exceeds the annual target of 40% but is slightly disappointing considering that the mid-year figure was 44%.

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 2012/13 there were 6,895.35 tonnes of CO₂; in 2008/9 total CO₂ emissions were 10,150 tonnes.

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.

2.7 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.

2.8 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.

2.8.1 Social Issues

<i>Housing</i>	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.
<i>Inclusive Housing</i>	Meeting the demand for affordable housing, including allocation of sites for gypsies and travellers, will also need to be considered and met.
<i>Identity</i>	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.
<i>Population and Economic Growth</i>	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.

<i>Pressure on Services</i>	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.
<i>School Places</i>	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.
<i>Access to Services</i>	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.
<i>Air Quality</i>	Air quality in Colchester needs to be improved, particularly in the air quality management areas. Poor air quality is a social and environmental issue.
<i>Rural Isolation</i>	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.

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.

2.8.2 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.

2.8.3 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.

<i>Water Quality</i>	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.
<i>Waste Management</i>	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.
<i>Emissions</i>	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 CO ₂ 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.
<i>Renewable Energy</i>	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 4: 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	Cultural heritage including architectural and archaeological heritage
		Number of locally listed buildings demolished	
		New Conservation Area Appraisals adopted	
		New and extended Conservation Areas	
		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	Will it maintain and enhance the landscape character of the borough?	N/A	Landscape Biodiversity Flora

Objectives	Assessment Criteria	Indicators	SEA Themes
and the biodiversity of the Borough	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	Fauna Soil Water
	Will it protect and improve biodiversity?	Amount of development in designated areas Number of SSSIs in favourable condition Area of land offset for biodiversity	
	Will it improve environmental quality in terms of water, air and soil quality?	Quality of Rivers (number 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 Preferred Options 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 5: 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

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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)

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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?	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.

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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 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

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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 2032. 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 changing composition; new lifestyle and technological innovations; creating and maintaining strong safe 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 will be key district settlements that 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, 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. 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 developments 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 southeast 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 University Garden Village 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.
- 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.

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
✗	Incompatible
?	Uncertain compatibility / potential incompatibility

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

Table 6: 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 Part 1 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 at this stage.

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 Part 1 of the plan, the Strategic Growth policies in Part 2 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 above and with the Settlement Hierarchy set out in Table SG1. The Settlement hierarchy ranks areas of the Borough in order of their sustainability merits and the size, function and services provided in each area.

Development will be focused on highly accessible locations to reduce the need to travel. Development will be supported where there 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. Sequentially, 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 proportionate growth in existing Sustainable Settlements within the Borough, including 15 large villages and the 3 District Centres of Tiptree, West Mersea, and Wivenhoe.

In the remaining Other Villages and Countryside areas of Colchester, new development will only be acceptable where it accords with policy OV1. New development in the open countryside will only be permitted on an exceptional basis to preserve its rural character.

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 Part 1 SA.

Commensurate to the scope of this ‘Part 2’, 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 Preferred Options stage. It should be noted that further options put forward have been assessed in the context of Part 1 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.

Table 7: 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
		PO							
1	Will it deliver the number of houses needed to support the existing and growing population?	I&O	N/A	++	+	+	++	++	N/A
		PO	++	++	+	+	++	++	-
	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
		PO	++	++	+	?	++	?	?
	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
		PO	++	++	++	++	++	++	?
	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
		PO	+	+	+	+	+	+	?
	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 of Colchester.								
2	Will it promote regeneration?	I&O	N/A	0	0	0	0	0	N/A
		PO	+	+	+	+	+	+	++

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
	PO							
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
	PO	--	--	--	--	--	--	-
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
	PO	+	+	+	-	?	-	+
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
	PO	+	+	+	?	+	?	?
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
	PO	++	++	++	++	++	++	++
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 growing population?	I&O	N/A	++	++	++	++	++	N/A
	PO	++	++	++	++	++	++	++
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.								

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
	PO							
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
	PO	0	0	0	0	0	0	-
	<p>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.</p>							
Will it support business innovation, diversification, entrepreneurship and changing economies?	I&O	N/A	++	+	+	++	++	N/A
	PO	++	++	+	+	++	++	+
<p>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.</p>								
Will it support tourism, heritage and the arts?	I&O	N/A	0	0	0	0	0	N/A
	PO	0	0	0	0	0	0	0
<p>There will be no direct impacts on tourism, heritage and the arts from the Policy approach or any of the Spatial Strategy options.</p>								
Will it help sustain the rural economy?	I&O	N/A	0	0	+	0	+	N/A
	PO	+	0	0	+	0	+	--
<p>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.</p>								
4	I&O	N/A	+	+	-	?	-	N/A
	PO	++	+	+	+	+	+	+
<p>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 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>								

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
	PO							
Will the levels of sustainable travel increase?	I&O	N/A	?	?	?	?	?	N/A
	PO	++	++	++	+	?	?	++
	<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
	PO	++	++	+	+	+	?	--
<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	I&O	N/A	++	+	+	++	++	N/A
	PO	++	++	+	+	++	++	+
	<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>							
	I&O	N/A	?	?	?	?	?	N/A
	PO	++	++	++	++	++	+	-
<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</p>								

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
		PO							
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.									
Will existing open spaces be protected & new open spaces be created?	I&O	N/A	+	+	+	+	+	+	N/A
	PO	++	++	++	++	++	++	++	-
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.									
Will it improve the skills of the Borough's population?	I&O	N/A	+	0	0	+	+	+	N/A
	PO	+	+	?	?	+	+	+	?
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.									
6 Will it reduce actual crime and fear of crime?	I&O	N/A	+	+	+	+	+	+	N/A
	PO	+	+	+	+	+	+	+	?
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.									
Will it provide equitable access to employment opportunities?	I&O	N/A	+	+	+	+	+	+	N/A
	PO	+	+	+	+	+	+	+	?
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.									
Will it encourage healthy lifestyles?	I&O	N/A	++	++	++	++	++	++	N/A
	PO	++	++	++	++	++	++	++	?
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.									

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
		PO							
7	Will it protect and enhance the heritage and cultural assets of the Borough?	I&O	N/A	?	0	0	?	?	N/A
		PO	+	+	+	+	+	+	-
	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.								
	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
		PO	+	+	+	+	+	+	-
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 herniate assets and open spaces.									
Will it protect and enhance the historic character of the Town Centre?	I&O	N/A	0	0	0	0	0	N/A	
	PO	+	+	+	+	+	+	-	
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.									
8	Will it maintain and enhance the landscape character of the borough?	I&O	N/A	--	-	-	--	--	N/A
		PO	-	-	-	-	--	--	+
	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.								
	Will it protect and enhance designated areas of the countryside and coastal environment?	I&O	N/A	--	--	--	--	--	N/A
		PO	?	?	?	?	-	-	++
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									

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
	PO							
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 impacts in accordance with a singular focus for the Borough's growth needs within the town of Colchester.								
Will it protect and improve biodiversity?	I&O	N/A	--	--	--	--	--	N/A
	PO	?	?	?	?	?	?	?
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.								
Will it improve environmental quality in terms of water, air and soil quality?	I&O	N/A	-	-	-	-	-	N/A
	PO	-	-	-	-	-	-	-
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.								
9 Will it reduce pollution and greenhouse gas emissions?	I&O	N/A	-	-	-	-	-	N/A
	PO	+	+	+	+	+	+	?
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.								
Will it support the delivery of renewable energy schemes?	I&O	N/A	?	?	?	?	?	N/A
	PO	+	+	+	+	+	+	?
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.								

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
	PO							
Will it help to reduce, reuse and recycle resources and minimise waste?	I&O	N/A	0	0	0	0	0	N/A
	PO	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
	PO	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
	PO	+	+	+	+	+	+	?
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
	PO	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
	PO	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
	PO	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.								

Note: 'I&O': Those impacts identified through the Issues and Options SA
 'PO': Those impacts identified through this Preferred Options 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
Preferred Approach: 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 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

Option / Alternative	Reason for selection / rejection
	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 Part 1 of the Local Plan (please additionally see the separate corresponding SA of Part 1), 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 Borough Council will plan, monitor and manage the delivery of at least 14,720 new homes in Colchester Borough between 2017 and 2033. The Council's 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.

Colchester has a good track record of using previously developed land within its urban area. As a result of this, the borough has a limited and diminishing supply of brownfield sites that can contribute to accommodating new growth. Accordingly, development sites for the 2017-33 period include new greenfield sites which have been selected on the basis of their sustainable location and deliverability.

The overall distribution of new housing, as shown in Table SG2, will be guided by the Settlement Hierarchy set forth 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, East and West Colchester)
- University Garden Village (East) (Part 1 Policy SP8)
- West Colchester Community (West) (Part 1 Policy SP9)

Detailed decisions on the location, type and level of development to be carried out in the new settlements will be made through joint plans to be agreed with the relevant local authority, either Braintree (west) or Tendring

(east), as outlined in Part 1 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- SS18 (Sustainable Settlements)

5.2.1 Alternatives Considered

Alternatives to the OAN figures, and Garden Village / Community options and alternatives have been explored in the relevant sections of the Part 1 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

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 8: Appraisal of Policy SG2

Sustainability Objective (SO) / assessment criteria		Policy SG2	Alt (SG2)1	Alt (SG2)2	Alt (SG2)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?	++	++	?	-
	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
	Will it maintain an appropriate balance between different types of	N/A	N/A	N/A	N/A

Sustainability Objective (SO) / assessment criteria		Policy SG2	Alt (SG2)1	Alt (SG2)2	Alt (SG2)3
	retail uses and other activities in the Borough's centres?				
	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?	+	+	+	++
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
	Will it provide equitable access to employment opportunities?	+	+	?	-
	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?	?	?	-	+
	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?	?	?	-	?
	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
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
		N/A	N/A	N/A	N/A

Sustainability Objective (SO) / assessment criteria		Policy SG2	Alt (SG2)1	Alt (SG2)2	Alt (SG2)3
	Will it affect the amount of water available for extraction?				
	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

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 Policy SP2 in the SA of Part 1 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 Part 2 Spatial Strategy and that of the North Essex authorities as specified in Policy SP6 of the Local Plan's Part 1. The key differences between the preferred policy approach and those of Alternatives (SG2)2 and (SG2)3 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. Alternative (SG2)3 responds directly to a dispersed distribution, which can be assumed as reflecting more development in 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 Parts 1 and 2 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 Part 1 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.

5.3 Policy SG3 – Economic Growth Provision and Centre Hierarchy

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 AND CENTRE HIERARCHY

The Borough Council will encourage economic development and will plan for the delivery of at least 57.8 ha* (B class uses) of employment land in Colchester Borough up to 2033. 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 proposals maps (policies NC1, EC1 and WC1)
- Land within existing and proposed Local Economic Areas including those identified on the policies maps
- Land within defined Commercial / mixed use special policy areas as shown on the policies maps (Policies TC3, NC2-4, EC2-3, WC4)
- 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 in accordance with the relevant policies.

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. Proposals for such uses outside of these centres as defined on the proposals map will be subject to a sequential test as required by policy TC1

REGIONAL CENTRE Colchester Town Centre	
DISTRICT CENTRES Tiptree West Mersea Wivenhoe	PROPOSED DISTRICT CENTRES New Garden Community East Colchester New Garden Community West Colchester

5.3.1 Alternatives Considered

Alternatives for employment provision have been explored in the SA of Policy SP3 within Part 1 of the Local Plan.

5.3.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy SG3.

Table 9: 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?	+
	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?	?
	Will it protect and enhance designated areas of the countryside and coastal environment?	?
		?

Sustainability Objective / assessment criteria		Policy SG3
	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 Part 1 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 Part 1 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
- v) the use will not give rise to unacceptable traffic generation, noise, smells or vehicle parking; and
- vi) 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 10: 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
	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?	N/A
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
		N/A

Sustainability Objective / assessment criteria		Policy SG4
	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

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 – EXISTING MIXED USE COMMERCIAL AREAS WITHIN COLCHESTER

Within the urban area of Colchester there are a number of existing mixed use commercial areas which are established and serve a current function important to the surrounding area and the urban area beyond.

The following areas as shown on the policies maps will be safeguarded and subject to the principles identified below:

- Turner Rise (north)
- Cowdray Centre (north)
- Peartree Road (west)
- Highwoods (north)

Within the areas listed above, the current function of the area will be safeguarded and proposals for development which is of a scale appropriate to the function of the area and is complimentary to this will be supported.

The areas will be classed as 'out-of-centre' areas in terms of retail policy contained within the National Planning Policy Framework (NPPF) in paragraphs 24-27. Accordingly, proposals for further main town centre uses must:

- Meet the sequential test and the Borough Council are satisfied that there are no alternative sites located closer to the town centre in accordance with the hierarchy;
- Where the scale of the proposal requires a retail impact assessment, CBC are satisfied that the proposal will not impact on the vitality and viability of the town centre.

Proposals should encourage the use of sustainable transport modes and minimise the impact of traffic and parking.

5.5.1 Alternatives Considered

No alternative approaches can be considered reasonable in line with conformity to the NPPF. In addition, no new allocations for mixed-use commercial areas are identified within the policy in the Colchester (town) area. Alternatives for new mixed-use allocations are appraised in the context of new allocations elsewhere in this SA Environmental Report.

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 11: 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?	++
	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?	+
	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?	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 SG5
	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 appraisal of this Policy focuses predominantly on the criteria applicable to further main town centre proposals; those elements relevant to the safeguarding of existing mixed-use commercial areas within Colchester represent a business-as-usual approach that will result in no additional impacts from the current state of the environment.

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 in the first instance.

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.

5.5.4 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.

5.6 Policy SG6 – Strategic 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.

In the event that essential infrastructure cannot be appropriately delivered to support new development in spite of best efforts to secure this, policy will be used to restrict development from being commenced or, in certain cases, from being permitted, in the absence of proven infrastructure capacity.

POLICY SG6 – STRATEGIC INFRASTRUCTURE

All new development should be supported by, and have good access to, all necessary infrastructure. Planning Permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the proposed development. Development proposals must consider all of the infrastructure implications of a scheme; not just those on the site or its immediate vicinity. Conditions or planning obligations, as part of a package or combination of infrastructure delivery measures, are likely to be required for many proposals to ensure that new development meets this principle. Consideration must be given to the likely timing of infrastructure provision. As such, development may need to be phased either spatially or in time to ensure the provision of infrastructure in a timely manner. Conditions or a planning obligation may be used to secure this phasing arrangement.

Policy SP4 in Part 1 provides the strategic priorities for infrastructure provision or improvement. Further guidance on the delivery of necessary infrastructure as detailed in the Part 1 Garden Communities policies SP7, 8, and 9) and in particular Place Policies in Part 2 will be set out in an Infrastructure Delivery Plan, which will detail the type and nature of infrastructure required; phasing; delivery partners; and funding.

5.6.1 Alternatives Considered

The Local Plan, at Section 4.60, states that an alternative considered was to:

- Alternative (SG6)1 – Leave to NPPF

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 alternative:

Table 12: Appraisal of Policy SG6

Sustainability Objective / assessment criteria		Policy SG5	Alternative (SG6)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

Sustainability Objective / assessment criteria		Policy SG5	Alternative (SG6)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?	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
	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?	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.

5.6.3 Mitigation / recommendations

No recommendations are made for Policy SG6 at this stage.

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

Option / Alternative	Reason for selection / rejection
Policy SG6	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 (SG6)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.

5.7 Policy SG7 – 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 SG7 – NEIGHBOURHOOD PLANS

Town and villages are encouraged to plan for the specific needs of their communities by developing Neighbourhood Plans. The Borough Council will support Parish Councils and Neighbourhood Forums (in un-parished 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 Boxted, Eight Ash Green, Marks Tey, Myland and Braiswick, Stanway, West Bergholt and Wivenhoe. While Neighbourhood Plans are not required to promote growth, where they do intend to, the plans should aim to promote additional growth to that promoted in the Local Plan and should be in general conformity with national planning policies and guidance and strategic local policies.

Eight Ash Green, Marks Tey, Tiptree, West Bergholt and Wivenhoe Neighbourhood Plans will allocate development sites and require a different policy approach to the Neighbourhood Plans in the Borough that are not allocating sites. i.e. Copford with Easthorpe, Myland and Braiswick and Stanway.

The policy approach for each Neighbourhood Plan allocating sites is set out in the policy for the relevant sustainable settlement under the Place section in the Local Plan. Neighbourhood Plans not allocating sites will be progressed in accordance with the NPPF/PPG and the most current Neighbourhood Plan Regulations.

The Council will support new Neighbourhood Plans coming forward over the plan period. Either of the two approaches set out above could apply depending on the objectives of the Neighbourhood Plan.

5.7.1 Alternatives Considered

The Local Plan, at Section 4.64, states that an alternative considered was:

- Alternative (SG7)1 – No change to existing policy: to use the wording of the current policy ENV2 in the adopted Core Strategy

5.7.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the preferred approach of Policy SG6 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?	0	0
	Will it provide more affordable homes across the Borough?	0	0
	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?	0	0
		0	0

Sustainability Objective / assessment criteria		Policy SG7	Alternative (SG7)1
	Will it protect and enhance designated areas of the countryside and coastal environment?		
	Will it protect and improve biodiversity?	0	0
	Will it improve environmental quality in terms of water, air and soil quality?	0	0
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
10	Will it reduce the risk of flooding?	0	0
	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.

5.7.3 Mitigation / recommendations

No recommendations are made for Policy SG7 at this stage.

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

Option / Alternative	Reason for selection / rejection
Policy SG6	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 (SG7)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.

5.8 Policy SG8 – Developer Contributions and Community Infrastructure Levy

New development gives rise to the need for many new or improved services, facilities and other infrastructure which can be considered as part of the overall cost of development. Developers will accordingly be expected to contribute towards meeting these costs, having regard to overall consideration of viability and costs. 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). CIL will complement and not duplicate planning obligations. A CIL charging schedule would stipulate a charge, per square metre of gross internal floorspace, for relevant classes of development. CIL is being developed and consulted on in parallel with the Local Plan but will need to be adopted after adoption of the Plan. A proportion of CIL funds would be passed to Parish/Town councils. Elected Council members would agree a list of strategic projects which would be the priorities for CIL funding.

The Council will seek to expand infrastructure funding sources and will work with partners to identify and secure funding from all relevant sources for infrastructure identified in the Infrastructure Delivery Plan; relevant Local Plan policies; and or in more current evidence at the time of submission of a planning application.

When infrastructure cannot be provided within, or is not appropriate to be located on, the development site itself, developers will be expected to make a contribution to the cost to provide what is necessary to support new development.

POLICY SG8 – DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE LEVY

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.

Further guidance on how this policy will be implemented will be set out in separate documents. In addition to the Infrastructure Delivery Plan referred to in Policy SG6 (Infrastructure), such documents will include, a Developer Contributions Supplementary Planning Document (new Supplementary Planning Document), and a Community Infrastructure Levy (CIL) charging schedule and CIL related policies which will explain how, when and who will collect contributions along with how contributions are intended to be spent.

5.8.1 Alternatives Considered

The Local Plan, at Section 4.64, states that an alternative considered was:

- Alternative (SG7)1 – No Policy/Leave to NPPF

5.8.2 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
	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?	0	0
		0	0

Sustainability Objective / assessment criteria		Policy SG8	Alternative (SG8)1
	Will it protect and enhance designated areas of the countryside and coastal environment?		
	Will it protect and improve biodiversity?	0	0
	Will it improve environmental quality in terms of water, air and soil quality?	0	0
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
10	Will it reduce the risk of flooding?	0	0
	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 procedure regarding funding mechanisms within the Borough; however there will be no resultant direct or significant impacts on the assessment criteria associated with the inclusion of this policy.

5.8.3 Mitigation / recommendations

No recommendations are made for Policy SG8 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 SG8	The policy sets out that The Council will seek to expand infrastructure funding sources and will work with partners to identify and secure funding from all relevant sources for infrastructure identified in the Infrastructure Delivery Plan; relevant Local Plan policies; and or in more current evidence at the time of submission of a planning application. It also ensures that when infrastructure cannot be provided within, or is not appropriate to be located on, the development site itself, developers will be expected to make a contribution to the cost to provide what is necessary to support new development.
Alternative (SG8)1	The NPPF provides a general requirement for Local Plans to plan positively for the development and infrastructure in the plan area, but this needs to be backed up with specific Local Plan policy detailing the processes for ensuring delivery. There is a risk that strategic and local infrastructure improvements are not delivered if the policy does not exist.

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 – NATURAL ENVIRONMENT

The Borough Council will conserve and enhance Colchester's natural and historic environment, countryside and coastline. The Council 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 Natura 2000 sites or the Dedham Vale Area of Outstanding Natural Beauty will not be supported. Development proposals within designated areas or within the Coastal Protection Belt will also 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 acceptable ecological surveys where appropriate. Where there is reason to suspect the presence of protected species, or Species of Principal Importance, applications should be accompanied by a full survey assessing their presence and, if present, the proposal must be sensitive to, and make provision for their needs.
- (ii) Will conserve or enhance the biodiversity value of greenfield and brownfield sites and minimise fragmentation of habitats;
- (iii) Maximises opportunities for the restoration, enhancement and connection of natural habitats in accordance with the UK & Essex Biodiversity Action Plans or future replacements; and
- (iv) Incorporates beneficial biodiversity conservation features and habitat creation where appropriate.

Proposals likely to have an adverse effect on Special Protection Areas (SPAs), Special Areas of Conservation

(SACs) and Ramsar sites will require a full assessment in line with European legislation.

Additionally, 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:

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

The Council 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
	Will it support business innovation, diversification, entrepreneurship and changing economies?	N/A
	Will it support tourism, heritage and the arts?	+
		N/A

Sustainability Objective / assessment criteria		Policy ENV1
	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?	+
	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?	++
	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.

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

Work has commenced on the preparation of a new South East (Inshore Marine Plan). Until this 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;
- (ii) Will be safe from flooding over its planned lifetime and will not have an unacceptable impact on coastal change;
- (iii) Will not be significantly detrimental to conserving important nature conservation, historic environment assets, maritime uses and the landscape character of the coast;
- (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 potential future creation and maintenance of a continuous signed and managed coastal access route.

In exceptional circumstances, development may be permitted where it is proven that the proposal provides an overwhelming 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.

6.2.1 Alternatives Considered

The Local Plan, at Section 5.17, states that an alternative considered was:

- 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?	+	?
		+	?

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 at this stage.

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 Council will aim to provide a comprehensive green infrastructure network comprising strategic green links between the rural hinterland, river corridors and open spaces across the Borough. It will seek to protect and enhance the existing network of green links and open spaces and to create new green infrastructure where deficiencies and gaps are identified to provide corridors that will benefit both wildlife and people. The Council will also work with access stakeholder/groups to support the development 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 Audit Paper and the Public Rights of Way Improvement Plan for Essex will be positively supported.

The Council 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 made between the existing development, the Orbital route and the 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 Council will seek contributions from new development where practical, to create new paths where gaps are evident in the existing PROW Orbital network or to enhance the quality of the existing route.

The provision of green infrastructure will be central to the masterplanning and future development of new garden communities to be developed in the Borough. The detailed green infrastructure requirements being sought within West Colchester Garden Community and the University Garden Village will be set out in detailed masterplans plans for each of these areas.

6.3.1 Alternatives Considered

The Local Plan, at Section 5.25, states that an alternative considered was:

- 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?	++	+

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 near to the Dedham Vale Area of Outstanding Natural Beauty (AONB) that:

- (i) Makes a positive contribution to the special landscape character and qualities of the AONB, including tranquillity;
- (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 & Stour Valley Management Plan.

Applications for major development within or in close proximity to the boundary of the Dedham Vale Area of Outstanding Natural Beauty will be refused unless in exceptional circumstances and where it can be demonstrated that the development is in the public interest.

Where exceptionally development is essential, landscape enhancements, mitigation or compensation measures must be provided to the Local Planning Authority's satisfaction. Any proposals affecting existing development that adversely affects the landscape qualities of the AONB, or its setting will be expected to satisfactorily mitigate this impact as part of any new development proposals.

Proposals for solar farm development or wind farms in or near the Dedham Vale AONB should have regard to the advice in the Council'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 Council will also encourage proposals in or near the AONB to underground new infrastructure associated with electricity schemes, where financially viable, to help protect the high landscape qualities of the Dedham Vale.

6.4.1 Alternatives Considered

The Local Plan, at Section 5.33, states that an alternative considered was:

- 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?	++	?
		++	?

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 at this stage.

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 considered. As such, the Policy has been selected and the alternative rejected.
Alternative (ENV4)1	

6.5 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

The 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 Council 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:
- Encouraging and supporting the provision of renewable and low carbon technologies.
- Encouraging new development to provide a proportion of the energy demand through renewable or low carbon sources.
- 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.
- Requiring both innovative design and technologies that reduce the impacts of climate change within the garden communities.
- 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.
- Requiring development in the Northern Gateway and East Colchester to connect to, or be capable of connecting to the Gas CHP district heating scheme, through private wire where there is capacity to supply the proposed development.
- Supporting energy efficiency improvements to existing buildings in the Borough.
- Minimising waste and improving reuse and recycling rates.

6.5.1 Alternatives Considered

The Local Plan, at Section 5.47, states that alternatives considered were:

- Alternative (ENV5)1 – Retain the current adopted climate change policy
- Alternative (ENV5)2 – Not include a climate change policy in the Plan

6.5.2 Significant, Secondary and Temporal Effects

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

Table 19: 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 town's assets and spaces; connecting the heritage and contemporary?	N/A	N/A	N/A

Sustainability Objective / assessment criteria		Policy CC1	Alternative (CC1)1	Alternative (CC1)2
	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?	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.

6.5.3 Mitigation / recommendations

No recommendations are made for Policy CC1 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 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 (CC2)2	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 TC1 – Town Centre Policy and Hierarchy (Central)

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 Balcerne Hill and Southway in the 1960-70s created boundaries between the Town Centre and surrounding residential areas to the west and south sides and limit the potential for Town Centre expansion in those directions. The Town Centre boundary has been extended slightly from the previous boundary defined in the Local Development Framework 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. Accordingly it will be the focus for new Town Centre uses and will be the preferred location for such uses in relation to the sequential test contained in the National Planning Policy Framework (paragraph 24).

The Borough Council 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 food/drink uses to enhance the Borough's role as a sub-regional shopping and leisure destination and important tourism destination.

The Town Centre boasts important historic character which must be protected and enhanced by all development as set out in Policy DM16 Historic Environment and relevant supporting guidance updated as required.

The Council will seek to deliver more attractive public spaces and streetscapes in the Town Centre. The Council 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.

Colchester Borough Council, working with its project partners, will work to deliver high quality digital connectivity to support Town Centre businesses and residents.

In addition to the sequential test, proposals for town centre uses of a scale greater than the 2500 sqm threshold outside the Town Centre and 500 sqm in District and Local Centres will be required to undertake a retail impact assessment in order to safeguard the vitality and viability of the town centre

7.1.1 Alternatives Considered

An alternative has been explored for this policy 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 the preferred approach of Policy TC1 and the identified alternative in so far as the content is relevant to this single issue:

Table 20: 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
	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?	+	+
	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
		N/A	N/A

Sustainability Objective / assessment criteria		Policy TC1	Alternative (TC1) ¹
	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?	+	+
8	Will it maintain and enhance the landscape character of the borough?	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, 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	

7.2 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 the sequentially preferable location in the Borough as a whole for Town Centre uses, particularly comparison retail, the Council will seek to maintain at least 50% retail use on each street frontage within the Primary Shopping Area shown on the Policies Map. At ground floor level, support will be given within the Primary Shopping Frontages 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). Where planning applications are required, alternative non-retail town centre uses in Primary Shopping Frontages will be supported where they are supported by the following criteria:

- Contribution to footfall and levels of activity throughout the day
- Quality and design of street frontage, i.e. inclusion of active frontage/displays; use of materials; scale; retention of historic features; and relationship to surrounding streetscape
- Compatibility with adjacent uses – the proposal complement the town centre uses in the immediate street frontage

The Mixed Use Areas defined on the Policies Map include Secondary Shopping Frontages. These areas are characterised by a more diverse mix of Town Centre uses, with less of a focus on comparison retail than Primary Shopping Frontages. Appropriate uses and criteria for Mixed Use areas will be as for Primary Retail Frontages above, with additionally, scope for B1 office use and with no set requirements for a minimum level of retail frontage. Premises occupying small footprints and flexible ground floor footprints will be encouraged in these frontages to help support the town's small/independent town centre businesses.

7.2.1 Alternatives Considered

An alternative has been explored for this policy 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.

7.2.2 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 21: 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
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 TC2	Alternative (TC2)1
	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?	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.

7.2.3 Mitigation / recommendations

No recommendations are made for Policy TC2 at this stage.

7.2.4 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	

7.3 Policy TC3 – Town Centre Allocations (Central)

The need for further development capacity within the Town Centre will largely be met by redevelopment of existing areas, given the land use, environmental and topographic constraints on further Town Centre expansion. The St. Botolph's area to the east will continue to be a focus for new development in the Town Centre, with the Firstsite gallery, opened in 2011, serving as a catalyst for further culture and leisure-related development. With permission granted for an arthouse cinema, further development is programmed to include development of an 85-bed hotel; restaurant cluster; and student accommodation.

The need identified in the Council's retail evidence base for additional comparison retail capacity will be addressed by development of the Vineyard Gate site, beginning with the Vineyard Street car park area. Development there will also include related leisure and food/drink uses to ensure the viability and vitality of the proposal. Medium to longer term need for town centre use floorspace will be also be addressed by redevelopment of the St. John's and Priory Walk developments, providing potential opportunities for redevelopment of existing buildings and car parks.

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 Town Hall car park.

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.

POLICY TC3 – TOWN CENTRE ALLOCATIONS

Town Centre uses: The 2013 Retail Study identified a need for 36,730 sq. m additional floorspace capacity for comparison retail uses over the period 2012-26 which can be accommodated within the defined Town Centre boundary. Updated evidence will inform specific allocations within these areas and additional areas will be allocated within the Town Centre if required. To address the 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:

- St Botolphs
 - Mixed use scheme providing cinema, 85-room hotel; restaurant cluster; 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
- Vineyard Gate
 - Redevelopment of Vineyard Gate in 2 phases over the plan period:
 - 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)
 - Redevelopment and reuse of Priory Walk area (0.95ha)

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 100 dwellings. Requirements:
 - Development will need to protect and enhance the setting of the Scheduled Ancient Monument (The Priory)
 - Pre-determination archaeological investigation to be agreed with the Council
- Part of Nunns Road Car park
 - Residential scheme providing up to 12 dwellings. Requirements:
 - Pre-determination archaeological investigation to be agreed with the Council
 - Access to be agreed with the Highway Authority

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.

The following LEAs are safeguarded for economic use in accordance with Policy SG4 and as shown on the

Policies Map:

Southway

St Peters Street (South)

COLBEA Business Centre George Williams Way

7.3.1 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.

7.3.2 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 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 22: 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?	+
	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

Sustainability Objective / assessment criteria		Policy TC3
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?	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 assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

7.3.3 Mitigation / recommendations

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

7.3.4 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.

7.4 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 framework for growth covering part of the economic area as illustrated on the North Colchester Policies Map. Proposals which are in accordance within this defined area 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 which will be secured through a legal agreement or CIL.

Zone 1: as defined on the Policies Map (including areas known as Severalls Business Park, Colchester Business Park, Flakt Woods / Easter Park and Cuckoo Farm and additional land at Colchester Rugby Club) 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;
- (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;
- (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 B class employment.

Proposals for main town centre uses will only be permitted in zone 1 if they are related in scale and use to the primary employment focus of the site and would have no significant adverse impact on the vitality and viability of any defined centre.

Examples of acceptable uses include trade counters and services to support employees at the business park.

Zone 2: The area defined on the policies map as zone 2 will be safeguarded for a mix of uses to reflect the extant planning permission and to provide flexibility. Alternative non- B class 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.

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 uses in Zone 3. Development of the site will provide for approximately 150 new dwellings and will incorporate significant areas of open space. Proposals will be permitted in accordance with a masterplan to be approved by the Council which will incorporate an appropriate design approach to ensure the different uses can be accommodated in a compatible way.

7.4.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 6.22 of the Local Plan. This relates to:

- Alternative (NC1)1: Retain existing Strategic Employment Zone allocation.

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.

7.4.2 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 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 23: Appraisal of Policy NC1

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	+	?

Sustainability Objective / assessment criteria		Policy NC1	Alternative (NC1)1
	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?	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.

7.4.3 Mitigation / recommendations

No recommendations are made for Policy NC1 at this stage.

7.4.4 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, 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.
Alternative (NC1)1	

7.5 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;

- Creates 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.
- Creates new areas of high quality public realm in the station area to provide greater legibility within the area.
- Supports public transport, including the North Transit Corridor, and encourage more sustainable transport choices, particularly by commuters.
- Encourages investment in physical improvements in the station area to increase sustainable travel to the station.
- Creates positive landmark buildings and promotes suitable levels of 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.
- Improves the quality of the public realm through improved footpaths, cycle routes and direct crossings in order to encourage walking and cycling, particularly between the town centre, neighbouring commercial areas and communities and the station. Seek opportunities to widen footpaths and cycleways in the vicinity of the station when opportunities arise.
- 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 offer opportunities for those passing to and from the town centre and the station.
- Establishes enhanced connectivity through green infrastructure improvements, including the creation of a green link between High Woods Country Park and Castle Park.

7.5.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 6.32 of the Local Plan. This relates to:

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

7.5.2 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 24: 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 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

Sustainability Objective / assessment criteria		Policy NC2	Alternative (NC2)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?	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.

7.5.3 Mitigation / recommendations

No recommendations are made for Policy NC2 at this stage.

7.5.4 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	

7.6 Policy NC3 – North Colchester (North)

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

POLICY NC3 – NORTH COLCHESTER

Residential allocations as shown on the policies map will be safeguarded for residential uses. Proposals will be required to satisfy the Council with regard to the following requirements:

- 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 Community Council or subsequent evidence which will be secured to an appropriate level by way of legal agreement or through CIL Adequate wastewater treatment and sewage infrastructure capacity in the catchment area; and
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site.
- Further exploration of potential archaeological significance of the site, 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
- Additionally the allocated sites identified below will need to meet the following site specific requirements;

Land at St Botolph's Farm Braiswick

Development of this site will be supported where it also provides;

- Up to 50 new dwellings of a mix and type of housing to be compatible with surrounding development.
- Retention of existing belt of trees on western and northern edges of site
- No development in area of site within Flood Zone 3.

Land north of Achnacone Drive Braiswick

Development of this site will be supported where it also provides;

- Up to 30 new dwellings of a mix and type of housing to be compatible with surrounding development.
- Access to be via Achnachone Drive
- Landscaping to be provide screening between site and golf course.

Land south of Braiswick Golf Club

Development of this site will be supported where it provides;

- Up to 8 dwellings of a mix and type of housing to be compatible with surrounding development;
- Suitable access off B1508;
- Protection of, and any necessary upgrades to the existing Public Right of Way, which runs along the eastern edge of the site;
- Landscaping to be provide screening between site and golf course.

7.6.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 6.40 of the Local Plan. This relates to considering the selection of 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.

7.6.2 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 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 25: 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

Sustainability Objective / assessment criteria		Policy NC3
	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?	+
	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 all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

7.6.3 Mitigation / recommendations

No mitigation measures / recommendations are suggested for this Policy 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 NC3	<p>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.</p>

7.7 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 Council recognises the value of Essex University 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 Policies 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 Policies Map.

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 Policies 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.

Zone 1 Knowledge Gateway

The area shown on the East Colchester Policies 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 zone, the Council will continue to support the growth and retention of the University Research Park. All land and premises within this zone 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;

- 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;
- Provide the opportunity to maximise the sites potential for economic growth,
- 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
- Are generally in accordance with the most up to date masterplan / Strategy for the University and Knowledge Gateway.
- Do not generate potential conflict with the existing proposed B class uses / activities on the site.

Zone 2 University Expansion

The area shown on the East Colchester Policies Map will be safeguarded for further expansion of the University Campus to provide additional facilities associated with delivering the University's vision for growth and research excellence including new academic, sporting, social facilities and housing, associated with delivering the University's growth plans in accordance with any relevant agreed masterplan, or similar.

7.7.1 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.

7.7.2 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 26: 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	++	+

Sustainability Objective / assessment criteria		Policy EC1	Alternative (EC1) ¹
	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?	+	?
	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?	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 Policy SP8 within Part 1 of this 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.

7.7.3 Mitigation / recommendations

No recommendations are made for Policy EC1 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 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 Village; 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.

7.8 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 – THE 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;

- Regeneration of the area with a mix of commercial, community and residential uses to provide additional jobs, homes (approximately 600), and community and environmental enhancements and create a strong sense of identity for the area;
- Maximise the potential and the 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;
- 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;
- 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 University Garden Village;
- 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.
- Manage flood risk pragmatically, further to Flood Risk Management policy DM23
- Provide for a compatible mix of uses having regard to neighbouring amenity;
- Situate proposals for residential development away from land which is contaminated. Where necessary mitigation measures will be required to be agreed with the Council.
- Develop the East Colchester Energy Centre and HEAT network (refer to policy CC1)
- Support the use of residential moorings by boats of acceptable quality which enhance the marine environment.

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..

7.8.1 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.

7.8.2 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 27: 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
6	Will it reduce actual crime and fear of crime?	N/A
	Will it provide equitable access to employment opportunities?	+

Sustainability Objective / assessment criteria		Policy EC2
	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?	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?	++
	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.

7.8.3 Mitigation / recommendations

Policy 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.

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.

7.8.4 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 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.

7.9 Policy EC3 – East Colchester (East)

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

POLICY EC3 – EAST COLCHESTER

Residential allocations as shown on the policies map will be safeguarded for residential uses. Proposals will be required to satisfy the Council with regard to the additional site specific requirements as identified below;

Land at Port Lane

Development of this site will be supported where it also provides;

- Up to 130 new dwellings of a mix and type of housing to be compatible with surrounding development.
- Access via Port Lane
- Contamination mitigation measures as required
- Pre-determination archaeological investigation to be agreed with the Council

East Bay Mill

Development of this site will be supported where it also provides;

- Up to 22 new dwellings of a mix and type of housing to be compatible with surrounding development.
- Adequate access including appropriate treatment / diversion of the existing Public Right of Way
- Satisfy Environment Agency flood risk exception test and if met, provide flood risk mitigation measures
- Contamination mitigation measures as required
- Pre-determination archaeological investigation to be agreed with the Council
- Conversion of listed mill
- Create access to river frontage
- Positive contribution to character of Conservation Area

Barrington Road/Bourne Road vacant site

Development of this site will be supported where it also provides;

- Approximately 28 new dwellings of a mix and type of housing to be compatible with surrounding development.
- Comprehensive development programme addressing issue of site lying within different ownerships
- Suitable landscaping and open space
- Access via Knightsfield

Magdalen Street sites

Development within these sites will be supported where it also provides;

- Approximately 250 new dwellings of a mix and type of housing to be compatible with surrounding development.
- Agreement with Magdalen Street Development Brief (adopted February 2014)

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 safeguarded 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

Port Lane

Whitehall Industrial Estate – 9.19 ha undeveloped land (2015 ELNA)

Proposals for new employment development should support the existing mix of B1, B2, B8 and sui generis

employment uses.

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 which will be secured to an appropriate level by way of legal agreement or through CIL as required.

7.9.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 6.63 of the Local Plan. This relates to considering the selection of alternative sites for development in this broad area. Please note that individual site allocations and alternatives pertaining to this area have been appraised in an Appendix to this report.

7.9.2 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 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 28: 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
4	Will it reduce the need to travel?	N/A
	Will the levels of sustainable travel increase?	N/A

Sustainability Objective / assessment criteria		Policy EC3
	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?	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?	?
	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.

7.9.3 Mitigation / recommendations

A policy consideration for site COL02 could be included regarding surface water flooding on site and the exploration that SuDS be integrated into any forthcoming development.

In addition the presence of a TPO on the site of COL34 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.

7.9.4 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.

7.10 Policy WC1 – Stanway Strategic Economic Area (West)

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

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;
- (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;
- (iii) Do not generate potential conflict with the existing proposed B class uses / activities on the site.
- (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: as shown on the West Colchester Policies Map which comprises an existing mixed use commercial area which has established uses and serves a current function important to the surrounding area.

The current function of the area will be safeguarded and proposals for development which are complimentary to this will be supported.

Where the proposal is for a main town centre use, it must be of a scale appropriate to the economic area and must satisfy the criteria set out below;

- Meet the requirements of the sequential test as set out in policy TC1 in so far as the Council should be satisfied that there are no alternative sites located closer to the town centre in accordance with the hierarchy; and
- Where the scale of the proposal requires a retail impact assessment in accordance with policy TC1 the Council are satisfied that the proposal will not adversely impact of the vitality and viability of the town centre.

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.

7.10.1 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

7.10.2 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 29: 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
	Will it place pressure on school places, including early years?	N/A	N/A
	Will existing open spaces be protected & new open spaces be	N/A	N/A

Sustainability Objective / assessment criteria		Policy WC1	Alternative (WC1)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?	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.

7.10.3 Mitigation / recommendations

No recommendations are made for Policy WC1 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 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.

7.11 Policy WC2 – Stanway (West)

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. Contributions to the cost or provision of infrastructure improvements and/or community facilities as required and identified 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.

Land between Church Lane, Churchfields and Partridge Way

Development of this site will be supported where it also provides;

- Up to 28 dwellings new dwellings of a mix and type of housing to be compatible with surrounding development and in accordance with Design an Access Statement linked to the Lakelands Planning Permission.

Land at Fiveways Fruit Farm

Development of this site will be supported where it also provides;

- Approximately 500 new dwellings of a mix and type of housing to be compatible with surrounding development.
- Details to comply with the Stanway Southern Sites Access Development Brief agreed by the Council in December 2013.

Land at Chitts Hill

Development of this site will be supported where it also provides;

- Up to a maximum of 100 new dwellings of a mix and type of housing to be compatible with surrounding development.
- Substantive landscaping in particular to reflect appropriate boundary treatment to the north along the railway line and the south around the school.
- Access to the site to be restricted to Chitts Hill
- 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
- Further exploration of potential archaeological significance of the site, 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

Land to the West of Lakelands

Development of this site will be supported which also provides;

- Approximately 150 new dwellings of a mix and type of housing to be compatible with surrounding development;
- An ecological survey with appropriate mitigation.
- Satisfactory access to be agreed with the Highway Authority
- Further exploration of potential archaeological significance of the site, 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.
- Adequate wastewater treatment and sewage infrastructure capacity in the catchment area; and
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site.
- Provision for retention or diversion of any existing public rights of way within the site;

Land at Tollgate Road as shown on the policies map is allocated for public open space

7.11.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 6.77 of the Local Plan. This relates to considering the selection of alternative sites for development in this broad area. Please note that individual site allocations and alternatives relevant to the area have been appraised 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 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 30: 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?	+
		N/A

Sustainability Objective / assessment criteria		Policy WC2
	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?	++
	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
	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?	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?	++
	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.

7.11.3 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 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.
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7.12 Policy WC3 – Colchester Zoo (West)

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 Council 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 impact, safe access to the site via Maldon Road, existing Public Rights of Way and accessibility by sustainable modes. A comprehensive transport assessment would be required.

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.

7.12.1 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

7.12.2 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 31: 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?	?	?
	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 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.

7.12.3 Mitigation / recommendations

No recommendations are made for Policy WC3 at this stage.

7.12.4 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.

7.13 Policy WC4 – West Colchester (West)

West Colchester is designated for areas of new residential and employment development as set out in Policy WC4.

POLICY WC4 – WEST COLCHESTER

Allocations as shown on the policies map will be safeguarded for residential uses. Proposals will be required to satisfy the Council with regard to the additional site specific requirements as identified below;

Essex County Hospital site, Lexden Road

Development of this site will be supported where it also;

- Accord with the Essex County Hospital adopted Development Brief (December 2014)

Land at Gosbecks Phase 2

Development of this site will be supported where it also provides;

- Up to 150 new dwellings of a mix and type of housing to be compatible with surrounding development.
- Adequate protection / enhancement of the Scheduled Ancient Monument and its setting and undertake mitigation as required and agreed by the Council.
- Pre-determination archaeological investigation to be agreed with the Council
- Contribution to Gosbecks Archaeological Park.

South of Berechurch Hall Road

Development of this site will be supported where it also provides;

- Up to 150 new dwellings of a mix and type of housing to be compatible with surrounding development.
- A comprehensive approach to development of the three separate parcels of land which together make up the allocation will need to be planned for.
- Pre-determination archaeological investigation to be agreed with the Council

Land at Irvine Road

Development of this site will be supported where it also provides;

- Up to 8 new dwellings of a mix and type of housing to be compatible with surrounding development.
- Access via existing track off Irvine Road
- Maximum area of the site to be developed 40%
- Ecological Management Plan and Mitigation Plan required for remaining 60% of site to improve and enhance the ecological value.

Local Economic Areas as shown on the policies map will be safeguarded for economic uses in accordance with policy SG4. Proposals will also be required to satisfy the Council with regard to the additional site specific requirements as identified below;

1 hectares of Land at Maldon Road / Shrub End is allocated for economic uses

Land at Gosbecks currently in employment use is safeguarded for economic uses

All development will be required to make 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 subsequent evidence which will be secured to an appropriate level by way of legal agreement or through CIL as required.

7.13.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 6.92 of the Local Plan. This relates to considering the selection of alternative sites for development in this broad area. Please note that individual site allocations and alternatives have been appraised in an Appendix to this report.

7.13.2 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 32: 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
	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?	+
		N/A

Sustainability Objective / assessment criteria		Policy WC4
	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?	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?	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 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.

7.13.3 Mitigation / recommendations

The combined impacts of allocations COL13, COL04 , COL95 and COL17 for a combined 300 dwellings 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) and 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.

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

Option / Alternative	Reason for selection / rejection
Policy WC4	<p>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.</p>

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

Within each of the areas shown on the policies map SS1 development will be supported which provides:

- Safe access to and from the highway;
- Safe pedestrian access from the site to existing footways to enhance connectivity;
- Suitable design, screening / landscaping to minimise any negative impact on the landscape;
- Adequate wastewater treatment and sewage infrastructure capacity in the catchment area; and
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site.
- The potential archaeological significance of the site should be further explored, 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

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 which will be secured to an appropriate level by way of legal agreement or through CIL as required.

Site specific requirements are set out below.

Development of land at Peldon Road will be supported which also provides:

- Up to 25 new dwellings of a mix and type of housing for which there is a demonstrated need;
- Provision of a safe pedestrian access route from the development to be agreed with the Highways Authority.
- Suitable design and suitable screening/landscaping to minimise any negative impact on the nearby listed building and/or its setting.

Development of land at Ashpark House, Peldon Road will be supported which also provides:

- Up to 5 new dwellings of a mix and type of housing to be compatible with surrounding development.

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 33: 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
		+

Sustainability Objective / assessment criteria		Policy SS1
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?	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?	+
	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

The impact of Policy SS1's allocations may have a cumulative negative impact on the Abberton Reservoir SPA / SSSI. The Policy could have regard to the fact that site Land at Ashpark House, Peldon Road (RSE11) would require consultation with Natural England regarding the impact on the SPA / SSSI due to the site's location within the SSSI Impact Risk Zone.

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 proportionate 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 – Land East of Birch Street

Birch Green is the largest area of housing within the wider Birch parish area. The smaller historic core of Birch is located to the north and a separate, isolated cluster of dwellings known as Hardy's Green to the north-west. Birch Green is broadly triangular in shape where development has filled the space between Birch Street, Mill Lane and Straight Way.

Birch Green is very rural in character and is not very well connected to the strategic road network. However, the parish does have a number of services and facilities including a primary school, GP surgery, post office and village hall.

POLICY SS2 – LAND EAST OF BIRCH STREET

Within the area shown on the policies map SS2 development will be supported which provides:

- Up to 15 new dwellings of a mix and type of housing for which there is a demonstrated need;
- Suitable design, screening/landscaping to minimise any negative impact on the surrounding landscape;
- Adequate wastewater treatment and sewage infrastructure capacity in the catchment area; and
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site.
- The potential archaeological significance of the site should be further explored, 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.

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 which will be secured to an appropriate level by way of legal agreement or through CIL as required.

8.2.1 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.

8.2.2 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 SS2 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 34: Appraisal of Policy SS2

Sustainability Objective / assessment criteria		Policy SS2
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
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 SS2
8	Will it maintain and enhance the landscape character of the borough?	
	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?	++
	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 all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

8.2.3 Mitigation / recommendations

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

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

Option / Alternative	Reason for selection
Policy SS2	Birch contains a number of services and facilities including a primary school and village hall. The site represents a logical and sensible extension to the existing built up area and contributes to the continued sustainability of the key services in the village.

8.3 Policy SS3 – 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 SS3 – BOXTED HOUSING SITES

All development proposals in Boxted parish including the Hill Farm site in Boxted Cross, as shown on the Boxted Policies Map SS3, will be determined against and be required to comply with policies in the Boxted Neighbourhood Plan and any relevant Local Plan policies.

Development at Hill Farm will be required to deliver a total of 7 affordable units 5 of these will need to be provided for local people to meet identified local need
This policy should be read in conjunction with Policy SG7.

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.

8.4 Policy SS4 – 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 SS4 – CHAPPEL HOUSING SITES

For the site shown on the Chappel Polices Map development will be supported which provides:

- Up to 30 new dwellings of a mix and type of housing to be compatible with surrounding development;
- A single site access via Swan Grove.
- Adequate water supply, wastewater treatment and sewage infrastructure enhancements in the catchment area;
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site; and
- Good design and suitable screening/landscaping to .screen the development to protect designated historic buildings and to minimise any negative impact on surrounding landscape.

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 subsequent evidence which will be secured to an appropriate level by way of legal agreement or through CIL as required.

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 35: 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?	++
	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
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?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
		N/A

Sustainability Objective / assessment criteria		Policy SS4
	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?	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 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	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.

8.5 Policy SS5 – Copford Housing Sites

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 within the Copford/Copford Green settlement boundaries, with 456 in Copford and 62 dwellings in Copford Green.

POLICY SS5 – COPFORD HOUSING SITES

Within each site shown on the Copford Proposals Map development will be supported which provides:

- Adequate wastewater treatment and sewage infrastructure enhancements in the catchment area;
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site; and
- Good design and suitable screening/landscaping to screen the development to protect designated historic buildings and to minimise any negative impact on surrounding landscape.

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.

Development of land to the east of Queensberry Avenue will be supported which also provides for :

- Up to 70 new dwellings of a mix and type of housing to be compatible with surrounding development;
- A single site access via Queensberry Avenue.
- The permanent diversion and or upgrade to the existing Public Right of Way which runs along the western boundary edge of the site.

Development of land to the west of Hall Road will be supported which also provides for:

- Up to 50 new dwellings of a mix and type of housing to be compatible with surrounding development.
- A single site access via Hall Road
- A safe pedestrian access agreed with the Highways Authority from the site to existing footways and Copford to enhance connectivity
- The potential archaeological significance of the site should be further explored, 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.

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

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 SS5 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 36: Appraisal of Policy SS5

Sustainability Objective / assessment criteria		Policy SS5
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?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A

Sustainability Objective / assessment criteria		Policy SS5
	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 all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

8.5.3 Mitigation / recommendations

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

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

Option / Alternative	Reason for selection
Policy SS5	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.

8.6 Policy SS6 – Dedham Heath Housing Sites

Most of the Dedham parish area falls within the Dedham Vale AONB. The largest settlement within the parish is the main historic village of Dedham to the north. A smaller area of predominantly housing called Dedham Heath lies to the south and two smaller clusters of properties lie to the west and east of Dedham Heath known as Lamb Corner and Bargate Lane respectively. Evidence compiled by the Rural Community Council for Essex (RCCE) demonstrates that Dedham has a very high proportion of detached dwellings (55% compared to just 30% in Essex and 22% in England). To address this and achieve a better mix of properties, new developments will be expected to deliver smaller units which will be suitable for people downsizing and as starter homes.

POLICY SS6 – DEDHAM HEATH HOUSING SITES

Within each of the areas shown on the policies map SS6 development will be supported which provides:

- Landowners and developers will be encouraged to work together in conjunction with the Parish Council to plan for development of the three sites in a comprehensive manner;
- Future development should include starter homes and smaller units, some of which should be single storey;
- A single site access only off Long Road;
- Safe pedestrian access from the sites to existing footways to enhance connectivity;
- Retention of important landscape features within the site;
- Design and suitable screening/landscaping to minimise any negative impact on the AONB;
- Adequate wastewater treatment and sewage infrastructure capacity in the catchment area; and
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site.
- The potential archaeological significance of the site should be further explored, 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

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 which will be secured to an appropriate level by way of legal agreement or through CIL as required.

Development of land north of Long Road West and west of The Heath will be supported which also provides:

- Up to 6 new dwellings of a mix and type of housing to be compatible with surrounding development;
- Design and suitable screening/landscaping to minimise any negative impact on the adjacent listed building and/or it's setting (Old Church House).

Development of land south of Long Road East will be supported which also provides:

- Up to 5 new dwellings of a mix and type of housing to be compatible with surrounding development.

Development of land north of Long Road East will be supported which also provides:

- Up to 6 new dwellings of a mix and type of housing to be compatible with surrounding development;
- Good design and suitable screening/landscaping to minimise any negative impact on the adjacent

listed building and/or it's setting (Old Church House).

The Depot on Old Ipswich Road in Dedham is an allocated Local Economic Area that will continue to be retained for this use in the Local Plan. Any future development proposals will be required to comply with Policy SG4.

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 37: 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

Sustainability Objective / assessment criteria		Policy SS6
	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?	+
	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?	++
	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 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	Dedham has a range of services and facilities, including a primary school, a GP, Post Office and a number of shops and services. The site allocations represent sensible and logical extensions of the built up area and approximately a 10% proportionate increase on the existing settlement size to contribute to the continued sustainability of the key services in the village.

8.7 Policy SS7 – 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 SS7 – EIGHT ASH GREEN

Within the broad area of growth as shown on the Eight Ash Green policies map SS7, the Eight Ash Green NP will:

- (i) Define a new Settlement Development Boundary for Eight Ash Green
- (ii) Identify specific site(s) for housing allocations to deliver up to 150 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) The Neighbourhood Plan will also set out the policy framework to guide the delivery of any infrastructure/community facilities required to support the development.

Proposals for development outside of the identified broad areas for growth will not be supported. This policy should be read in conjunction with the generic Neighbourhood Planning policy SG7 and the Eight Ash Green Neighbourhood Plan, once it has been made.

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

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.

8.8 Policy SS8 – 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 SS8 – FORDHAM

Within the area shown on the policies map SS8 development will be supported which provides;

- Up to 20 new dwellings, the mix and type to be informed by evidence including the Fordham Housing Needs Survey;
- Site access from Plummers Road with appropriate junction improvements;
- The development will incorporate 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.
- The potential archaeological significance of the site should be further explored, 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
- Adequate wastewater treatment and sewage infrastructure capacity in the catchment area;
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site; and
- Good design and suitable screening/landscaping to minimise any negative impact on the adjacent listed building and/or its setting (Plummers Farmhouse).

Development will also be expected to contribute 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 subsequent evidence which will be secured to an appropriate level by way of legal agreement or through CIL.

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 38: 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?	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?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	N/A
		N/A

Sustainability Objective / assessment criteria		Policy SS8
	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?	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 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	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 proportionate extension to the settlement and contributes to the continued sustainability of the village's key services.

8.9 Policy SS9 – 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 SS9 – GREAT HORKESLEY

Within the areas shown on the policies map SS9 new development will be supported which provides:

- Contributions towards improving cycling facilities along the A134;
- Contributions to the enlargement of Great Horkesley New Village Hall;
- Adequate wastewater treatment and sewage infrastructure capacity in the catchment area;
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site; and

Development of land adjacent to Great Horkesley Manor will be supported which also provides

- Up to 80 new dwellings of a mix and type of housing for which there is a demonstrated need;
- Provision of allotments;
- Provision of a scout hut with parking;
- Retention of the belt of trees to the east of the site;
- Access from Nayland Road;
- Suitable traffic management and crossing opportunities on Nayland Road;
- Good design and suitable screening/landscaping to minimise any negative impact on the setting of the existing manor building.

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.

Development of land off School Lane will be supported which also provides

- Up to 13 new dwellings;
- Development will facilitate access to the village hall and scout hut from School Lane;
- 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 SS9 will be retained and any future development proposals at this site 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 39: 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?	++
	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 SS9
	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?	+
	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?	++
	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.

8.9.3 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	Great Horkesley 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 Horkesley Manor is considered a logical and proportionate extension to the settlement. Both allocations contribute to the continued sustainability of the village's key services.

8.10 Policy SS10 – Brook Road, 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 SS10 – BROOK ROAD, GREAT TEY

Within the area shown on the policies map SS10 development will be supported which provides:

- Up to 17 new dwellings, which shall include some single storey units;
- Affordable housing in line with adopted policy and incorporating 4 affordable units for local people to meet the identified local need;
- Suitable design and screening/landscaping to minimise any negative impact on the surrounding landscape and the adjacent listed building including its setting (Rectory Cottage).
- Safe pedestrian access from the site to existing footways to enhance connectivity;
- Adequate wastewater treatment and sewage infrastructure capacity in the catchment area;
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site;
- The potential archaeological significance of the site should be further explored, 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.

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 which will be secured to an appropriate level by way of legal agreement or through CIL.

Tey Brook Farm is an allocated Local Economic Area as shown on the policies map SS10 and will be protected for this use. Any future development proposals will be required to comply with SG4.

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 40: 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?	++
	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?	+
	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 SS10
	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 all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

8.10.3 Mitigation / recommendations

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

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

Option / Alternative	Reason for selection
Policy SS10	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 allocation within the policy at 17 dwellings will meet this affordable housing need and thus is the primary reason for allocations.

8.11 Policy SS11 – 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 SS11 – LANGHAM

Within each of the areas shown on the policies map SS11 development will be supported which provides:

- Safe pedestrian access from the sites to existing footways to enhance connectivity;
- Appropriate design and suitable screening/landscaping to minimise any negative impact on the surrounding landscape;
- Adequate wastewater treatment and sewage infrastructure capacity in the catchment area;
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site.

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 which will be secured to an appropriate level by way of legal agreement or through CIL.

Development of land at Wick Road will be supported which also provides:

- Up to 10 new dwellings of a mix and type of housing to be compatible with surrounding development.

Development of two sites in School Road will be supported which also provide for:

- Up to 115 new dwellings of a mix and type of housing for which there is a demonstrated need, including smaller family homes and sheltered housing;
 - One site to the east of the Powerplus site to accommodate up to 55 dwellings.
 - One site to the west of the Powerplus site to accommodate up to 60 dwellings
- The potential archaeological significance of the site should be further explored, 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.
- The safeguarding of nearby listed buildings including their setting (Rectory Cottage and School Farm), including suitable screening/landscaping.

The Powerplus Engineering & Whitnell Contractors site on School Road and Langham Airfield in Langham are designated Local Economic Areas as shown on the policies map SS11. The sites will remain allocated and any future development proposals at this location will be required to accord with policy SG4.

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

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 SS11 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 41: Appraisal of Policy SS11

Sustainability Objective / assessment criteria		Policy SS11
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

Sustainability Objective / assessment criteria		Policy SS11
	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?	+
	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?	++
	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 all relevant assessment criteria in line with those impacts identified through the individual and cumulative site assessments of the Policy's allocations.

8.11.3 Mitigation / recommendations

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

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

Option / Alternative	Reason for selection
Policy SS11	The two settlements 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 joining up the two settlements in order to contribute to the continual sustainability of the villages' key services.

8.12 Policy SS12 – 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 SS12 – LAYER DE LA HAYE

Within the site shown on the Layer de la Haye Policies Map development will be supported which provides:

- Up to 50 new dwellings of a mix and type of housing to be compatible with the surrounding built character and reflecting local needs, evidenced by the Parish Council. Bungalows and small family homes will be encouraged;
- A single access point via Hawthorn Road/Great House Farm Road. There shall be no access onto The Folley;
- A safe pedestrian access agreed with the Highway Authority to existing footpaths and Layer village to improve connectivity;
- Adequate wastewater treatment and sewage infrastructure enhancements in the catchment area;
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site;
- Good design and suitable landscaping to screen the development to protect the amenity of existing residents in the neighbouring estate and to minimise any negative impact on surrounding landscape.

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 subsequent evidence will be secured by way of legal agreement or through CIL.

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 SS12 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 SS12

Sustainability Objective / assessment criteria		Policy SS12
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
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?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	?
		N/A

Sustainability Objective / assessment criteria		Policy SS12
	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?	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. There is however one suggested recommendation that the policy could include regarding the potential impact on a SSSI.

8.12.3 Mitigation / recommendations

The impact of Policy SS12's allocation may have a negative impact on the Abberton Reservoir SSSI. The Policy could have regard to the fact that if the site were to be at the maximum 50 dwellings, it would require consultation with Natural England regarding the impact on the SSSI due to the site's location within the SSSI Impact Risk Zone.

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

Option / Alternative	Reason for selection
Policy SS12	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 50 dwellings ensures a sensible and proportionate extension of the village in order to support the continued sustainability of the area and existing facilities.

8.13 Policy SS13 – 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 SS13 – 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 to be prepared with Braintree for development of a new Garden Community, as provided in Part 1 Policy SP9.
- (ii) 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.

This policy should be read in conjunction with the generic Neighbourhood Planning policy SG7.

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 SS14 – Land to the south of Battleswick Farm, Rowhedge Road

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 and this is due to increase in the coming years with the committed development of Rowhedge Wharf which will provide an additional 170 new homes.

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 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. 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.

POLICY SS14 – LAND TO THE SOUTH OF BATTLESWICK FARM, ROWHEDGE ROAD

Within the area shown on the policies map SS14, development will be supported which provides:

- Up to 60 new dwellings of a mix and type compatible with the surrounding area including affordable housing in line with adopted policy;
- Vehicular and pedestrian access from Rowhedge Road, utilising the existing approach to Battleswick Farm. Additionally the development should improve pedestrian connectivity to the rest of the village through footpath provision linking the site to Hill View Close;
- Appropriate SuDS for managing surface water run-off within the overall design and layout of the site;
- The retention and enhancement of existing field boundary vegetation in order to provide adequate landscape buffering between the site and neighbouring housing.

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

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 SS14 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 SS14

Sustainability Objective / assessment criteria		Policy SS14
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?	+
	Will it protect and enhance designated areas of the countryside and coastal environment?	?
		N/A

Sustainability Objective / assessment criteria		Policy SS14
	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?	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. There is however one suggested recommendation that the policy could include regarding the potential impact on a SSSI.

8.14.3 Mitigation / recommendations

The impact of Policy SS14's allocation may have a negative impact on the Upper Colne Marshes SSSI. The Policy could have regard to the fact that any proposal at the stated scale of 60 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.

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

Option / Alternative	Reason for selection
Policy SS14	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 unsuitable for extensive new development. The site has been allocated as it can be accommodated without causing coalescence with Colchester and an unreasonable impact on local services and facilities.

8.15 Policy SS15 – 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 SS15 – TIPTREE

Within the broad areas of growth shown on the Tiptree Policy Map, the Tiptree Neighbourhood Plan will:

- (i) Identify the settlement boundary for Tiptree
- (ii) Identify specific sites for housing allocations needed 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) The Neighbourhood Plan will also set out the policy framework to guide the delivery of any infrastructure/community facilities required to support the development.

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.

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

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.

8.16 Policy SS16 – 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 SS16 – WEST BERGHOLT

Within the broad area of growth as shown on the West Bergholt Proposals 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) 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.

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 SG7 and the West Bergholt Neighbourhood Plan, once it has been adopted.

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

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.

8.17 Policy SS17a – Mersea Housing and Employment

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 350 houses over the Local Plan period. This equates to an 11% increase in the number of dwellings, a level which reflects the availability of existing facilities and services

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 SS17a – MERSEA HOUSING AND EMPLOYMENT

Within each site shown on the West Mersea Policies Map development will be supported which provides:

- Adequate wastewater treatment and sewage infrastructure enhancements in the catchment area;
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site;
- Does not conflict with other policies in the development plan.

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. Essex County Council has identified a need for contributions towards expansion of Mersea Island Primary School. Development of land at Dawes Lane, West Mersea will be supported which also provides for:

- Up to 150 new dwellings of a mix and type of housing to be compatible with surrounding development;
- Public Open Space and children's play area to adjacent to The Glebe
- A single site access off East Road.
- The potential archaeological significance of the site should be further explored, 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.

- Suitable landscaping to screen the development to minimise any negative impact on the surrounding landscape and to protect the open rural character of land within the Coastal Protection Belt.

Development of land at Brierley Paddocks, East Road will be supported which also provides for:

- Up to 200 new dwellings of a mix and type of housing to be compatible with surrounding development.
- An access via Brierley Paddocks to East Road
- A safe pedestrian access agreed with the Highways Authority from the site to existing footways and to West Mersea to enhance connectivity
- Highways upgrades agreed by and compliant with the most up to date Highway Authority standards
- New Public Open Space.
- Design and suitable screening/landscaping to minimise any negative impacts on the adjacent listed building and/or its setting (Brierley Hall)

There are 3 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 EG4.

8.17.1 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.

8.17.2 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 SS17a 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 SS17a

Sustainability Objective / assessment criteria		Policy SS17a
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

Sustainability Objective / assessment criteria		Policy SS17a
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?	++
	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?	+
	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?	++
	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.

8.17.3 Mitigation / recommendations

The impact of Policy SS17a'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.

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

Option / Alternative	Reason for selection
Policy SS17a	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. 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 350 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. This equates to a proportionate 11% increase in the number of dwellings, a level which reflects the availability of existing facilities and services.

8.18 Policy SS17b – Coast Road

POLICY SS17b – 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) Will not be significantly detrimental to conserving important nature conservation and historic environment assets, maritime uses, the traditional maritime character of Coast Road and the landscape character of the coast;
- (iii) Will deliver or sustain social and economic benefits considered important to the wellbeing of the coastal communities
- (iv) Will not generate a significant increase in traffic
- (v) Is an appropriate use with regards to flood risk

Proposals for all development and change of use on both the landward and seaward sides of Coast Road, West Mersea, will be expected to enhance the West Mersea Conservation Area and the traditional maritime character of the 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. 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.

8.18.1 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.

8.18.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the general themes of the preferred approach of Policy SS17b. 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 45: Appraisal of Policy SS17b

Sustainability Objective / assessment criteria		Policy SS17b
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?	0
	Will it protect and enhance designated areas of the countryside and coastal environment?	+
		0

Sustainability Objective / assessment criteria		Policy SS17b
	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?	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.

8.18.3 Mitigation / recommendations

No recommendations are made for Policy SS17b at this stage.

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

Option / Alternative	Reason for selection
Policy SS17b	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.

8.19 Policy SS17c – Caravan Parks

POLICY SS17c – COAST ROAD

Applications to extend existing caravan parks including any change of use / activity on the sites on Mersea Island will be supported when 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;
- (ii) Help protect the integrity of the Natura 2000 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 & Flood Evacuation Plan;
- (v) Are supported by measures to promote sustainable travel for leisure on Mersea.

All caravan park extension 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 land will not generally be supported due to the increased risk to people and property from coastal flooding.

8.19.1 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.

8.19.2 Significant, Secondary and Temporal Effects

The following table explores the sustainability impacts of the general themes of the preferred approach of Policy SS17b.

Table 46: Appraisal of Policy SS17c

Sustainability Objective / assessment criteria		Policy SS17c
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 SS17c
	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?	+
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?	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.

8.19.3 Mitigation / recommendations

No recommendations are made for Policy SS17c at this stage.

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

Option / Alternative	Reason for selection
Policy SS17c	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.

8.20 Policy SS18 – 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 SS18 – WIVENHOE

Within the broad areas of growth as shown on the Wivenhoe Proposals 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.
- (iv) 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.

8.20.1 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.

8.20.2 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 and Countryside

POLICY OV1 – DEVELOPMENT IN OTHER VILLAGES AND COUNTRYSIDE

The Borough Council 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 council will support proposals for appropriate new infill developments, development on previously developed sites, extensions, restorations or alterations to existing buildings within the defined settlement boundaries.

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. Development should also contribute to the local community through the provision of relevant community needs e.g. affordable housing, open space, local employment and community facilities or contribute to mitigating issues such as flooding. Development outside but contiguous to defined village limits may be supported, primarily where it constitutes an exception to meet identified local affordable housing needs.

Countryside

Development in the countryside, (outside defined settlement boundaries), will be restricted to small scale housing developments needed to meet local needs and will be considered favourably on appropriate sites where they are supported with a Local Housing Needs Assessment. Appropriately scaled and well-designed conversions, extensions and renovation of existing dwellings/buildings will also be supported, subject to compliance with other policies in the plan, in particular Policy DM11 on alterations and extensions and DM12 on rural workers housing.

Proposals for sustainable rural business, leisure and tourism schemes, development essential to the effective operation of agriculture, horticulture, forestry, infrastructure, renewable energy generation; and minerals or waste operations in the adopted Essex Minerals and Waste Local Plans may also require a countryside location. Policy DM5 Employment in the Countryside, provides further guidance on the topic, in general, proposals for these types of developments 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.

Wormingford Airfield is located in the open countryside and is currently designated as a Local Economic Area. This LEA will continue to be protected for this use given its scale and the fact that the nature of the businesses operating from this LEA is more suited to a rural location. Proposals for development within Wormingford Airfield LEA will be required to accord with SG4.

9.1.1 Alternatives Considered

An alternative has been explored for this policy in conjunction as stated in section 6.245 of the Local Plan. 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 47: 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
		N/A	N/A

Sustainability Objective / assessment criteria		Policy OV1	Alt (OV1)1
	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?	+	?
	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?	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?	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.

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 Part 1 and those covering Sustainable Growth, Climate Change, Environmental Assets and Places in Part 2.

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;

- Ensuring good access to health facilities and services;
- Providing a healthy living environment where healthy lifestyles can be promoted including green space and creating attractive opportunities for activities including walking and cycling;
- 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 the 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.
Development which will have an unacceptable significant impact on health and wellbeing which cannot be mitigated will not be permitted.

10.1.1 Alternatives Considered

Three alternatives have been explored for this policy as stated in section 7.5 of 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 48: 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?	+	+	?	?
		+	+	?	?

Sustainability Objective / assessment criteria		Policy DM1	Alt (DM1)1	Alt (DM1)2	Alt (DM1)3
	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
	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?	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

Option / Alternative	Reason for selection
	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 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 Council will seek the retention of all existing community facilities and services and allocations for such uses where they meet / will meet an identified local need.

Any proposal that would result in the loss of a site or building currently or last used for the provision of facilities, services, leisure or cultural activities that benefit the community, will only be supported in cases where the Council is satisfied that:

- (i) An alternative 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; and
- (iv) A satisfactory assessment has taken place that proves that there is an excess of such provision and the site or building is not needed for any other community facility or use.

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 Council 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.

The Council will work with local partners, such as Parish Councils or Community Associations, to plan and manage community facilities.

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 49: 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
		++

Sustainability Objective / assessment criteria		Policy DM2
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?	+
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?	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, or in current educational use, will be protected for that use. The change of use, or re-development of educational establishments and their grounds, will not be permitted unless:

- It can be clearly demonstrated that the use of the site is genuinely redundant and no other alternative educational, or community use can be found; and
- Satisfactory alternative and improved facilities will be provided; and
- 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 Council will respond positively to and support appropriate and well-designed applications regarding the creation of new school and education facilities. As expressed in the NPPF, the Council will use a presumption in favour of the development of schools and educational uses. The Council will engage in pre-application discussions with promoters to develop a collaborative approach to suitable applications. Where necessary, the Council will utilise planning obligations to help to mitigate any adverse impacts of an educational development and assist in delivering development that has a positive impact on the community.

The Council recognises the differences in location and design requirements between rural and urban based education proposals in the Borough and will assess applications accordingly. For example, a rural based school application in particular must promote adequate and reliable public transport provision for its students.

10.3.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 7.15 of the Local Plan. This relates to:

- 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 50: 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	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM3	Alt (DM3)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?	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?	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 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 Part 1 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 at this stage.

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

CBC will work with a range of 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 Teys Garden Community and the University Garden Village; 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 at other locations in the Borough will be also required to contribute to the provision or enhancement of sport or leisure facilities where a need has been identified.

The Council 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 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 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

An alternative has been explored for this policy as stated in section 7.21 of the Local Plan. This relates to:

- 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 51: 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

Sustainability Objective / assessment criteria		Policy DM4	Alt (DM4)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?	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?	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 at this stage.

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 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 accordance 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 & 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 their 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.

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

An alternative has been explored for this policy as stated in section 7.25 of the Local Plan. This relates to:

- 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 52: 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
		N/A	N/A

Sustainability Objective / assessment criteria		Policy DM5	Alt (DM5)1
	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?	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?	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
		N/A	N/A

Sustainability Objective / assessment criteria		Policy DM5	Alt (DM5)1
10	Will it reduce the risk of flooding?		
	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 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 Council will protect Local Economic Areas in rural Colchester that provide an economic function both on allocated sites shown on the policy 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:

- (a) Business (B1), general industrial (B2), storage and distribution (B8);
- (b) Repair and storage of vehicles and vehicle parts, including cars, boats and caravans; and
- (c) Other employment-generating uses, such as those related to recreation and tourism, which meet local needs and/or promote rural enterprise.

Economic development proposals in the countryside, within a designated Local Economic Area or on a rural site providing a similar function, must contribute to the local rural economy and help sustain rural communities. The proposed use is likely to be small scale and not harm the rural character of the local area either by the nature and level of activity (including the amount of additional traffic generation on rural roads) or any other detrimental effects such as noise and pollution.

The following additional considerations will also be taken into account where relevant:

(A) Conversion and re-use of existing rural buildings:

Proposals will only be supported where the building is capable of re-use without fundamental rebuilding, and the buildings are 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 will be supported where these are limited to expansion plans which are essential to the operation of the 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.

(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 and 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 site or alternative rural site providing an economic function and in a more sustainable location.

10.6.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 7.35 of the Local Plan. This relates to:

- 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 53: 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?	++	+
		++	+

Sustainability Objective / assessment criteria		Policy DM6	Alt (DM6)1
	Will it support tourism, heritage and the arts?		
	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?	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 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 Council supports appropriate proposals for rural diversification that help sustain the rural economy.

The Council 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 town or District Centre.

Proposals that fall within the scope of Permitted Development will be considered on their individual merits. Ancillary development proposals submitted in conjunction with a Permitted Development scheme but falling outside the scope of the most up to date General Permitted Development Order will require the submission of a separate planning application.

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;
- (ii) The development is well-related to existing buildings if no suitable buildings are available for re-use;
- (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.

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

An alternative has been explored for this policy as stated in section 7.41 of the Local Plan. This relates to:

- 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 54: 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

Sustainability Objective / assessment criteria		Policy DM7	Alt (DM7)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?	+	?
	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?	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 Borough Council is committed to improving housing affordability in Colchester. The Council will be seeking to secure 20% of new dwellings (including conversions) on housing development for more than 10 dwellings to 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 Council's evidence base against the requirement for flexibility to take account of changing market conditions. 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. The affordable housing provision should proportionately reflect the mix of market units and the requirement for Starter Homes. It should have regard to the latest assessment of local market conditions and housing need relative to supply in determining the optimum affordable housing mix.

In exceptional circumstances, where high development costs undermine the viability of housing delivery, developers will be expected to demonstrate an alternative affordable housing provision.

Affordable housing development in the villages of rural Colchester Borough will be supported on rural exception sites contiguous with village settlement boundaries, provided a local need is demonstrated by the Town/Parish Council on behalf of their residents based on the 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 on a site should always be greater than the number of open market units delivered in this way. The actual number will

be determined on local circumstances, evidence of local need and the overall viability of the scheme. General design of the homes should be comparable regardless of tenure within a single integrated development layout.

The Council 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. 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 Council.

10.8.1 Alternatives Considered

Two alternatives have been explored for this policy as stated in section 7.44 of the Local Plan. These relate to:

- Alternative (DM8)1: No policy / rely on the NPPF
- Alternative (DM8)2: Set an alternative target

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 55: Appraisal of Policy DM8

Sustainability Objective / assessment criteria		Policy DM8	Alt (DM8)1	Alt (DM8)2
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
	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
		N/A	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM8	Alt (DM8)1	Alt (DM8)2
	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
	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	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?	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 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.

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 20% is considered to represent the best balance between housing need and viability considerations.

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 Borough Council will seek housing densities that make efficient use of land and relate to the context. All residential development will need to be at an appropriate density and massing for the area having regard to;

- The character of the site and its immediate surroundings, as well as the wider locality
- 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 level of access to sustainable modes of transport;
- The existing landscaping, trees and hedgerows on the site and the need for further landscaping;
- Provision of appropriate on site amenities to serve the development in accordance with policy SG6 and any relevant adopted guidance;
- Provision of appropriate parking to serve the development in accordance with relevant standards and policy DM22

The density of the residential development also needs to ensure an adequate standard of residential accommodation is provided for the occupants in accordance with policy DM12 which is also appropriate to the mix and type of housing provided as informed by the various housing policies set out in the local Plan

10.9.1 Alternatives Considered

Two alternatives have been explored for this policy as stated in section 7.48 of the Local Plan. These relate to:

- 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 56: 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?	+	?	-
	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

Colchester Borough Council intends 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 Council will seek to provide for the needs of particular groups as follows:

Older people – The Council will require developers to demonstrate how their proposal will be capable of meeting and adapting to the long term needs of its increasing numbers 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 DM10.

Specialist Housing- The Council will support provision of schemes providing higher levels of care for specialist groups including the disabled, those 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 housing – The Council will support proposals for self-build housing, where demand as indicated by registrations on the Council's Self-Build Register and where this demand is realistic in terms of the financial capacity of applicants, both on individual sites and as part of larger schemes, including rural exception sites. Policies for Garden Communities (Part One SP8 and SP9) include specific targets for self-build/custom build allocations to help ensure their delivery.

Gypsies and Travellers – The Council 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:

- (a) the location is appropriate in terms of access to public transport and university and college facilities; and
- (b) the proposal will not result in an excessive concentration of student accommodation in any one locality.
- (c) specific proposals for University based accommodation are contained in policy EC1.

St Helena Hospice – The Council will support the provision of hospice care in the local community through the use of existing or new sites.

10.10.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 7.54 of the Local Plan. This relates to:

- 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 57: 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

Sustainability Objective / assessment criteria		Policy DM10	Alt (DM10)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?	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 provided in a range of types and locations. As such, the Policy has been selected and the alternative rejected.
Alternative (DM10)1	

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 Council will identify sites to meet the established needs of gypsies, travellers and travelling showpeople in the Borough.

The Gypsy and Traveller Accommodation Assessment carried out for the Essex area in 2014 identified a need for 15 pitches to be provided in Colchester by 2033, broken down as follows:

Years	2013-18	2018-23	2033-28	2028-33	Total
No. of pitches	3	3	4	5	15

The need for 6 pitches by 2023 can be met by expansion of the existing site at Severalls. 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 allocation of gypsy and traveller provision in 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. Any identified need for 'transit' (temporary) sites for gypsies and travellers will be met in appropriate locations related to the current working patterns of the travelling community.

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 58: 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 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?	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
		N/A

Sustainability Objective / assessment criteria		Policy DM11
	Will it protect and enhance the historic character of the Town Centre?	
8	Will it maintain and enhance the landscape character of the borough?	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
	Will it reduce pollution and greenhouse gas emissions?	N/A
9	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
		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 guided by high standards of design, construction and layout. In considering proposals for new residential development, the Council 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 resulting from high density layouts;
- 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. Flexibility in the internal layout of dwellings to allow adaptability to different lifestyles incorporating the design principles of Lifetime Homes wherever appropriate to do so;
- vi. Internal space standards to be in accordance with the National described space standard (DCLG 2015) or any future replacement of this
- vii. Vehicle parking as set by Policy DM22. In the case of flats, secure cycle storage should be incorporated into flat blocks and readily located at the building entrances;
- viii. An accessible bin and recycling storage area, and external drying areas;
- ix. Electric car charging points; and
- x. Provision of broadband and other required infrastructure 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 59: 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 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?	?
	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

Sustainability Objective / assessment criteria		Policy DM12
8	Will it maintain and enhance the landscape character of the borough?	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 requirements 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) It is compatible with the scale, appearance and character of the original dwelling including taking into account the cumulative impact of such development;
- (ii) It does not result in the over-development of the plot out of scale to its surroundings, taking into account the footprint of the existing dwelling and the relationship to neighbouring plot boundaries;
- (iii) Proposals for extensions and outbuildings will be subordinate to the original dwelling in terms of design and position;
- (iv) It 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) It 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) It is physically attached or closely related to the main dwelling so that it cannot be subdivided

from the main dwelling;

- (ii) It 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) It respects and enhances both the character of the original dwelling and the context of the surrounding area through high quality design; and
- (iv) It 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; and
- (iii) 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.

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) It 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) Appropriate provision is made for parking, private amenity space, cycle storage and refuse storage facilities, in a visually acceptable manner;
- (iii) The internal layout minimises possible noise disturbance and/or overlooking to the immediate neighbours; and
- (iv) Overall, the proposal will not result in an unsatisfactory living environment for prospective occupiers.

10.13.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 7.69 of the Local Plan. This relates to:

- 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 60: 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
	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?	+	?

Sustainability Objective / assessment criteria		Policy DM13	Alt (DM13)1
	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 up on 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. Conversion of an existing building should be considered in preference to new build
- (vi) 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) 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.

Conditions will be attached to any 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 use nearby. Where a rural dwelling is no longer needed to support a rural business, applications to remove the occupancy restrictions will have to meet the following criteria.

Evidence should be submitted that an essential functional need no longer exists at 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 marketed for rent or sale for at least 18 months and advertised continuously in that period at a price reflecting the occupancy condition; and
- (ii) the advertising should be within both 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

An alternative has been explored for this policy as stated in section 7.78 of the Local Plan. This relates to:

- 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 61: Appraisal of Policy DM14

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	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM14	Alt (DM14)1
	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?	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?	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 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 Council 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 existing built/landscape/heritage 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, building orientation, massing and landscaping. For the purpose of this policy ancillary activities associated with development will be considered to include vehicle

	movement; and
ix.	Incorporate any necessary infrastructure and services including utilities, recycling and waste facilities, highways and parking. This should be sensitively integrated to promote successful place-making.
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.

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 62: 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?	++
		+

Sustainability Objective / assessment criteria		Policy DM15
	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?	++
	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?	+
	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 will not be permitted that will adversely affect a listed building, a conservation area, historic park or garden or important archaeological remains (including development that adversely affects the setting of heritage assets).

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. Such buildings or groups of buildings will be identified through a Local List which will be adopted by the Council;
- (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

An alternative has been explored for this policy as stated in section 7.78 of the Local Plan. This relates to:

- 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 63: 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

Sustainability Objective / assessment criteria		Policy DM16	Alt (DM16)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?	++	+
	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?	+	?
	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 Preferred 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 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.

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 Council 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 (as identified on the Proposals Map) 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, sport and / or recreation

Development proposals resulting in a loss of open space 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 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 Proposals Map but which contribute to 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 as stated in section 7.104 of the Local Plan 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 64: 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?	+	+	?

Sustainability Objective / assessment criteria		Policy DM17	Alt (DM17)1	Alt (DM17)2
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?	+	+	?
	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?	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 development must provide for the recreational needs of new communities and mitigate impacts on existing communities. This open space provision as well as alleviating recreational pressure on sites of high nature conservation value (e.g. Natura 2000) from the growing population will also increase 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. This will be secured through planning obligations or CIL. Where the Council 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;
- (ii) developments of dwellings for the elderly (where some compensating increase in private amenity space may be required);
- (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 as stated in section 7.104 of the Local Plan 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 65: 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?	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 Borough Council will expect all new homes to provide easy access to private/communal open space. The area of open space should be informed by the needs of residents and the accessibility of the location. Private/communal open 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. For the most accessible developments where, in accordance with Policy DM9, a higher density may often be appropriate, a minimum of 25m² of useable private amenity space shall be provided for each home (either as gardens, balconies or roof gardens/terraces). Elsewhere, 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 higher standard of private amenity space may be required for small infill (including backland) schemes, to reflect the character of the surrounding area. Development will not be permitted if it unacceptably reduces the level of existing private amenity space provision for existing buildings, particularly dwellings.

10.19.1 Alternatives Considered

Two alternatives have been explored for this policy as stated in section 7.104 of the Local Plan 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 66: 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?	++	++	?

Sustainability Objective / assessment criteria		Policy DM19	Alt (DM19)1	Alt (DM19)2
	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
	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?	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 Council 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 Colchester 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 and park and ride, 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) 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 and Colchester Bus Station.

The Borough Council 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 Council 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:

- (v) Encouraging a reduction in through traffic in the town centre to encourage trips to be undertaken by more sustainable modes;
- (vi) Encourage 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 council will seek to make best use of rural rail services through promotion and improving access at stations.

10.20.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 7.115 of the Local Plan. This relates to:

- Alternative (DM20)1: Retain existing (multiple) policies 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 67: 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

Sustainability Objective / assessment criteria		Policy DM20	Alt (DM20)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?	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, by giving priority to people walking, cycling and accessing public transport, ensuring routes are safe, convenient and attractive and linked to existing networks. Proposals for development should:

- (i) Give priority to the movement of people walking and cycling;
- (ii) Create safe and secure 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;
- (vii) Ensuring accessibility for those with impaired mobility;
- (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 and guidance. A masterplan approach to assess cumulative impacts may be required in complex locations with closely related 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 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

An alternative has been explored for this policy as stated in section 7.121 of the Local Plan. This relates to:

- 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 68: 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

Sustainability Objective / assessment criteria		Policy DM21	Alt (DM21)1
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?	+	+
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?	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 preferred 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:

- Levels of local accessibility
- Historic and forecast car ownership levels
- The size, type, tenure and location of the dwellings
- The appropriate mix of parking types including opportunities for car-sharing (eg unallocated, on-street, visitor etc.)

Cycle parking facilities should be provided where suitable private storage is not provided.

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 maximum standard 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.

In appropriate circumstances, namely sustainable 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 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.

Redevelopment of existing surface car parking will 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 where appropriate, including parking courts and at non-residential locations. The type and number of chargers will vary dependant on location.

The Council will work with transport providers and highways authorities to provide facilities for freight and servicing.

10.22.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 7.132 of the Local Plan. This relates to:

- 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 69: 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 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

Sustainability Objective / assessment criteria		Policy DM22	Alt (DM22)1
	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?	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
	Will it improve water quality?	N/A	N/A

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 Council will seek to direct development away from land at risk of flooding in accordance with the National Planning Policy Framework and Technical Guidance (or any future national policy /guidance), including areas where the risk of flooding is likely to increase as a result of climate change. The sequential test as set out in national guidance has informed the allocation of sites in the Local Plan and will also be applied in determining planning applications on new sites coming forward outside of those allocated.

Development will only be supported where it can be demonstrated that the proposal meets requirements set out in the NPPF and most recent Technical Guidance, recommendations in Colchester's Strategic Flood Risk Assessment. Proposals will be required to include satisfactory flood defence measures or flood mitigation measures such as Sustainable Drainage Systems (SuDS) to minimise the risk of increased flooding both within the development boundary and off site in all flood zones and to help protect water quality through the management of pollution. 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.

All development proposals shall incorporate measures for the conservation and sustainable use of water. These measures shall include appropriate SuDS for managing surface water runoff within the overall design and layout of the site and measures to conserve water within individual building designs. The use of SuDS will be particularly important as part of green field developments (but not exclusively).

Where Proposals which 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 are required to comply with the following as indicated in the Surface Water Management Plan (or updates if appropriate);

- 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. water butt, rainwater harvesting tank, bio-retention planter box etc.). This is to assist in reducing the peak volume of runoff discharging from the site.
- Proposed 'brownfield' redevelopments of more than one property or area greater than 0.1 hectare are required to reduce post-development runoff rates for events up to and including the 1 in 100 year return period event with an allowance for climate change (in line with NPPF and UKCIP guidance) to that of its greenfield condition.
- Developments located in Critical Drainage Areas (CDAs), Local Flood Risk Zones (LFRZs) and for redevelopments of more than one property or area greater than 0.1 hectare should seek betterment to a greenfield runoff rate. It is recommended that a SuDS treatment train is utilised to assist in this reduction.
- New developments in Critical Drainage Areas will be required to provide or contribute towards the provision of Flood Mitigation options via CIL and S106 contributions, as identified in the Colchester Surface Water Management Plan, in order to mitigate any impacts on the risk of flooding to the existing properties located within the CDA as well as to accommodate the drainage needs of the new developments.

10.23.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 7.142 of the Local Plan. This relates to:

- 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 70: 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	N/A	N/A

Sustainability Objective / assessment criteria		Policy DM23	Alt (DM23)1
	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?	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?	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 development of 10 dwellings or more and major 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 the impact of the Water Framework Directive on flood risk issues. SUDs design quality will be expected to conform with standards encompassed in the relevant BRE, CIRIA standards and Essex County Council's SUDs Design Guide (and as updated) to the satisfaction of the Lead Local Flood Authority.

Maximum use should be made of low land take drainage measures such as rain water recycling, green roofs, permeable surfaces and water butts. Appropriate pollution control measures shall be incorporated where necessary to manage surface water run-off rates, and in areas close to underground aquifers and landfill sites to reduce the risk of pollution. Surface water should be managed as close to its source as possible and on the surface where practicable to do so.

Opportunities shall be taken to integrate sustainable drainage with the development, creating amenity and enhancing biodiversity.

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 sustainable urban drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate.

10.24.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 7.142 of the Local Plan. This relates to:

- 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 71: 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
		N/A	N/A

Sustainability Objective / assessment criteria		Policy DM24	Alt (DM24)1
	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
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?	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
		N/A	N/A

Sustainability Objective / assessment criteria		Policy DM24	Alt (DM24)1
	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
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 Council's commitment to carbon reduction includes the promotion of efficient use of energy and resources, alongside waste minimisation and recycling.

The Council will support housing developments that help reduce carbon emissions in accordance with national Building Regulations. As a minimum, new residential developments will be required to comply with current energy standards in Part L of the Building Regulations (or the relevant standard at the time of submission of an application.) Non-residential developments will be encouraged to achieve a minimum BREEAM rating of 'Very Good'.

The Council will also 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.

The Council will support proposals for renewable energy projects including micro-generation, offshore wind farms (plus land based ancillary infrastructure) solar farms, wind farms, District Heating Networks and community led renewable energy initiatives at appropriate locations in the Borough to help reduce Colchester's carbon footprint.

Within internationally designated sites and nationally designated landscapes (Dedham Vale AONB) renewable energy schemes, 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 Council's Guidance Note 'Designing solar farm renewable energy development' and criteria in the National Policy Statement for Energy EN1/3?

As a minimum new residential development will be required to satisfy part G2 of the current Building Regulations (or subsequent updates to national Building Regulations in relation to water efficiency). The Council however will encourage developers to meet the higher optimal water standards in national Buildings Regulations to achieve greater efficiencies in new builds.

The Council is seeking to minimise waste and improve reuse and recycling rates through better recycling services and public awareness programs. To assist this aim, the Council 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 also 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.

10.25.1 Alternatives Considered

An alternative has been explored for this policy as stated in section 7.152 of the Local Plan. This relates to:

- 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 72: 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

Sustainability Objective / assessment criteria		Policy DM25	Alt (DM25)1
	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
	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?	+	?
	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 unnecessary 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 (Part 2) 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 (Policies SG1 – SG8)
- Environmental Assets Policies (Policies ENV1 – ENV4 & CC1)
- Places Policies – Colchester (Policies TC1 – TC3, NC1 – NC3, EC1 – EC3, WC1 – WC4)
- Places Policies – Sustainable Settlements and Development in Other Villages and Countryside (Policies SS1 – SS18 and OV1)

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 and Centre Hierarchy
- Policy SG4 – Local Economic Areas
- Policy SG5 – Existing Mixed Use Commercial Areas within Colchester
- Policy SG6 – Strategic Infrastructure
- Policy SG7 – Neighbourhood Plans
- Policy SG8 – Developer Contributions and Community Infrastructure Levy

Table 73: Cumulative and Synergistic Impacts of Sustainable Growth Policies

Sustainability Objective / assessment criteria		SG1	SG2	SG3	SG4	SG5	SG6	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	0	0	++
	Will it provide more affordable homes across the Borough?	++	++	N/A	N/A	N/A	N/A	0	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	0	0	++
	Will it deliver well designed and sustainable housing?	+	++	N/A	N/A	N/A	N/A	0	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	0	0	++
	Will it reduce the need for development on greenfield land?	--	-	?	+	++	N/A	0	0	-
	Will it provide good accessibility by a range of modes of transport?	+	?	+	N/A	++	++	0	0	++
	Will densities make efficient use of land?	+	++	N/A	N/A	N/A	N/A	0	0	++

Sustainability Objective / assessment criteria		SG1	SG2	SG3	SG4	SG5	SG6	SG7	SG8	Cumulative Impact
	Will a mix of uses be provided?	++	++	+	N/A	+	N/A	0	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	N/A	0	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	0	+
	Will it support business innovation, diversification, entrepreneurship and changing economies?	++	N/A	+	++	+	N/A	0	0	++
	Will it support tourism, heritage and the arts?	0	N/A	+	N/A	+	N/A	0	0	+
	Will it help sustain the rural economy?	+	+	?	?	N/A	N/A	0	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 issue development management policies relevant to non-strategic economic growth and sectors.</p>										

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Sustainability Objective / assessment criteria		SG1	SG2	SG3	SG4	SG5	SG6	SG7	SG8	Cumulative Impact
4	Will it reduce the need to travel?	++	++	++	N/A	+	+	0	0	++
	Will the levels of sustainable travel increase?	++	++	++	N/A	++	N/A	0	0	++
	Will it improve sustainable transport infrastructure and linkages?	++	++	+	N/A	N/A	++	0	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	++	0	0	++
	Will it place pressure on school places, including early years?	++	+	N/A	N/A	N/A	++	0	0	++
	Will existing open spaces be protected & new open spaces be created?	++	+	N/A	N/A	N/A	++	0	0	++
	Will it improve the skills of the Borough's population?	+	+	+	N/A	N/A	+	0	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	0	0	0
		+	+	+	+	+	N/A	0	0	++

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Sustainability Objective / assessment criteria		SG1	SG2	SG3	SG4	SG5	SG6	SG7	SG8	Cumulative Impact
	Will it provide equitable access to employment opportunities?									
	Will it encourage healthy lifestyles?	++	N/A	N/A	N/A	N/A	+	0	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	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	?	+	0	0	+
	Will it protect and enhance the historic character of the Town Centre?	+	?	?	N/A	?	N/A	0	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?	-	?	?	N/A	N/A	N/A	0	0	-
	Will it protect and enhance designated areas of the countryside and coastal environment?	?	?	?	N/A	N/A	N/A	0	0	?

Sustainability Objective / assessment criteria		SG1	SG2	SG3	SG4	SG5	SG6	SG7	SG8	Cumulative Impact
	Will it protect and improve biodiversity?	?	?	?	N/A	N/A	N/A	0	0	?
	Will it improve environmental quality in terms of water, air and soil quality?	-	N/A	N/A	N/A	N/A	N/A	0	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	0	0	?
	Will it support the delivery of renewable energy schemes?	+	N/A	N/A	N/A	N/A	N/A	0	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	0	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 flooding?	0	N/A	?	N/A	N/A	N/A	0	0	0
	Will it deliver effective SUDS and improve drainage?	+	N/A	?	N/A	N/A	N/A	0	0	0

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Sustainability Objective / assessment criteria		SG1	SG2	SG3	SG4	SG5	SG6	SG7	SG8	Cumulative Impact
	Will it affect the amount of water available for extraction?	0	N/A	?	N/A	N/A	N/A	0	0	0
	Will it promote water efficiency and reduce water usage levels per household?	0	N/A	N/A	N/A	N/A	+	0	0	0
	Will it improve water quality?	0	N/A	?	N/A	N/A	N/A	0	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 CC1 – Climate Change Policy

Table 74: Cumulative and Synergistic Impacts of the Environmental Assets Policies

Sustainability Objective / assessment criteria		ENV1	ENV2	ENV3	ENV4	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	0
	Will it provide more affordable homes across the Borough?	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	0
	Will it deliver well designed and sustainable housing?	N/A	N/A	N/A	N/A	N/A	0
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.							
2	Will it promote regeneration?	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	0
	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	0
	Will a mix of uses be provided?	N/A	N/A	N/A	N/A	N/A	0
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.							
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	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	0
	Will it support business innovation, diversification, entrepreneurship and changing economies?	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	0

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Sustainability Objective / assessment criteria		ENV1	ENV2	ENV3	ENV4	CC1	Cumulative Impact
	Will it help sustain the rural economy?						
<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	+	0
	Will the levels of sustainable travel increase?	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	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	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	++
	Will it improve the skills of the Borough's population?	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	0
	Will it provide equitable access to employment opportunities?	N/A	N/A	N/A	N/A	N/A	0
	Will it encourage healthy lifestyles?	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	+	?	+
	Will it create a high quality and coherent public realm linking the town's assets and	N/A	N/A	++	N/A	N/A	0

Sustainability Objective / assessment criteria		ENV1	ENV2	ENV3	ENV4	CC1	Cumulative Impact
	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	?	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?	++	+	++	++	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	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
	Will it support the delivery of renewable energy schemes?	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	++	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	0
	Will it deliver effective SUDS and improve drainage?	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	0
	Will it promote water efficiency and reduce water usage levels per household?	N/A	N/A	N/A	N/A	+	0
	Will it improve water quality?	+	N/A	N/A	N/A	+	+

Sustainability Objective / assessment criteria	ENV1	ENV2	ENV3	ENV4	CC1	Cumulative Impact
<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 TC1 – Town Centre Policy and Hierarchy (Central)
- Policy TC2 – Retail Frontages (Central)
- Policy TC3 – Town Centre Allocations (Central)
- Policy NC1 – North Colchester and Severalls Strategic Economic Area (North)
- Policy NC2 – North Station Special Policy Area (North)
- Policy NC3 – North Colchester (North)
- 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 WC1 – Stanway Strategic Economic Area (West)
- Policy WC2 – Stanway (West)
- Policy WC3 – Colchester Zoo (West)
- Policy WC4 – West Colchester (West)

Table 75: Cumulative and Synergistic Impacts of the Places Policies - Colchester

Sustainability Objective / assessment criteria		TC1	TC2	TC3	NC1	NC2	NC3	EC1	EC2	EC3	WC1	WC2	WC3	WC4	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	++	++
	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	N/A	++	N/A	++	++
	Will it deliver well designed and sustainable housing?	N/A	N/A	+	?	+	N/A	?	?	++	N/A	N/A	N/A	+	++

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.

2	Will it promote regeneration?	+	+	++	++	++	N/A	+	++	++	N/A	N/A	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	++	+	++	+	+	N/A	++
	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	++	++
	Will a mix of uses be provided?	N/A	N/A	++	++	++	N/A	N/A	++	++	N/A	+	N/A	+	++

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.

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

Sustainability Objective / assessment criteria		TC1	TC2	TC3	NC1	NC2	NC3	EC1	EC2	EC3	WC1	WC2	WC3	WC4	Cumulative Impact
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?	++	++	++	0	+	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	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	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	Will it reduce the need to travel?	+	+	N/A	N/A	++	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	+	++	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	Will it provide equitable access to	N/A	N/A	N/A	++	N/A	N/A	+	+	N/A	N/A	+	N/A	N/A	++

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

Sustainability Objective / assessment criteria		TC1	TC2	TC3	NC1	NC2	NC3	EC1	EC2	EC3	WC1	WC2	WC3	WC4	Cumulative Impact
	education, recreation and community facilities?														
	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	?
	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	+	++
	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	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	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	0
	Will it provide equitable access to employment opportunities?	N/A	N/A	+	+	+	N/A	+	+	N/A	+	++	N/A	+	++
	Will it encourage healthy lifestyles?	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	Will it protect and enhance the heritage and cultural assets of the Borough?	+	+	++	N/A	N/A	++	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	++	N/A	+	N/A	N/A	++	++

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

Sustainability Objective / assessment criteria		TC1	TC2	TC3	NC1	NC2	NC3	EC1	EC2	EC3	WC1	WC2	WC3	WC4	Cumulative Impact
	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	++
<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	Will it maintain and enhance the landscape character of the borough?	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	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	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	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	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	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	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	+
	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	0

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

Sustainability Objective / assessment criteria		TC1	TC2	TC3	NC1	NC2	NC3	EC1	EC2	EC3	WC1	WC2	WC3	WC4	Cumulative Impact
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.															
10	Will it reduce the risk of flooding?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	++	?	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	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	N/A	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	N/A	N/A	0
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.															

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 SS2 – Land East of Birch Street
- Policy SS4 – Chappel Housing Sites
- Policy SS5 – Copford Housing Sites
- Policy SS6 – Dedham Heath Housing Sites
- Policy SS8 – Fordham
- Policy SS9 – Great Horkesley
- Policy SS10 – Brook Road, Great Tey
- Policy SS11 – Langham
- Policy SS12 – Layer de la Haye
- Policy SS14 – Land to the south of Battleswick Farm, Rowhedge Road
- Policy SS17a – Mersea Housing and Employment
- Policy SS17b – Coast Road
- Policy SS17c – Caravan Parks
- Policy OV1 – Development in Other Villages and 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 SS3 – Boxted Housing Sites
- Policy SS7 – Eight Ash Green
- Policy SS13 – Marks Tey
- Policy SS15 – Tiptree
- Policy SS16 – West Bergholt
- Policy SS18 – Wivenhoe

Table 76: 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	2	4	5	6	8	9	10	11	12	14	17a	17b	17c	OV1	
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	++
	Will it deliver well designed and sustainable housing?	++	++	++	++	++	++	++	++	++	++	++	++	N/A	N/A	++	++
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.																	
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	N/A	0
	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	++	++	++	++	++	N/A	N/A	N/A	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	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	N/A	0
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.																	
3	Will it improve the delivery of a range of	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

Sustainability Objective / assessment criteria		Sustainable Settlement (SS) / Other Villages and Countryside (OV)															Cumulative Impact
		1	2	4	5	6	8	9	10	11	12	14	17a	17b	17c	OV1	
	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	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	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	+	++	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	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	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	+	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	+	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	+	N/A	+	++
	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	N/A	0

Sustainability Objective / assessment criteria		Sustainable Settlement (SS) / Other Villages and Countryside (OV)															Cumulative Impact
		1	2	4	5	6	8	9	10	11	12	14	17a	17b	17c	OV1	
	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	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	N/A	0
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.																	
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	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	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	N/A	0
Commentary: There will be no cumulative impacts on this Sustainability Objective or the assessment criteria.																	
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	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	N/A	0
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.																	

Sustainability Objective / assessment criteria		Sustainable Settlement (SS) / Other Villages and Countryside (OV)															Cumulative Impact
		1	2	4	5	6	8	9	10	11	12	14	17a	17b	17c	OV1	
8	Will it maintain and enhance the landscape character of the borough?	+	+	+	+	+	+	+	+	+	+	+	+	0	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	+	N/A	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	N/A	N/A	0	0	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	N/A	0
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. These impacts will however be assessed in more specific detail regarding the designations’ environmental protection objectives through the Local Plan HRA / AA. This will influence the Local Plan at a later stage once this evidence base document is completed.																	
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	N/A	N/A	0	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	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	N/A	0
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.																	
10	Will it reduce the risk of 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	0	0	0
	Will it deliver effective SUDS and improve drainage?	++	++	++	++	++	++	++	++	++	++	++	++	N/A	N/A	N/A	0

Sustainability Objective / assessment criteria		Sustainable Settlement (SS) / Other Villages and Countryside (OV)															Cumulative Impact
		1	2	4	5	6	8	9	10	11	12	14	17a	17b	17c	OV1	
	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	N/A	0
	Will it promote water efficiency and reduce water usage levels per household?	N/A	++	++	++	++	++	++	++	++	++	++	++	N/A	0	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	N/A	N/A	0	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 77: 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	+	+	N/A	N/A	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	+	N/A	N/A	N/A	++
	Afford-able homes	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	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	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	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	Regene-ration	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	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	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	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	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	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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.																											
		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	++

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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																										
	Town / District 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	N/A	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	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	++
	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	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	++
<p>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.</p>																											
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	N/A	N/A	++	N/A	N/A	N/A	N/A	++	++	+	N/A	N/A	N/A	++
	Sustainable transport 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	N/A	N/A	++

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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		
	structure																											
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.																												
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	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	N/A	N/A	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	N/A	++	++	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	++
	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	N/A	N/A	N/A	0
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.																												
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	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	N/A	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	+	N/A	+	++	++	+	+	N/A	N/A	N/A	N/A	N/A	++
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.																												
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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	?	0

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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	
	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	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	N/A	N/A	N/A	N/A	N/A	++
<p>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.</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	+	0
	Wildlife designations	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	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	N/A	N/A	+	+	N/A	++
	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	N/A	N/A	N/A	+	N/A	++	N/A	N/A	++
<p>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.</p>																											
9	Pollution	+	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
	Renew-	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	N/A	N/A	++	++

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

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	
	able energy																										
	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	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 East Colchester Garden Community.																											
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	N/A	N/A	+	N/A	N/A	N/A	N/A	N/A	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	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	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	++	++	++	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	N/A	N/A	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 Conclusions and Recommendations

12.1 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 78: 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	+	++

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	++	0	++	0	++
	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

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	0	0	+	0	++
	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. This requires Colchester Borough Council to identify land that meets higher growth targets, to meet the residual needs of Tendring District where there is a lack of available, suitable and viable land for development.
- **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.

12.2 Recommendations

Despite the general positive impacts of the Plan's policies, the following recommendations are made for some of the Plan's individual policies:

Policy EC2 – The Hythe Special Policy Area	<p>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.</p> <p>Policy EC2 could also 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>
Policy EC3 – East Colchester	<p>A policy consideration for site COL02 Port Lane could be included regarding surface water flooding on site and the exploration that SuDS be integrated into any forthcoming development.</p> <p>In addition the presence of a TPO on the site of COL34 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>
Policy WC4 – West Colchester	<p>The combined impacts of allocations COL13, COL04, COL95 and COL17 for a combined 300 dwellings 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) and 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.</p>
Policy SS1 – Abberton and Langenhoe	<p>The impact of Policy SS1's allocations may have a cumulative negative impact on the Abberton Reservoir SPA / SSSI. The Policy could have regard to the fact that site Land at Ashpark House, Peldon Road (RSE11) would require consultation with Natural England regarding the impact on the SPA / SSSI due to the site's location within the SSSI Impact Risk Zone.</p>
Policy SS12 – Layer de la Haye	<p>The impact of Policy SS12's allocation may have a negative impact on the Abberton Reservoir SSSI. The Policy could have regard to the fact that if the site were to be at the maximum 50 dwellings, it would require consultation with Natural England regarding the impact on the SSSI due to the site's location within the SSSI Impact Risk Zone.</p>

Policy SS14 – Land to the south of Battleswick Farm, Rowhedge Road	The impact of Policy SS14's allocation may have a negative impact on the Upper Colne Marshes SSSI. The Policy could have regard to the fact that any proposal at the stated scale of 60 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.
Policy SS17a – Mersea Housing and Employment	The impact of Policy SS17a'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.
Policy DM5 – Tourism, Leisure, Culture and Heritage	DM5 - 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.
Policy DM7 – Agricultural Development and Diversification	The Policy could recognise the need for survey work regarding protected species in the re-use of agricultural buildings, particularly those that are redundant.
Policy DM12 – Housing Standards	Policy DM12 could benefit from including a criterion regarding reducing actual crime and the fear of crime through layout considerations to maximise natural surveillance.
Policy DM15 – Design and Amenity	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.
Policy DM16 – Historic Environment	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.
Policy DM25 – Renewable Energy, Water, Waste and Recycling	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.

13 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 Annual 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.

14 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.

Alternatively, please post comments to:

Spatial Policy Team
Colchester Borough Council
FREEPOST RLST-ZTSR-SGYA
Colchester
Essex CO1 1ZE

The closing date for this consultation is 5pm on 16th September 2016.

15 Appendix 1 - Detailed Site Allocation and Alternative Appraisals

15.1 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.

15.2 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.	
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.

Housing	Employment	Other uses	Gypsy and Traveller pitch provision
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.

15.3 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 of writing this has not been available to influence site appraisals. In the response to this, 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.

15.4 Colchester Town Centre Allocations (Policy TC3)

Policy TC3 contains the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN COLCHESTER TOWN CENTRE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reason for Selection
COL30	Britannia car park, St Botolphs Street, Colchester	Housing	100	Although an existing car park, 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.
COL39	Former Bus Station, Queen Street, Colchester	Housing	20	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 & COL76 (part)	Car parking and offices north of High Street, Colchester (including part of COL76 Nunns Road)	Housing	30	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.
COL56	St Botolphs Railway Station car park, Magdalen Street, Colchester	Housing	56	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.
COL62 & COL92	Commercial land on north and south side of Magdalen Street	Housing	250	The site is considered to be in a suitable location for development and benefits from being in a growth and regeneration area as well as being the subject of a development brief promoting the site for residential development. The site is located in a very

				sustainable location with excellent links to public transport and good links to educational and health facilities.
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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 79: Sites within the Colchester Town Centre

Objectives	Assessment Criteria	Site (by reference number)						
		Preferred						Non preferred
		COL30	COL39	COL40 / 76	COL56	COL62	COL92	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	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	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 sustainable economy that improves opportunities for local	Employment use?	0	+	0	0	?	0	0
	Town / district centre?	0	++	0	0	0	0	0

Objectives	Assessment Criteria	Site (by reference number)						
		Preferred						Non preferred
		COL30	COL39	COL40 / 76	COL56	COL62	COL92	COL76
businesses to thrive, creates new jobs and improves the vitality of centres								
	Rural economy	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
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
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
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	0
	SSSIs	+	+	+	+	+	+	+
	CPB	+	+	+	+	+	+	+
	(Inter)national sites	+	+	+	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number)						
		Preferred						Non preferred
		COL30	COL39	COL40 / 76	COL56	COL62	COL92	COL76
	Woodland / trees	+	+	+	+	+	+	+
	Groundwater	+	+	+	+	+	+	+
	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
	Water bodies	+	+	+	+	+	+	+

15.4.1 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 significant 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. 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.

15.5 North Colchester and Severalls Strategic Economic Area Allocations (Policy NC1)

Policy NC1 contains the following new preferred site allocations (excluding sites with planning permission and those that are safeguarded for current uses):

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	150	The site has had extensive recent pre-application discussions between the Council and Colchester Rugby Club. There is a strong likelihood of a planning application being submitted in the near future. 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 a significant amount of open space.

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
COL16	Oxley Parker Drive, Mill Road, Colchester	Housing	40	Any proposal should be in the context of a comprehensive scheme including the rugby club land and should serve the wider strategic aims of the Borough. In its individual context, there are doubts over the site's availability and suitability.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 80: Sites within North Colchester and Severalls Strategic Area

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non Preferred
		COL97	COL16
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
	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

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non Preferred
		COL97	COL16
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
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
	SSSIs	+	+
	CPB	+	+
	International and national sites	+	+
	Woodland / trees	+	+
	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
		+	+

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non Preferred
		COL97	COL16
	Water bodies		

15.5.1 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 the allocation and alternative COL16 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 has better existing access arrangements, is better located in terms of existing residential development and represents a more logical infill plot for the purposes of townscape.

15.6 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	St Botolph's Farm, North Braiswick, Colchester	Housing	50	The site does not have any major constraints and is considered suitable, available and achievable in light of the reasonable alternatives in the area and also in conjunction with sites COL11 and COL12 below.
COL11 & COL12	Land north of Achnacone Drive Braiswick (Braiswick Golf Club Site A), Colchester; and the site south of Braiswick Golf Club Site B	Housing	30+8 (38)	The site does not have any major constraints and is considered suitable, available and achievable in light of the reasonable alternatives in the area and also in conjunction with site COL10 above. These sites are 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

ALTERNATIVE SITE OPTIONS IN NORTH COLCHESTER				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
				and to a lesser extent capacity issues at the local health centre and schools.
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 81: Sites within North Colchester

Objectives	Assessment Criteria	Site (by reference number)							
		Preferred		Non Preferred					
		COL 10	COL 11 / 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

Objectives	Assessment Criteria	Site (by reference number)							
		Preferred		Non Preferred					
		COL 10	COL 11 / 12	COL 31	COL 79	COL 81	COL 87	COL 91	COL 96
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	++	++	+	++	++	++	++	?
	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	Access to employment	--	--	?	++	++	--	--	--

Objectives	Assessment Criteria	Site (by reference number)							
		Preferred		Non Preferred					
		COL 10	COL 11 / 12	COL 31	COL 79	COL 81	COL 87	COL 91	COL 96
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	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	-	-	-	+	+	+	-	+

15.6.1 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 regarding COL81 and 87 and similar visual impacts associated with COL91 and COL96.

15.7 East Colchester Allocations (Policy EC3) including Hythe Special Policy Area (EC2)

Policy EC3 contained the following preferred site allocations:

PREFERRED 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.
COL28	Derelict Depot at Hythe Station Road between railway line and River Colne, Colchester	Housing	54	The site is situated well within the Colchester built up area and is close to a wide range of jobs, services and facilities. The site forms part of an existing employment allocation however employment use has given way to residential use in many other parts of East Colchester.
COL34	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	Allotments between 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, services and facilities.
COL62 & COL92	Commercial land on north and south side of Magdalen Street	Housing	250	The site is considered to be in a suitable location for development, benefits 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 very sustainable location with excellent links to public transport and good links to educational and health facilities.
PREFERRED SITE ALLOCATIONS IN HYTHE SPECIAL POLICY AREA (EC2)				
COL44	Commercial land between Haven Road and River Colne, Colchester	Mixed	Combined, with 600 dwellings forming Special Policy Area (EC2)	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.
COL54	Scrapyard and allotments off Haven Road, Colchester			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.
COL82	Distillery Lane, land between River Colne and Hythe Quay, Colchester			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.
COL06	Hawkins Road, Colchester			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).
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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 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.
COL71	Middlewick Ranges, Colchester	Housing	1,600	Although suitably and sustainably located, the site is currently designated as a local wildlife site and it is likely highway improvements will be required which adversely affect the site's achievability. Health and school capacity are also in deficit which will need to be addressed. The site has not been allocated however pre-application discussions are however underway.
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.
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	Housing	150	In the event that the site was

	Heath, Colchester			<p>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 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 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.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 82: Sites within East Colchester

Objectives	Assessment Criteria	Site (by reference number)																		
		Preferred (EC3)						Non Preferred (EC3)								Preferred (EC2)				Non Pref (EC2)
		COL 02	COL 28	COL 34	COL 55	COL 62	COL 92	COL 35	COL 71	COL 74	COL 90	EST 01	EST 07	EST 08	EST 09	COL 44	COL 54	COL 82	COL 06	COL 77
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	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	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	0	0	0
	ALC	++	++	++	++	++	++	++	++	++	++	-	?	-	?	++	++	++	++	++
3. To achieve a prosperous and sustainable economy that improves opportunities for	Employment use?	+	++	0	0	?	0	0	0	0	?	0	0	0	+	+	?	0	?	0
	Town / district	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

Objectives	Assessment Criteria	Site (by reference number)																		
		Preferred (EC3)						Non Preferred (EC3)								Preferred (EC2)				Non Pref (EC2)
		COL 02	COL 28	COL 34	COL 55	COL 62	COL 92	COL 35	COL 71	COL 74	COL 90	EST 01	EST 07	EST 08	EST 09	COL 44	COL 54	COL 82	COL 06	COL 77
local businesses to thrive, creates new jobs and improves the vitality of centres	centre?																			
	Rural economy	0	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 stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	++	0	++	++	+	++	++	++	++	++	+	++	++	++	+	++	+	+	++
	Distance to Secondary school	?	0	--	--	--	--	--	+	+	--	--	+	--	+	--	--	--	--	--
	School capacity	--	0	--	--	--	--	--	--	++	--	--	++	-- (p)++ (s)	-- (p)++ (s)	--	--	--	--	--
	Open space	+	+	+	?	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	Improving skills	+	0	0	0	0	0	0	+	0	0	0	0	+	+	0	0	0	0	0

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

Objectives	Assessment Criteria	Site (by reference number)																		
		Preferred (EC3)						Non Preferred (EC3)								Preferred (EC2)				Non Pref (EC2)
		COL 02	COL 28	COL 34	COL 55	COL 62	COL 92	COL 35	COL 71	COL 74	COL 90	EST 01	EST 07	EST 08	EST 09	COL 44	COL 54	COL 82	COL 06	COL 77
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	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	Landscape / AONB	++	++	++	++	++	++	++	?	++	++	?	-	?	?	++	++	++	++	++
	Visual Impact	--	--	--	++	+	+	--	?	?	?	?	?	?	?	--	--	--	--	?
	Settlement setting	0	0	0	0	0	0	0	?	0	0	?	-	?	?	0	0	0	0	0
	SSSIs	+	+	+	+	+	+	+	?	+	+	?	?	-	?	?	+	+	+	+
	CPB	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
		+	+	+	+	+	+	+	?/-	+	+	?/-	?	?/-	?	?/-	+	+	+	+

Colchester Borough Council Local Plan Preferred Options Sustainability Appraisal Environmental Report

Objectives	Assessment Criteria	Site (by reference number)																		
		Preferred (EC3)						Non Preferred (EC3)								Preferred (EC2)				Non Pref (EC2)
		COL 02	COL 28	COL 34	COL 55	COL 62	COL 92	COL 35	COL 71	COL 74	COL 90	EST 01	EST 07	EST 08	EST 09	COL 44	COL 54	COL 82	COL 06	COL 77
	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	+	--	+	+	+	+	++	+	+	+	--	+	--	-	--	-	-	-

15.7.1 Cumulative and Synergistic Effects of the EC3 East Colchester Allocations and EC2 Hythe Special Policy Area Allocations

The East Colchester allocations can be seen to have significant positive impacts on social criteria, particularly regarding proportionate housing growth and affordable housing delivery. These can be seen to significantly increase further through the East Colchester Garden Community allocation within Part 1 of the Plan.

Most notably will be the positive impacts on the regeneration area around the Hythe, 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 East Colchester Garden Community allocation within Part 1 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, notable COL71, 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.

15.8 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)				
STN40	Land between Church Lane, Churchfields and Partridge Way NOTE: THE SITE BENEFITS FROM AN EXISTING PLANNING PERMISSION, THEREFORE THE PRINCIPLE OF RESIDENTIAL DEVELOPMENT HAS ALREADY BEEN ESTABLISHED AT THE SITE. AS A RESULT, THIS SITE IS NOT SUBJECT TO ASSESSMENT IN THIS SA.	Housing	28	The site benefits from an existing planning permission; therefore the principle of residential development has already been established at the site.
STN41	Land at Fiveways Fruit Farm 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 RESIDENTIAL	Housing	500	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.

	DEVELOPMENT HAS ALREADY BEEN ESTABLISHED. AS A RESULT, THIS SITE IS NOT SUBJECT TO ASSESSMENT IN THIS SA.			
STN06	Lakelands NE1, 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. Additionally a new primary school is due to be delivered as part of the Lakelands development. 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.
STN12	Chitts Hill, Stanway	Housing	100	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.
STN24	Land between Dyers Road and Warren Lane, Stanway	Housing	250	The site is allocated for housing in the current Local Plan and is within the existing development boundary. The current policy phases delivery of this site 2016. The southern part of the site is subject of a current full application for 93 dwellings with open space and landscaping (152826) which is pending decision. The remaining area of the site is not included in this application.
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.
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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 (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.
STN09	Land between London Road and A12, Stanway	Housing	500	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.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 83: Sites within Stanway

Objectives	Assessment Criteria	Site (by reference number)									
		Preferred									Non Pref
		STN 02	STN 40	STN 41	STN 06	STN 12	STN 24	STN 25	RS W10	STN 04	STN 09
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	N/A	+	+	+	+	0	+	?
	Affordable housing	0	N/A	N/A	+	+	+	+	0	+	+
	Housing type / tenures	0	N/A	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	N/A	0	0	0	0	0	0	0
	PDL / Greenfield	++	N/A	N/A	--	--	--	--	-	--	-
	Accessibility	++	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
	Mixed use	0	N/A	N/A	+	0	0	0	0	0	+
	ALC	++	N/A	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	N/A	+	0	0	0	+	0	+
	Town / district centre?	0	N/A	N/A	?	0	0	0	?	0	0
	Rural economy	++	N/A	N/A	++	0	0	0	+	0	++
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access arrangements	++	N/A	N/A	++	++	--	--	++	?	++
	Sustainable travel	++	N/A	N/A	++	++	++	++	++	++	++
	Sustainable transport infrastructure	0	N/A	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	N/A	?	--	--	--	0	++	?
	Distance to Secondary school	0	N/A	N/A	+	--	--	--	0	+	-
	School capacity	0	N/A	N/A	--	--	--	--	0	--	--
	Open space	+	N/A	N/A	+	+	+	+	+	?	+
		0	N/A	N/A	0	0	0	0	0	0	+

Objectives	Assessment Criteria	Site (by reference number)									
		Preferred									Non Pref
		STN 02	STN 40	STN 41	STN 06	STN 12	STN 24	STN 25	RS W10	STN 04	STN 09
	Improving skills										
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	N/A	++	?	--	--	0	++	++
	Healthy lifestyles	+	N/A	N/A	+	+	+	+	+	+	+
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	++	N/A	N/A	-	++	++	++	?	++	-
	Archaeology	++	N/A	N/A	-	-	-	-	-	++	-
	Local listings	0	N/A	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	N/A	+	+	?	?	?	?	?
	Visual impact	+	N/A	N/A	?	?	?	?	?	?	--
	Settlement setting	+	N/A	N/A	+	?	0	0	?	?	+
	SSSIs (Inc. IRZs)	+	N/A	N/A	+	+	+	+	?	+	+
	CPB	+	N/A	N/A	+	+	+	+	+	+	+
	International and national sites	+	N/A	N/A	+	+	+	+	+/?	+	+
	Woodland / TPOs	+	N/A	N/A	+	-	-	+	-	+	+
	Groundwater (SPZ)	+	N/A	N/A	+	+	+	+	+	+	+
	AQMAs	+	N/A	N/A	+	+	+	+	+	+	+
	Contamination	0	N/A	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	N/A	+	+	+	+	+	+	+
	Waste facilities	+	N/A	N/A	-	-	+	+	-	+	-

Objectives	Assessment Criteria	Site (by reference number)									
		Preferred									Non Pref
		STN 02	STN 40	STN 41	STN 06	STN 12	STN 24	STN 25	RS W10	STN 04	STN 09
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	N/A	N/A	++	++	++	++	-	++	++
	Surface water flood risk	++	N/A	N/A	++	++	++	+	-	++	++
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	N/A	N/A	+	+	+	+	--	+	--

15.8.1 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.

Additionally, it could be perceived that there would be some degree of negative cumulative impact regarding visual impact emanating from any forthcoming development of allocations STN06, , STN12, STN24 and STN25, however it should be noted that the sites are well located to existing development and are suitably distanced to each other so as to eliminate the possibility of negative impacts in this regard.

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 Policy WC2.

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.

15.9 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.
COL13 & COL04 & COL95	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.
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.

COL23	Gosbecks Farm Road, Gosbecks Road, Colchester (NOTE – NOT SUBJECT TO ASSESSMENT AS THIS SITE IS SAFEGAURDED FOR ITS EXISTING USE)	Employment (B1&B2)	1.3ha	The site is an existing employment site and is safeguarded within Policy WC4.
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 84: Sites within West Colchester

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non Preferred

		COL 09	COL 13 / 04 / 95	COL 17	COL 23	COL 42	COL 58	COL 88
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	N/A	+	+
	Affordable housing	+	+	+	N/A	N/A	+	-
	Housing type / tenures	0	++	0	N/A	N/A	0	0
2. To ensure that development is located sustainably and makes efficient use of land	Regeneration Area	0	0	0	N/A	N/A	0	0
	PDL / Greenfield	-	--	--	N/A	N/A	-	--
	Accessibility	-	?	?	N/A	N/A	?	+
	Density	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	N/A	N/A	0	0
	ALC	++	++	++	N/A	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	0	0	N/A	N/A	0	0
	Town / district centre?	0	0	0	N/A	N/A	0	0
	Rural economy	0	0	0	N/A	N/A	0	0
4. To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion	Access	?	++	++	N/A	N/A	++	++
	Sustainable travel	++	++	++	N/A	N/A	++	++
	Sustainable transport infrastructure	0	0	0	N/A	N/A	0	0
5. To build stronger, more resilient sustainable communities with better education and social outcomes	Distance to Primary school	+	++	+	N/A	N/A	+	++
	Distance to Secondary school	++	--	+	N/A	N/A	-	--
	School capacity	--	--	++ (p) -- (s)	N/A	N/A	--	--
	Open space	+	+	+	N/A	N/A	+	+
	Improving skills	0	0	0	N/A	N/A	0	0
6. To improve and reduce inequalities in health and wellbeing and tackle crime issues by keeping our communities safe and	Access to employment	--	--	++	N/A	N/A	+	--
	Healthy lifestyles	+	+	+	N/A	N/A	+	+

Objectives	Assessment Criteria	Site (by reference number)						
		Preferred					Non Preferred	
		COL 09	COL 13 / 04 / 95	COL 17	COL 23	COL 42	COL 58	COL 88
promoting community cohesion								
7. To conserve and enhance the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage	?	++	-	N/A	N/A	-	++
	Archaeology	-	-	-	N/A	N/A	-	-
	Local listings	0	0	0	N/A	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	N/A	++	++
	Visual impact	+	?	?	N/A	N/A	++	?
	Settlement setting	0	-	-	N/A	N/A	0	+
	SSSIs (Inc. IRZs)	+	?	?	N/A	N/A	+	+
	CPB	+	+	+	N/A	N/A	+	+
	International and national sites	+	?/-	?/-	N/A	N/A	+	+
	Woodland / TPOs	-	+	+	N/A	N/A	-	+
	Groundwater (SPZ)	+	+	+	N/A	N/A	+	+
	AQMAs	++	++	++	N/A	N/A	++	++
	Contamination	0	0	0	N/A	N/A	0	0
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	+	+	+	N/A	N/A	+	+
	Waste facilities	+	+	+	N/A	N/A	+	+
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	++	++	++	N/A	N/A	++	++
	Surface water flood risk	++	++	++	N/A	N/A	++	+
	Water infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	+	+	-	N/A	N/A	+	+

15.9.1 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. These can be seen to significantly increase further through the East Colchester Garden Community allocation within Part 1 of the Plan.

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.

There will be negative cumulative impacts on visual impacts and settlement setting in the south west in line with those allocations COL13, COL04, COL95 and COL17 for a combined 300 dwellings. It should be noted however that the landscape implications of development in the area are not significant in terms of sensitivity, and there will 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 sites off logical extensions to the settlement boundary in response.

The combined impacts of allocations COL13, COL04, COL95 and COL17 for a combined 300 dwellings 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. It should be noted however that these proposals would have to be subject to consultation with Natural England due to their location within the SSSI Impact Risk Zone and the scale of growth.

Negative impacts could be associated with archaeology due to the general concentration of 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.

15.10 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 & RSE10	Peldon Road, Abberton	Housing	30 (combined)	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.
RSE11	Ashpark House, Peldon Road, Abberton			The site is adjacent to the existing settlement boundary and adjoins residential development and has no identified risk of flooding or likely impacts on biological or historic assets. It is also close to bus services, primary education facilities, GP facilities and play facilities/open space.

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.
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.

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
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 85: Sites within Abberton and Langenhoe and surrounds

Objectives	Assessment Criteria	Site (by reference number)							
		Preferred		Non Preferred					
		RSE 01 / 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
2. To ensure that development is	Regeneration Area	0	0	0	0	0	0	0	0

Objectives	Assessment Criteria	Site (by reference number)							
		Preferred		Non Preferred					
		RSE 01 / 10	RSE 11	RSE 02	RSE 24	RSE 27	RSE 39	RSW 07	RSW 13
located sustainably and makes efficient use of land									
	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	++	++	++	?	?	++	?	?
	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)	--	--	--	--
	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	-	-	-	-	-	-	-	-

Objectives	Assessment Criteria	Site (by reference number)							
		Preferred		Non Preferred					
		RSE 01 / 10	RSE 11	RSE 02	RSE 24	RSE 27	RSE 39	RSW 07	RSW 13
	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	+	+	+	+	+	+	+	+
	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	+	--	+	+	--	+	+	+

15.10.1 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 Policy SS1 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 SS1 allocations 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. Policy SS1 identifies this potential issue, ensuring a pre-determination evaluation for both allocated sites.

15.11 Birch / Birch Green Allocations (Policy SS2)

Policy SS2 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN BIRCH / BIRCH GREEN				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
RSW06	Land east of Birch Street	Housing	15	The site is largely unconstrained by availability and achievability issues and adjoins settlement boundary. It also reflects a more proportionately sized development for the existing settlement.

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 BIRCH / BIRCH GREEN AND SURROUNDING AREA INCLUDING LAYER MARNEY				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RSW04	Mill Lane, Birch	Housing	22	The site does not have sustainable access to jobs and services. In addition, access to wider services is poor with necessary services over 5km away in Tiptree or Marks Tey (for rail links).
RSW12	Stamps Farm, Birch Green	Housing	30	Birch is a very small village with limited access to a full range of facilities and infrastructure to accommodate a development of 30 dwellings.
RSW03 / 22	Smythe's Green, Layer Marney	Housing	12	The sustainability is very low due to its location slightly outside the settlement boundary of Layer Marney: a very small village with limited access to services, facilities and infrastructure.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 86: Sites within Birch Green and surrounds

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred	Non Preferred		
		RSW 06	RSW 03 / 22	RSW 04	RSW 12
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	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
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

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred	Non Preferred		
		RSW 06	RSW 03 / 22	RSW 04	RSW 12
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	+	+	+	+
	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	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred	Non Preferred		
		RSW 06	RSW 03 / 22	RSW 04	RSW 12

15.11.1 Cumulative and Synergistic Effects of the Birch / Birch Green Allocations

No cumulative impacts will occur due to there being only a single allocation in the Birch / Birch Green area.

The preferred allocation adheres slightly better than the alternative site options in regards to access arrangements in light of it being located adjoin the existing settlement boundary. In being allocated for 15 dwellings the site also responds better than the majority of the alternatives for proportionate growth, with the exception of RSW03 / 22 (Smythe's Green); however it should be acknowledged that, located within Layer Marney, this alternative is located in a less sustainable settlement than Birch regarding existing services and facilities and infrastructure.

15.12 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 (PREFERRED SITE IN NEIGHBOURHOOD PLAN)	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.				

15.12.1 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.'

15.13 Chappel and Wakes Colne Allocations (Policy SS4)

Policy SS4 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 87: 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	Access to employment	--	-

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non Preferred
		RNW 66	RNW 06
wellbeing and tackle crime 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	+	+

15.13.1 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 SS4 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.

15.14 Copford Allocations (Policy SS5)

Policy SS5 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. Copford with Easthorpe Parish Council is also preparing a neighbourhood plan which needs to be taken into account when

ALTERNATIVE SITE OPTIONS IN COPFORD				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
				determining the site's suitability for housing. In terms of sustainability the site is also situated some distance from key services such as school, health centres and shops.
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 and the fact it lies within a neighbourhood plan area. 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; and the site is also within a neighbourhood plan 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

ALTERNATIVE SITE OPTIONS IN COPFORD				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
				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 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 88: 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	-	-	-	-	-	-	-	-	?

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
	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
	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	Landscape / AONB	+	?	?	+	?	+	?	?	+

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
natural environment, natural resources and the biodiversity of the Borough										
	Visual impact	?	?	?	?	?	?	?	?	?
	Settlement setting	?	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	++	++	++	++	-	++	++	++	++
	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	+	+	+	+	-	-	+	+	-

15.14.1 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.

15.15 Dedham Heath Allocations (Policy SS6)

Policy SS6 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN DEDHAM HEATH				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
RNE07 & RNE13 & RNE53	Long Road West & The Heath (including land north and south of Long Road East), Dedham Heath	Housing	19	The sites are located adjacent and within the Dedham Heath settlement boundary and represent a logical infill site.

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 DEDHAM HEATH				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
RNE15	Coggeshall Road, Dedham Heath	Housing	40	The site is on Greenfield land with high agricultural land value; development of the site would also contribute to coalescence with development to the south of the village. The site is not considered a sustainable location based on its significant distances 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 89: Sites within Dedham Heath

Objectives	Assessment Criteria	Site (by reference number)		
		Preferred		Non Preferred
		RNE07	RNE13 / 53	RNE15
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	Proportionate housing growth	+	+	-
	Affordable housing	+	+	+

Objectives	Assessment Criteria	Site (by reference number)		
		Preferred		Non Preferred
		RNE07	RNE13 / 53	RNE15
price they can afford				
	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 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
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	0	0
	Healthy lifestyles	--	--	--
7. To conserve and enhance		?	?	

Objectives	Assessment Criteria	Site (by reference number)		
		Preferred		Non Preferred
		RNE07	RNE13 / 53	RNE15
the townscape character, and the heritage and cultural assets of the Borough	Cultural heritage			?
	Archaeology	?	?	?
	Local listings	?	?	?
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)	?	0	0
	CPB	+	+	?
	International and national sites	+	+	+
	Woodland / TPOs	+	+	?
	Groundwater (SPZ)	?	+	+
	AQMAs	+	+	+
	Contamination	+	+	+
9. To make efficient use of energy and reduce, reuse or recycle waste	Sensitive receptors	0	0	0
	Waste facilities	+	+	+
10. To reduce climate change impacts, support mitigation and encourage adaptation	Flood Risk Zones	-	-	-
	Surface water flood risk	++	++	++
	Water infrastructure	++	++	++
	Water bodies	+	+	+

15.15.1 Cumulative and Synergistic Effects of the Dedham Heath Allocations

There will be no cumulative impacts associated with the site allocations on Dedham Heath in line with their allocation as a single development proposal and the small amount of proportionate growth that they will deliver.

The alternative site RNE15 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 represent a loss of Grade 2 agricultural land.

15.16 Eight Ash Green Allocations (Policy SS7)

Policy SS7 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:

PREFERRED OPTIONS 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	
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 90: Sites within Eight Ash Green

Objectives	Assessment Criteria	Site (by reference number)					
		RNW01	RNW02	RNW19	RNW46	RNW09 / 70	STN14
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
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	-	-	?	-	-	-
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	0	0	++	++	0	++
	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	++ (p) -- (s)	++ (p) -- (s)	++ (p) -- (s)	++ (p) -- (s)	++ (p) -- (s)	--
		+	+	+	+	?	+

Objectives	Assessment Criteria	Site (by reference number)					
		RNW01	RNW02	RNW19	RNW46	RNW09 / 70	STN14
	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
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
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

Objectives	Assessment Criteria	Site (by reference number)					
		RNW01	RNW02	RNW19	RNW46	RNW09 / 70	STN14
	Water bodies	+	+	+	+	+	+

15.16.1 Cumulative and Synergistic Effects of the Eight Ash Green Allocations

As specified in Policy SS7, 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 West Colchester Garden Community allocation in Part 1 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.

15.17 Fordham Allocations (Policy SS8)

Policy SS8 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 91: 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	+	+

15.17.1 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.

15.18 Great Horkesley Allocations (Policy SS9)

Policy SS9 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 HORKESELEY				
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 92: 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	++ -(s)	++ -(s)	++ -(s)	++ -(s)	++ -(s)	++ -(s)	++ -(s)	++ -(s)	++ -(s)	++ -(s)	++ -(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	--	+	--	-	-	-	+	+	--	--	-	

15.18.1 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.

15.19 Great Tey Allocations (Policy SS10)

Policy SS10 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	17	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.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 93: Sites within Great Tey

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non preferred
		RNW05	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
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

Objectives	Assessment Criteria	Site (by reference number)	
		Preferred	Non preferred
		RNW05	RNW63
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
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	-	--

15.19.1 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.

15.20 Langham Allocations (Policy SS11)

Policy SS11 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.
RNE08 & RNE11	Sites in School Road (Park Lane, Langham & School Road, Langham)	Housing	115	These two sites combined offer a sensible extension of the Langham settlement boundary and are 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.

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
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

ALTERNATIVE SITE OPTIONS IN LANGHAM				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
				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 in Part 1 SA)	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 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

ALTERNATIVE SITE OPTIONS IN LANGHAM				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
				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 94: Sites within Langham

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred		Non Preferred						
		RNE 01	RNE 08 / 11	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 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
	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	+	+	0	0	0
	Town / district centre?	0	0	0	0	?	0	0	0	0

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred		Non Preferred						
		RNE 01	RNE 08 / 11	RNE 04	RNE 09	RNE 22	RNE 23	RNE 25	RNE 27	RNE 44
centres										
	Rural economy	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	+	++	++	+	?	0	+	+	++
	Distance to Secondary school	--	--	--	--	?	0	--	--	--
	School capacity	++ (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
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	+	+	?/-	?/-	?	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number)								
		Preferred		Non Preferred						
		RNE 01	RNE 08 / 11	RNE 04	RNE 09	RNE 22	RNE 23	RNE 25	RNE 27	RNE 44
	sites									
	Woodland / TPOs	+	+	+	+	-	+	-	-	+
	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	-	-	-	-	-	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
	Water bodies	+	+	-	-	-	+	+	+	+

15.20.1 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 Policy SS11.

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. Policy SS11 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.

15.21 Layer de la Haye Allocations (Policy SS12)

Policy SS12 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	Housing	50	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.
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.

ALTERNATIVE SITE OPTIONS IN LAYER DE LA HAYE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
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 95: 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	-	-	-	-	-
	Density	N/A	N/A	N/A	N/A	N/A
	Mixed use	0	0	0	0	0
		?	?	?	?	?

Objectives	Assessment Criteria	Site (by reference number)				
		Preferred	Non Preferred			
		RSE13	RSE12	RSE33	RSE34	RSE35
	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 resources and the biodiversity of the Borough	Landscape / AONB	+	+	+	+	+
	Visual impact	?	?	?	?	?
	Settlement setting	0	0	0	0	0
		?	+	?	?	+

Objectives	Assessment Criteria	Site (by reference number)				
		Preferred	Non Preferred			
		RSE13	RSE12	RSE33	RSE34	RSE35
	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	+	+	+	+	+

15.21.1 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.

15.22 Marks Tey Allocations (Policy SS13)

Policy SS13 outlines that growth within the Marks Tey area will be guided by Part 1 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	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
	Tey			
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 96: Sites within Marks Tey

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	
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	

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	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
	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	+	-	+	-	+	-	+	+	-	--	+

15.22.1 Cumulative and Synergistic Effects of site options in Marks Tey

Policy SS13 states 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 West Colchester 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 Part 1) in this broad location.

15.23 Rowhedge Allocations (Policy SS14)

Policy SS14 contained the following preferred site allocations:

PREFERRED SITE ALLOCATIONS IN ROWHEDGE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for selection
RSE03 / RSE17 (part of)	Battlewicks Farm, Rowhedge / Land off Hillview Close, Rowhedge	Housing	60	The site adjoins the existing settlement boundary and adjoins residential development. It is also close to bus services, a primary school, GP facilities, play facilities and open space. The impacts on landscape (specifically that of the open countryside separating Rowhedge and Colchester) is mitigated through the development of a smaller section of the submitted sites RSE03 / RSE17.

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
RSE08	Rowhedge Business Park, Fingringhoe Road, Rowhedge	Housing	94	Part of the site is safeguarded for its current use as an existing business park. The exploration of the site (including the remaining land not part of the business park) for housing has been assessed in the SLAA as having landscape implications, specifically regarding the open countryside separating Rowhedge and Colchester.
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 could be achievable for development but viability could be a concern given

ALTERNATIVE SITE OPTIONS IN ROWHEDGE				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
				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 97: Sites within Rowhedge

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred	Non preferred		
		RSE 03 / 17	RSE 08	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 local businesses to thrive, creates new jobs and	Employment use?	0	0	+	0
	Town / district centre?	0	0	-	0

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred	Non preferred		
		RSE 03 / 17	RSE 08	RSE 20	RSE 42
improves the vitality of centres					
	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	?	?	?	?

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred	Non preferred		
		RSE 03 / 17	RSE 08	RSE 20	RSE 42
	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
	Water bodies	+	+	--	-

15.23.1 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. Despite this, the impacts are similar to those of site RNE08 across all assessment criteria, particularly in terms of landscape implications and those associated with visual impact.

15.24 Tiptree Allocations (Policy SS15)

Policy SS15 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	

The following table assesses all the above sites in the broad area for comparison purposes.

Table 98: 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
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
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
	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
	Mixed use	+	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
	Town / district centre?	+	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
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
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) – TIP:															
		01	02	03	04	08	09	10	12	15	16	17	21	27	33	34	38
	Open space	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	Improving skills	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
8. To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough	Landscape / AONB	?	?	+	?	?	?	?	?	?	?	?	+	?	?	+	?
	Visual Impact	+	?	?	?	+	+	?	?	?	?	?	?	?	+	?	?
	Settlement setting	+	-	+	?	?	+	?	?	?	?	?	+	+	?	+	-
	SSSIs	?	+	?	+	+	?	+	+	+	+	+	+	?	?	+	+
	CPB	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	International and national sites	?/-	+	?/-	+	+	?/-	+	+	+	+	+	+	?	?/-	+	+
	Woodland / TPOs	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+
	Groundwater (SPZ)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	AQMAs	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
9. To make efficient use of energy and	Contamination	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Sensitive receptors	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number) – TIP:															
		01	02	03	04	08	09	10	12	15	16	17	21	27	33	34	38
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	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Water bodies	-	+	--	+	+	-	+	+	+	+	+	+	-	+	+	+

15.24.1 Cumulative and Synergistic Effects of site options in Tiptree

Policy SS15 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.

15.25 West Bergholt Allocations (Policy SS16)

Policy SS16 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	Residential	900	

The following table assesses all the above sites in the broad area for comparison purposes.

Table 99: Sites within West Bergholt

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
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
	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 centres	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
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	--	--	--	--	--	--	--	--	--
	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	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	+	+	+	+	+	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number)								
		WGB 01	WBG 02	WBG 03	WBG 04	WBG 05	WBG 07	WBG 09	WBG 10	WBG 14
	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	+	--	+	+	-	+	+	-	-

15.25.1 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 (Braistwick 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.

15.26 Mersea Island Allocations (Policy SS17a)

Policy SS17a 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	120-150	This 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	230	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 has frontage onto Cross Lane and a Public Right of Way. Although the site is adjacent to the settlement boundary,

ALTERNATIVE SITE OPTIONS IN MERSEA ISLAND				
Site Reference (Name)	Address	Use	Potential Yield / Size	Reasons for rejection
				development can be considered an illogical extension in regards to current development being frontage only which may further set a precedent for backland development.

The following table assesses the preferred sites for allocation, alongside all reasonable alternative options in the broad area for comparison purposes.

Table 100: Sites within Mersea Island

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred		Non preferred	
		MER 02	MER 18	MER 20	MER 24
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	0
	PDL / Greenfield	--	--	--	--
	Accessibility	-	+	-	+
	Density	N/A	N/A	N/A	N/A
	Mixed use	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
	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	+	+	+	+

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred		Non preferred	
		MER 02	MER 18	MER 20	MER 24
	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	--	--	--	--
	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

Objectives	Assessment Criteria	Site (by reference number)			
		Preferred		Non preferred	
		MER 02	MER 18	MER 20	MER 24
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	+	+	+	+

15.26.1 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

15.27 Wivenhoe Allocations (Policy SS18)

Policy SS18 outlines that growth within the Wivenhoe area will be guided by Part 1 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 101: 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	--	-	+	+

15.27.1 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 Part 1 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.

