

BASIC CONDITIONS STATEMENT

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1 INTRODUCTION

- 1.1 This Basic Conditions Statement has been produced to explain how the proposed Myland & Braiswick Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how the basic conditions of Neighbourhood Planning and other considerations as prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.
- 1.2 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.3 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan;
 - the making of the Neighbourhood Plan contributes to the achievement of sustainable development;
 - the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
 - the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
- 1.4 The Myland & Braiswick Neighbourhood Plan is supported by a Consultation Statement and this Basic Conditions Statement.
- 1.5 Myland Community Council is a qualifying body and entitled to submit a Neighbourhood Plan for its own Parish, in conjunction with the Braiswick Residents Association. The Myland & Braiswick Neighbourhood Plan expresses policies that relate to the development and use of land only within the Neighbourhood Area.
- 1.6 The Neighbourhood Area is contiguous with the Parish boundary, with the addition of Braiswick, as shown in the map accompanying the Neighbourhood Area designation application.
- 1.7 The Myland & Braiswick Neighbourhood Plan covers the period from 2016 to 2032.
- 1.8 No provision for excluded development such as national infrastructure is contained within the Neighbourhood Plan.

- 1.9 The Myland & Braiswick Neighbourhood Plan does not relate to more than one Neighbourhood Area. It is solely related to the area of Myland and Braiswick as adopted by Colchester Borough Council (CBC) on 28th January 2013.
- 1.10 There are no other Neighbourhood Plans in place for the Myland and Braiswick Neighbourhood Area

2 CONFORMITY WITH NATIONAL PLANNING POLICY

- 2.1 It is required that the Myland & Braiswick Neighbourhood Plan (M&B NP) has appropriate regard to national planning policy. This is principally provided by the National Planning Policy Framework (NPPF).
- 2.2 The NPPF in sections 183-185 refers to Neighbourhood Plans and seeks that those plans have regard to the policies in the NPPF and to be in 'general conformity' with the strategic policies of the Local Plan. This phrasing is explained more clearly by the Localism Act which refers to the 'adopted Development Plan'.
- 2.3 This section demonstrates that the M&B NP has regard to relevant policies within the NPPF in relation to:
- Delivering a wide choice of high quality homes
 - Supporting a prosperous economy
 - Promoting sustainable transport
 - Supporting high quality communications infrastructure
 - Requiring good design
 - Promoting healthy communities
 - Conserving and enhancing the natural environment
- 2.4 The M&B NP has six principal objectives. We summarise them in **Appendix 1** and which NPPF goals each objective seeks to address.
- 2.5 **Appendix 2** then provides a summary of how each policy in the M&B NP aligns specifically to the NPPF (and CBC Local Plan).
- 2.6 This neighbourhood plan has been produced with due regard to national policies and advice.

3 CONTRIBUTION TOWARDS SUSTAINABLE DEVELOPMENT

- 3.1 The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and ‘should be seen as a golden thread running through both plan-making and decision-taking.’
- 3.2 Sustainable development embraces the three elements of economic, social and environmental sustainability. The M&B Neighbourhood Plan will be delivered within an existing framework of development that was established in the current CBC Local Plan and will extend through the lifetime of the next CBC Local Plan. This Neighbourhood Plan does not therefore itself make allocations, rather, it seeks to establish community quality of life as a core outcome of that development framework, quality of life being the deliverable that should emanate from the three strands of sustainable development.
- 3.3 Thus the Neighbourhood Plan has a clear role to play in sustainable development within north Colchester by the monitoring and management of community aspirations through its own ‘golden thread’ of community quality of life’.
- 3.4 The social goals are to maintain a thriving community within Myland & Braiswick, recognising that the community and its needs will change over time. This it seeks to achieve by providing an appropriate mix of new homes to meet the demands and needs of the local and wider community in harmony with facilities to meet the social needs of residents.
- 3.5 The economic goals are to retain the existing employment base and to provide opportunities for the new growth within Myland & Braiswick. This it seeks to achieve by creating the flexibility for new businesses to start up and by ensuring that communications infrastructure, in the form of broadband, is in place.
- 3.6 The environmental goals are to protect the natural environment and ensure that development recognises this in its design, landscaping and access to the adjacent green spaces. This it seeks to achieve through the provision of guidance on the requirements of any planning application in respect of the proposed site allocation. It also provides guidance on the appropriateness of development adjacent to the edge of village settlement boundaries and as such the importance of retaining the green gap between Myland & Braiswick and urban Colchester.
- 3.7 CBC considered that a Strategic Environmental Assessment (SEA) was not required because the M&B NP is not likely to have a significant impact upon the environment. A copy of the CBC determination is at **Appendix 4**.

- 3.8 Although Colchester Borough Council advised that a formal Sustainability Appraisal was not required for the Myland & Braiswick Neighbourhood Plan it was nevertheless considered desirable to demonstrate that sustainability has been central to the Neighbourhood Plan vision. The M&B Neighbourhood Plan Objectives were therefore measured against the CBC Sustainability Appraisal Objectives. A table evidencing this can be found at **Appendix 3**.

4. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE COLCHESTER BOROUGH COUNCIL LOCAL PLAN

- 4.1 The CBC Local Plan has a number of strategic policies. Those strategic policies that are relevant to the subjects covered by the M&B Neighbourhood Plan are shown at **Appendix 2**. Appendix 2 also evidences how the Neighbourhood Plan policies under each of the subjects covered in the Plan are in general conformity with the CBC Local Plan strategic policies.
- 4.2 As an additional measurement of the appropriateness of the Neighbourhood Plan policies Appendix 2 evidences how the policies are also in general conformity with NPPF policies.

5 DOES NOT BREACH, AND IS COMPATIBLE WITH, EU OBLIGATIONS AND HUMAN RIGHTS REQUIREMENTS

- 5.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.2 See paragraph 3.7 above, a Strategic Environmental Assessment (SEA) is considered by CBC as unnecessary in this case.
- 5.3 The Neighbourhood Area is not in close enough proximity to any European designated nature sites to warrant an Appropriate Assessment under the EU Habitats Regulations and this has not been required by Colchester Borough Council.

6 CONCLUSION

- 6.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Myland & Braiswick Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Myland & Braiswick Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

Appendix 1: Assessment of M&B NP objectives or policies against relevant NPPF goals

M&B NP Objective or Policy	Relevant NPPF Goal
Local employment opportunities will be created to support housing growth, minimise related travel burdens and boost the local economy.	1. Building a strong, competitive economy
Developments will be supported by road and transport strategies that provide effective and environmentally friendly travel solutions.	4. Promoting sustainable transport
High-speed broadband will be encouraged as a standard infrastructure feature in all new business and housing developments. (A policy within the employment objective)	5. Supporting high quality communications infrastructure
Housing growth will provide a mix of high quality, well designed dwellings that meet the different needs across the community.	6. Delivering a wide choice of high quality homes 7. Requiring good design
<p>Social amenity will be provided by developments that bring facilities and services to support social cohesion, health and well-being and sense of place.</p> <p>Housing growth will be matched by health and well-being opportunities through sport and leisure provision.</p>	8. Promoting healthy communities
Sensitive development design will help meet the challenge of climate change and protect and enhance the natural and historic environment .	10. Meeting the challenge of climate change, flooding and coastal change 11. Conserving and enhancing the natural environment 12. Conserving and enhancing the historic environment

Appendix 2: Summary evidencing the alignment of the M&B NP policies with the CBC Local Plan and NPPF policies

M&B NP Policy	CBC LP Policy	NPPF Policy
<p>HOU1 – Housing in Myland and Braiswick will have a variety of choices, design and living styles that meet the needs of residents, including the elderly, and respect the scale and character of the existing street scenes and environment. Developers should achieve the highest quality of design commensurate with current national and local design guidance.</p>	<p>H3 – 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...”</p>	<p>50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> • plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); • identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and • where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

		<p>52. The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development.</p> <p>58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none">• will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;• establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;• optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local
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<p>HOU2 – New housing will need to respect the setting of any nearby designated local heritage assets, including, but not restricted to:</p> <ul style="list-style-type: none"> • Grade II listed Administration Block, Severalls Hospital • Grade II listed Braiswick Farm House • Grade II listed Park and Gardens, Severalls Hospital • War Memorials • Myland Primary School • Churches 		<p>facilities and transport networks;</p> <ul style="list-style-type: none"> • respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; • create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and • are visually attractive as a result of good architecture and appropriate landscaping. <p>61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.</p>
<p>EDU1 – CBC as the Local Planning Authority will give due regard and support to infrastructure requirements for, as a minimum, early years, primary and secondary education needs for Myland and Braiswick. Such needs, including provision of safe and accessible walking/cycling routes will be identified and confirmed at the time of development application.</p>	<p>Core Strategy Policy SD2 – Delivering Facilities and Infrastructure embraces education provision.</p>	<p>72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:</p> <ul style="list-style-type: none"> • give great weight to the need to create, expand

		<p>or alter schools; and</p> <ul style="list-style-type: none"> • work with schools promoters to identify and resolve key planning issues before applications are submitted.
<p>EMP1 – The North Colchester Strategic Employment Zone effectively delivers the local employment opportunities to support housing growth in the area commensurate with CBC Strategic Policy SD1 – Sustainable Development Locations.</p> <p>EMP2 – The provision of a broad range of business unit sizes will be encouraged to facilitate new start-ups and help growing businesses to remain in North Colchester.</p>	<p>CE1 – Centres and Employment Classification and Hierarchy – “The Borough Council will encourage economic development... through the allocation of land necessary to support employment growth at sustainable locations.”</p> <p>CE2c – Local Centres – “Neighbourhood Centres will be protected and enhanced to provide small scale shops, services and community facilities for local residents...”</p> <p>CE3 – Employment Zones – “Employment Zones will accommodate business developments that are not suited to Mixed Use Centres, including industry and warehousing... The Council will seek to deliver approximately 45,100sqm (gross) of industry and warehousing floor space, primarily within the North Colchester and Stanway Strategic Employment Zones...The Council will encourage the provision of incubator units and grown-on space to support the development of small and medium enterprises.”</p>	<p>18. The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.</p> <p>19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.</p> <p>20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.</p>

<p>EMP3 – High-speed broadband will be encouraged as a standard infrastructure feature in all new business and housing developments to promote both formal and home working environments.</p>		<p>42. Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.</p> <p>43. In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.</p>
<p>ENV1 – Development design will maximise opportunities for the creation, restoration, enhancement, expansion and connectivity of Green Infrastructure within and between development sites. All major developments should seek to include elements of Green Infrastructure and Ecological Networks, such as but not limited to Sustainable Urban Drainage Systems (SuDS), allotments, street</p>	<p>ENV1: - “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 through the protection and enhancement of sites of international, national, regional and local importance.”</p>	<p>74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> • an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and

<p>trees, green roofs, recreational areas, areas of new and existing natural habitat, green corridors through the sites and waterbodies. Specific attention should be given to:</p> <ul style="list-style-type: none"> • The protection of mature trees, shrubs and historical hedgerows and important features that define the local landscape character. • Specified areas of green space within the Chesterwell development will be delivered and will be provisioned as wildlife areas with effective connecting green corridors, such as native species woodland in sound attenuation areas, flower meadows and balancing lakes suitable to support aquatic related wildlife. This will be in accordance with the Colchester North Green Infrastructure Strategy and the Ecological Design Scheme. • The Severalls Phase 2 development will retain existing parkland features to a significant degree as shown in the masterplan. 		<p>quality in a suitable location; or</p> <ul style="list-style-type: none"> • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <p>76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.</p> <p>77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> • where the green space is in reasonably close proximity to the community it serves; • where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or
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<ul style="list-style-type: none"> • If Colchester Rugby Club is relocated a significant proportion of the current sports fields, as a minimum 4.5 hectares, will be retained as local green space in accordance with proposals agreed with CBC as part of the Northern Gateway stakeholder consultation (see Appendix C). MCC will seek to secure this key portion of the existing Mill Road sports fields as designated Local Green Space, in line with NPPF paragraphs 76 – 77, or as a village green. • MCC and BRA will urge relevant bodies to set aside unused green space adjacent to the Braiswick School for local green space in accordance with NPPF paragraphs 76 -77. <p>ENV2 – In partnership with CBC and other relevant parties, MCC will explore the opportunity for the Fords Lane sports field and its extension, agreed as part of the Chesterwell development, to be reconfigured to provide recreational space adjacent to the proposed community centre.</p>		<p>richness of its wildlife; and</p> <ul style="list-style-type: none"> • where the green area concerned is local in character and is not an extensive tract of land. <p>94. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.</p> <p>99. Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p> <p>100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood</p>
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<p>ENV3 – Drainage for new developments should be based on the principles of sustainable drainage as outlined in the Essex County Council SuDS Guide. Wherever possible this should be designed using the ‘above ground’ drainage features to help ensure robust treatment to improve the quality of water entering into local water bodies. The system should also promote wildlife habitats and green and blue corridors running through new development.</p>		<p>risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change,</p> <p>103. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:</p> <ul style="list-style-type: none"> • within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems. <p>109. The planning system should contribute to and</p>
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<p>ENV4 – Sites and buildings that promote community ‘sense of place’ and constitute assets of heritage value should be protected from and/or enhanced by new development.</p>		<p>enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • protecting and enhancing valued landscapes, geological conservation interests and soils; • recognising the wider benefits of ecosystem services; • minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; • preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; • remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. <p>114. Local planning authorities should:</p> <ul style="list-style-type: none"> • set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; <p>126. Local planning authorities should set out in their Local Plan a positive strategy for the</p>
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<p>ENV5 – Highwoods Country Park is a valuable and important asset. Planning applications must ensure the protection and enhancement of Highwoods Country Park.</p>		<p>conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.</p> <p>132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.</p>
<p>SAM1 – MCC and BRA will actively seek to encourage developers to provide and CBC to support the provision of community facilities and services on the Chesterwell, Severalls Phase 2 and Northern Gateway developments such as but not restricted to:</p> <ul style="list-style-type: none"> • Community Centres • Post Office and/or bank • Local market • Coffee shop(s) • Activity venues 	<p>SD2 – “The Borough Council will work with partners to ensure that facilities and infrastructure are provided to support sustainable communities in Colchester. New facilities and infrastructure must be located and designed so that they are accessible and compatible with the character and needs of the local community. New developments will be required to provide the necessary community facilities...”</p>	<p>69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to</p>

<ul style="list-style-type: none"> • Library facilities • GP Surgery(s) <p>SAM2 – MCC and BRA will encourage the ultimate developer of Severalls Phase 2 to explore the retention of suitable existing buildings that would serve the purpose of amenity venue provision.</p>	<p>SD3 – “The Borough Council will work with partners to deliver key community facilities to support the Sustainable Community Strategy...The Council will also provide facilities for the local communities, based upon an analysis of need, with particular regard to disadvantaged groups.”</p>	<p>achieve places which promote:</p> <ul style="list-style-type: none"> • opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity; • safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and • safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas. <p>70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> • plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; • guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet
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		<p>its day-to-day needs;</p> <ul style="list-style-type: none"> • ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and • ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
<p>SPL1 – In harmony with active lifestyles afforded by greenspace provision MCC and BRA will encourage developers and CBC to enable the provision of sport and leisure facilities, as far as possible on the Chesterwell, Severalls Phase 2 and Northern Gateway developments.</p> <p>SPL2 - As amenities that facilitate both sustainable transport and bringing benefit to health and well-being, Myland and Braiswick footpaths and public rights of way will be maintained and protected (if necessary by authorised diversion) and new rights of way, including bridleways, encouraged commensurate with the Essex Public Rights of Way Improvement Plan. This will include Public Rights of Way suitable for vulnerable users.</p> <p>SPL3 – CBC and developers will liaise with MCC and BRA, local sports clubs and</p>	<p>“PR1 Open Space – The Borough Council aims to provide a network of open spaces, sports facilities and recreational opportunities that meet local community needs and facilitate active lifestyles by providing leisure spaces within walking distance of people’s homes, school and work”</p>	<p>73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.</p> <p>75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>

<p>societies as key stakeholders in determining sport provision in north Colchester in harmony with the most up to date CBC Sports Strategy and Action Plan available.</p>		
<p>RAT1 – Ongoing development in north Colchester will provide an effective and integrated transport solution by considering the following:</p> <ul style="list-style-type: none"> • Maximising opportunities to walk and cycle. • Maximising the use of the Park and Ride service. • Promoting the Essex Car Share Scheme. • Ensuring developments are provided with secure, sheltered bicycle storage. • Ensuring multi-use routes are provided between popular destinations, such as community facilities. • New developments will take into account the recommendations of Sustrans and Town and Country Planning Association, as well as other recognised design documents, thus 	<p>TA1 – “Accessibility and Changing Travel Behaviour: The Council will work with partners to improve accessibility and change travel behaviour as part of a comprehensive transport strategy for Colchester...”</p> <p>TA2 – “Walking and Cycling: The Council will work with partners to promote walking and cycling as an integral and highly sustainable means of transport...”</p> <p>TA3 – “Public Transport: The Council will work with partners to further improve public transport and increase modal shift towards sustainable modes...”</p> <p>TA4 – “Roads and Traffic: The Borough Council will work with partners to accommodate necessary car travel making the best use of networks and manage demand for road traffic...”</p> <p>TA5 – “Parking: The Council will work with partners to ensure that car parking is</p>	<p>29. Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.</p> <p>30. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.</p> <p>32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.</p> <p>35. Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed</p>

<p>enabling the integration of North Colchester through walking and cycling and multi-use routes between and within neighbourhoods.</p> <ul style="list-style-type: none"> • Ensuring public transport (bus) routes are to popular destinations and where appropriate integrate effectively with other providers, such as, railway services. • Ensuring public transport (bus) services are frequent, reliable and clean. • Bus stops to be provided with shelters and 'real-time' service information. <p>RAT2 – Ongoing development of north Colchester will ensure all dwellings have sufficient off-street parking spaces commensurate with property size and adopted policies.</p>	<p>managed to support the economy and sustainable communities...”</p>	<p>where practical to</p> <ul style="list-style-type: none"> • accommodate the efficient delivery of goods and supplies; • give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; • create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones; • incorporate facilities for charging plug-in and other ultra-low emission vehicles; and • consider the needs of people with disabilities by all modes of transport. <p>36. A key tool to facilitate this will be a Travel Plan. All developments which generate significant amounts of movement should be required to provide a Travel Plan.</p> <p>39. If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> • the accessibility of the development; • the type, mix and use of development; • the availability of and opportunities for public transport; • local car ownership levels; and • an overall need to reduce the use of high-emission vehicles.
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<p>RAT3 – MCC and BRA will pursue with partners the provision of a multi-use bridge across the A12 to re-establish connection from footpath 39 to The Essex Way and other footpath networks.</p>		<p>41. Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.</p>
<p>DPR1 – Developments will aim to attain the highest quality and design standards and where appropriate encourage the use of relevant national standards by developers in order to achieve the highest possible levels of overall sustainability in the design and layout of new developments.</p>		<p>56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p> <p>57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p>

Appendix 3: M&B Neighbourhood Plan Objectives measured against CBC Sustainability Appraisal Objectives

CBC SUSTAINABILITY OBJECTIVES	M&B NEIGHBOURHOOD PLAN POLICIES & PROJECTS
<p>1 - To ensure that everyone has the opportunity to live in a decent, safe home which meets their needs at a price they can afford.</p>	<p>HOU1 – Housing in Myland and Braiswick will have a variety of choices, design and living styles that meet the needs of residents, including the elderly, and respect the scale and character of the existing street scenes and environment. Developers should achieve the highest quality of design commensurate with current national and local design guidance.</p>
<p>2 - To ensure that development is located sustainably and makes efficient use of land.</p>	<p>DPR1 – Developments will aim to attain the highest quality and design standards and where appropriate encourage the use of relevant national standards by developers in order to achieve the highest possible levels of overall sustainability in the design and layout of new developments.</p>
<p>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.</p>	<p>EMP1 – The North Colchester Strategic Employment Zone effectively delivers the local employment opportunities to support housing growth in the area commensurate with CBC Strategic Policy SD1 – Sustainable Development Locations.</p> <p>EMP2 – The provision of a broad range of business unit sizes will be encouraged to facilitate new start-ups and help growing businesses to remain in North Colchester.</p> <p>EMP3 – High-speed broadband will be encouraged as a standard infrastructure feature in all new business and housing developments.</p>

4 - To achieve more sustainable travel behaviour, reduce the need to travel and reduce congestion.

RAT1 – Ongoing development in north Colchester will provide an effective and integrated transport solution by considering the following:

- Maximising opportunities to walk and cycle.
- Maximising the use of the Park and Ride service.
- Promoting the Essex Car Share Scheme.
- Ensuring developments are provided with secure, sheltered bicycle storage.
- Ensuring multi-use routes are provided between popular destinations, such as community facilities.
- New developments will take into account the recommendations of Sustrans and Town and Country Planning Association, as well as other recognised design documents, thus enabling the integration of North Colchester through walking and cycling and multi-use routes between and within neighbourhoods.
- Ensuring public transport (bus) routes are to popular destinations and where appropriate integrate effectively with other providers, such as, railway services.
- Ensuring public transport (bus) services are frequent, reliable and clean.
- Bus stops to be provided with shelters and ‘real-time’ service information.

RAT2 – Ongoing development of north Colchester will ensure all dwellings have sufficient off-street parking spaces commensurate with property size and adopted policies.

RAT3 – MCC and BRA will pursue with partners the provision of a multi-use bridge across the A12 to re-establish connection from footpath 39 to The Essex Way and other footpath networks.

<p>5 - To build stronger, more resilient sustainable communities with better education and social outcomes.</p>	<p>EDU1 – CBC as the Local Planning Authority will give due regard and support to infrastructure requirements for, as a minimum, early years, primary and secondary education needs for Myland and Braiswick. Such needs, including provision of safe and accessible walking/cycling routes will be identified and confirmed at the time of development application.</p> <p>SAM1 – MCC and BRA will actively seek to encourage developers to provide and CBC to support the provision of community facilities and services on the Chesterwell, Severalls Phase 2 and Northern Gateway developments such as but not restricted to:</p> <ul style="list-style-type: none"> • Community Centres • Post Office and/or bank • Local market • Coffee shop(s) • Activity venues • Library facilities • GP Surgery(s) <p>SAM2 – MCC and BRA will encourage the ultimate developer of Severalls Phase 2 to explore the retention of suitable existing buildings that would serve the purpose of amenity venue provision.</p> <p>SPL1 – In harmony with active lifestyles afforded by greenspace provision MCC and BRA will encourage developers and CBC to enable the provision of sport and leisure facilities, as far as possible on the Chesterwell, Severalls Phase 2 and Northern Gateway developments.</p>
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	<p>SPL2 - As amenities that facilitate both sustainable transport and bringing benefit to health and well-being, Myland and Braiswick footpaths and public rights of way will be maintained and protected (if necessary by authorised diversion) and new rights of way, including bridleways, encouraged commensurate with the Essex Public Rights of Way Improvement Plan. This will include Public Rights of Way suitable for vulnerable users.</p> <p>SPL3 – CBC and developers will liaise with MCC and BRA, local sports clubs and societies as key stakeholders in determining sport provision in north Colchester in harmony with the most up to date CBC Sports Strategy and Action Plan available.</p>
<p>6 - To improve and reduce inequalities in health and tackle crime issues by keeping our communities safe and promoting community cohesion.</p>	<p>EDU1 – CBC as the Local Planning Authority will give due regard and support to infrastructure requirements for, as a minimum, early years, primary and secondary education needs for Myland and Braiswick. Such needs, including provision of safe and accessible walking/cycling routes will be identified and confirmed at the time of development application.</p> <p>SAM1 – MCC and BRA will actively seek to encourage developers to provide and CBC to support the provision of community facilities and services on the Chesterwell, Severalls Phase 2 and Northern Gateway developments such as but not restricted to:</p> <ul style="list-style-type: none"> • Community Centres • Post Office and/or bank • Local market • Coffee shop(s) • Activity venues • Library facilities • GP Surgery(s)

	<p>SAM2 – MCC and BRA will encourage the ultimate developer of Severalls Phase 2 to explore the retention of suitable existing buildings that would serve the purpose of amenity venue provision.</p> <p>SPL1 – In harmony with active lifestyles afforded by greenspace provision MCC and BRA will encourage developers and CBC to enable the provision of sport and leisure facilities, as far as possible on the Chesterwell, Severalls Phase 2 and Northern Gateway developments.</p> <p>SPL2 - As amenities that facilitate both sustainable transport and bringing benefit to health and well-being, Myland and Braiswick footpaths and public rights of way will be maintained and protected (if necessary by authorised diversion) and new rights of way, including bridleways, encouraged commensurate with the Essex Public Rights of Way Improvement Plan. This will include Public Rights of Way suitable for vulnerable users.</p> <p>SPL3 – CBC and developers will liaise with MCC and BRA, local sports clubs and societies as key stakeholders in determining sport provision in north Colchester in harmony with the most up to date CBC Sports Strategy and Action Plan available.</p>
<p>7 - To conserve and enhance the townscape character, and the historic and cultural assets of the Borough.</p>	<p>HOU2 – New housing will need to respect the setting of any nearby designated local heritage assets, including, but not restricted to:</p> <ul style="list-style-type: none"> • Grade II listed Administration Block, Severalls Hospital • Grade II listed Braiswick Farm House • Grade II listed Park and Gardens, Severalls Hospital • War Memorials

	<ul style="list-style-type: none"> • Myland Primary School • Churches
<p>8 - To value, conserve and enhance the natural environment, natural resources and the biodiversity of the Borough.</p>	<p>ENV1 – Development design will maximise opportunities for the creation, restoration, enhancement, expansion and connectivity of Green Infrastructure within and between development sites. All major developments should seek to include elements of Green Infrastructure and Ecological Networks, such as but not limited to Sustainable Urban Drainage Systems (SuDS), allotments, street trees, green roofs, recreational areas, areas of new and existing natural habitat, green corridors through the sites and waterbodies. Specific attention should be given to:</p> <ul style="list-style-type: none"> • The protection of mature trees, shrubs and historical hedgerows and important features that define the local landscape character. • Specified areas of green space within the Chesterwell development will be delivered and will be provisioned as wildlife areas with effective connecting green corridors, such as native species woodland in sound attenuation areas, flower meadows and balancing lakes suitable to support aquatic related wildlife. This will be in accordance with the Colchester North Green Infrastructure Strategy and the Ecological Design Scheme. • The Severalls Phase 2 development will retain existing parkland features to a significant degree as shown in the masterplan. • If Colchester Rugby Club is relocated a significant proportion of the current sports fields, at least 4.5 hectares, will be retained as local green space in accordance with proposals agreed with CBC as part of

	<p>the Northern Gateway stakeholder consultation (see Appendix C). MCC will seek to secure this key portion of the existing Mill Road sports fields as designated Local Green Space, in line with NPPF paragraphs 76 – 77, or as a village green.</p> <ul style="list-style-type: none"> • MCC and BRA will urge relevant bodies to set aside unused green space adjacent to the Braiswick School for local green space in accordance with NPPF paragraphs 76 -77. <p>ENV2 – In partnership with CBC and other relevant parties, MCC will explore the opportunity for the Fords Lane sports field and its extension, agreed as part of the Chesterwell development, to be reconfigured to provide recreational space adjacent to the proposed community centre.</p> <p>ENV3 – Drainage for new developments should be based on the principles of sustainable drainage as outlined in the Essex County Council SuDS Guide. Wherever possible this should be designed using the ‘above ground’ drainage features to help ensure robust treatment to improve the quality of water entering into local water bodies. The system should also promote wildlife habitats and green and blue corridors running through new development.</p> <p>ENV4 – Sites and buildings that promote community ‘sense of place’ and constitute assets of heritage value should be protected from and/or enhanced by new development.</p> <p>ENV5 – Highwoods Country Park is a valuable and important asset. Planning applications must ensure the protection and enhancement of Highwoods Country Park.</p>
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<p>9 - To make efficient use of energy and reduce, reuse or recycle waste.</p>	<p>DPR1 – Developments will aim to attain the highest quality and design standards and where appropriate encourage the use of relevant national standards by developers in order to achieve the highest possible levels of overall sustainability in the design and layout of new developments.</p>
<p>10 - To reduce climate change impacts, support mitigation and encourage adaption.</p>	<p>DPR1 – Developments will aim to attain the highest quality and design standards and where appropriate encourage the use of relevant national standards by developers in order to achieve the highest possible levels of overall sustainability in the design and layout of new developments.</p> <p>ENV3 – Drainage for new developments should be based on the principles of sustainable drainage as outlined in the Essex County Council SuDS Guide. Wherever possible this should be designed using the ‘above ground’ drainage features to help ensure robust treatment to improve the quality of water entering into local water bodies. The system should also promote wildlife habitats and green and blue corridors running through new development.</p>