

# **Focused Review of Local Plan**

## **Sustainability Appraisal: Scoping Report**

**Spatial Policy Team**

**Colchester Borough Council**

**(March 2013)**

| <b>Contents</b>   | <b>Page</b> |
|---|-------------|
| Section 1. Introduction   | 3           |
| Section 2. Integrating SA/SEA & the Focused Review of<br>Core Strategy and Development Policies                 | 5           |
| Section 3. Review of plans, policies and strategies<br>including baseline evidence and sustainability<br>issues | 10          |
| General characteristics   | 16          |
| Economic characteristics  | 17          |
| Social aspects characteristics  | 18          |
| Environmental characteristics   | 19          |
| Key sustainability issues   | 21-23       |
| Areas experiencing change during the plan<br>period   | 23          |
| Likely evolution without the plan   | 24          |
| Difficulties encountered during the<br>development of the SA  | 26          |
| Section 4. Developing the SA Framework  | 27          |
| Section 5. Subsequent stages of SA  | 32          |
| Consultation on SA Framework  | 33          |
| Section 6. Habitat Regulations Assessment Screening   | 34          |
| Appendix A. Glossary  | 37          |
| Appendix B. Evidence Base data  | 55          |
| Appendix C. Local Development Scheme (2013-2016)  | 63          |
| Appendix D. Consultation Organisations  | 64          |

## Section 1.

### Introduction

#### **Objectives and structure of the scoping report**

This scoping report sets out the purpose of the Sustainability Appraisal (SA) for the focused review of the Local Plan. This report and accompanying consultation represents the first major stage of the SA process. Full SAs were completed by the spatial policy team to support the development of CBC's Local Development Framework (LDF) which included the Core Strategy DPD (Development Plan Document), Development Policies DPD, Site Specific Allocations DPD and other Supplementary Planning Documents (SPDs) prepared by the authority. The report is being prepared to accompany the focused review of the Local Plan to enable a judgement to be made about the sustainability of policy proposals.

The report takes account of the aims and requirements of the Sustainability Appraisal (by virtue of the Planning and Compulsory Purchase Act 2004) and the Strategic Environmental Assessment (SEA) (as a consequence of European Directive 2001/42/EC). It also includes a framework of sustainability objectives that will be used to assess the potential impacts of policy options in the focused review.

The report provides a focus for consultation with relevant stakeholders identified by CBC in their Statement of Community Involvement (SCI). Feedback received during the issues and options consultation stage will be used to:

- a) refine and develop preferred and final policy options in the focused review of the Local Plan;
- b) outline the sustainability framework for the appraisal process against which the above policies options will be assessed.

The focused review, when finalised, will ensure that the Local Plan is up-to-date and appropriate and that there are no policy gaps or inconsistencies between the Local Plan and the National Planning Policy Framework (NPPF).

The report is structured into the following sections:

**Section 2** provides an overview of the SA/SEA process and how it integrates with the focused review being prepared.

**Section 3** includes a review of the relevant plans, policies and strategies, as well as a collection of baseline evidence and indicators which will be used to inform the focused review. This section also identifies the key characteristics of the borough including the key sustainable development issues.

**Section 4** sets out the proposed SA/SEA framework for the focused review including information about the development of the sustainable development objectives. It also outlines the broad policy direction being proposed.

**Section 5** provides an explanation of subsequent stages and tasks of the SA/SEA process and how this will be integrated with the focused review.

**Section 6** includes a Habitat Regulations Assessment Screening.

We welcome your comments on this scoping report for the focused review of the Local Plan. Comments should be sent to:

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PO Box 885  
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Alternatively email your comments to [planning.policy@colchester.gov.uk](mailto:planning.policy@colchester.gov.uk) .  
The closing date of the consultation is 5pm on Monday 29 April 2013.

## Section 2.

### Integrating SA/SEA with the focused review of CBC's Core Strategy and Development Policies

The purpose of an SA is to fully integrate environmental, social and economic considerations into the preparation of local planning policies to support and promote sustainable development. It should be viewed as an integral part of good plan making; as a mechanism to identify and report on significant effects of a plan; and the extent to which sustainable development is likely to be achieved.

The term 'sustainable development' has been widely used since its inception by the World Commission on Environment and Development in 1987 and refers to 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (Brundtland Report, 1987).

While the NPPF is strongly focused on promoting growth, key focus is also to ensure that growth is delivered sustainably.

The need to complete an SA to support Local Development Documents (LDDs) was introduced through the Planning and Compulsory Purchase Act in 2004. SAs for Local Plans are still a requirement under the NPPF as is the need for them to undergo an SEA in accordance with European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes.

Paragraph 165 of the NPPF states 'A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.'

Although the SA and the SEA are distinct processes, there is a large amount of overlap between the two processes.

The objective of an SEA as defined in the Government's guidance 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*'.

Whilst the SA examines all sustainability related effects including social and economic impacts, the SEA is focused primarily on environmental impacts.

The overlap between the two processes allows them to be combined into one process and for the purposes of this Scoping Report the combined process will be referred to simply as the Sustainability Appraisal or SA.

### **Work undertaken for scoping stage of the SA**

This scoping report has been prepared internally by the spatial policy team at CBC. The production of the scoping report represents the first stage of the SA process and includes the following five distinct tasks:

- 1a. Identification and review of plans, programmes, strategies and studies that will influence the appraisal and development of the emerging Local Development Document (LDD).
- 1b. Collecting relevant social, economic and environmental baseline data.
- 1c. Identification of the key sustainability issues that the SA for the focused review of the Local Plan needs to consider.
- 1d. Development of SA objectives and assessment framework.
- 1e. Consultation in accordance with Regulation 19 of the Town & Country Planning Regulations 2012.

The purpose of the SA scoping report for the focused review of the Local Plan is to:

- review plans and programmes that will influence the development of policies to be included in the focused review;
- identify baseline data about the borough of Colchester;
- identify the broad direction of policies for inclusion in the focused review; and
- set a framework for the SA appraisal.

### **Colchester's Local Plan**

Colchester currently has a fully adopted Core Strategy, Site Allocations document, Development Policies document and an up to date Proposals Map. Together these make up the Local Plan. These documents were adopted in 2008 and 2010 respectively. Since the adoption of the Local Plan there have been a number of key changes in planning at the national level which requires CBC to carry out a focused review. These are:

- the introduction of the NPPF in March 2012;
- the revocation of the East of England Regional Spatial Strategy on 3<sup>rd</sup> January 2013;
- changes to the planning obligations system including the introduction of the Community Infrastructure Levy (CIL); and
- the introduction of a new system of community planning through the Localism Act 2011 and neighbourhood planning by the NPPF.

The Local Plan needs to demonstrate conformity with the NPPF and an assessment of CBC's existing policies has identified gaps between the two sets of policies and instances where national planning guidance and CBC's local planning policies are not in complete conformity.

At this stage the review will only focus on policies in the Core Strategy and Development Policies. No changes are being proposed to the Spatial Strategy, existing housing or employment targets or Site Allocations. New site

allocations will not be made until the comprehensive review of the Local Plan is undertaken to extend the life of the plan to 2031 and beyond.

*Table 1: Which policies will remain unchanged and which policies are being proposed for review (highlighted in bold).*

| <b>Core Strategy policy</b>   | <b>Action required</b>  |
|---|---|
| <b>SD1 Sustainable Development Locations</b>  | <b>Addition of model policy noting the presumption in favour of sustainable development contained in the NPPF.</b>  |
| <b>SD2 Delivering Community &amp; Infrastructure</b>                                  | <b>Modification of policies guiding obligations for development to contribute to both onsite and strategic infrastructure improvements.</b>   |
| <b>SD3 Community Facilities</b>   | <b>Required to reflect changes to the system of planning obligations and the introduction of the CIL.</b>   |
| CE1 Centres of Employment Classification/CE2 Mixed Use Centres & CE3 Employment Zones | No change proposed  |
| H1 Housing Delivery   | No change proposed  |
| <b>H2 Housing Density</b>   | <b>Modification of housing density policy is needed to reflect changes in national and local planning policies</b>  |
| H3 Housing Diversity  | No change proposed  |
| <b>H4 Affordable Housing</b>  | <b>Modification of the affordable housing policy to reflect the introduction of the CIL and its consequential impacts on viability as well as to ensure the target can be justified by the local evidence base.</b><br><b>Also modification of policy needed to allow for a limited degree of market housing on rural exception sites to enable the delivery of affordable housing.</b> |
| H5 Gypsies, Traveller and Travelling Showpeople                                       | No change proposed.   |
| UR1 Regeneration Areas  | No change proposed.   |
| UR2 Built Design and Character  | No change proposed.   |
| PR1 Open Space  | No change proposed.   |
| PR2 People Friendly Streets   | No change proposed.   |
| TA1 Accessibility and Changing Travel Behaviour                                       | No change proposed.   |
| TA2 Walking and Cycling   | No change proposed  |
| TA3 Public Transport  | No change proposed  |
| TA4 Roads and Traffic   | No change proposed  |
| TA5 Parking   | No change proposed  |
| ENV1 Environment  | No change proposed.   |

## ENV2 Rural Communities

Introduction of references where appropriate to the new system of Neighbourhood Plans. Also modification of policy needed to allow for a limited degree of market housing on rural exception sites to enable the delivery of affordable housing.

ER1 Energy Resources, WASTE, Water and Recycling

No change proposed.

| Development Policies   | Action required  |
|--|--|
| DP1 Design and Amenity   | No change proposed.  |
| DP2 Health Assessments   | No change proposed.  |
| <b>DP3 Planning Obligations and the Community Infrastructure Levy</b>                            | <b>Modification of policies guiding obligations for development to contribute to both onsite and strategic infrastructure improvements. Required to reflect changes to the system of planning obligations and introduction of CIL.</b> |
| DP4 Community Facilities   | No change proposed.  |
| <b>DP5 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses</b> | <b>Modification of policy required to reflect changes introduced by the NPPF preventing the protection of employment land not likely to come forward for employment uses.</b>  |
| DP6 Colchester Town Centre Uses  | No change proposed.  |
| DP7 Local Centres and Individual Shops   | No change proposed.  |
| DP8 Agricultural Development and Diversification   | No change proposed.  |
| <b>DP9 Employment Uses in the Countryside</b>  | <b>Modification of policies to reflect the increased emphasis in the NPPF of the benefits of supporting rural enterprise.</b>  |
| DP10 Tourism, Leisure and Culture  | No change proposed.  |
| DP11 Flat Conversions  | No change proposed.  |
| DP12 Dwelling Standards  | No change proposed.  |
| <b>DP13 Dwelling Alterations, Extensions and Replacement Dwellings</b>                           | <b>Modification of policy on criteria for conversions to dwellings outside settlement boundaries to ensure policy covers this point.</b>   |
| DP14 Historic Assets   | No change proposed.  |
| DP15 Retention of Open Space and Indoor Sports Facilities  | No change proposed.  |
| DP16 Private Amenity Space, and Open Space Provision for New Residential Development             | No change proposed.  |



|  |  |
|--|--|
| DP17 Accessibility and Access                                | No change proposed.  |
| DP19 Parking Standards                                       | No change proposed.  |
| DP20 Flood Risk and Management of Surface Water Run Drainage | No change proposed.  |
| DP21 Nature Conservation and Protected Lanes                 | No change proposed.  |
| DP22 Dedham Vale Area of Outstanding Natural Beauty          | No change proposed.  |
| DP23 Coastal Areas   | No change proposed.  |
| <b>DP24 Equestrian Activities</b>                            | <b>Modification of Council policy to bring its policy on rural worker housing in line with the NPPF.</b> |
| DP25 Renewable Energy  | No change proposed.  |

## Other

|  |   |
|--|---|
| Removal of references to documents that have been revoked – i.e. Regional Spatial Strategy, Community Strategy, PPGs and PPSs. | To bring the Local Plan up to date and in conformity with NPPF. |
| Update of glossary.  | To bring the Local Plan up to date and in conformity with NPPF. |

The timetable for the delivery of the focused review is set out in the Local Development Scheme (LDS) in Appendix C.

**SA Question 1: Are the policies, plans and programmes reviewed appropriate and are there any others that should be reviewed?**

## Section 3.

Review of plans, policies and strategies; collecting baseline evidence; and identifying sustainability issues

This section incorporates the following formal stages of the SA process-

- 1a. Identification and review of plans, programmes, strategies and studies that will influence the appraisal and development of the emerging Local Development Document (LDD).
- 1b. Collecting relevant social, economic and environmental baseline data.
- 1c. Identification of the key sustainability issues that the SA for the focused review of the Local Plan needs to consider.

A review of relevant policies, plans, programmes, strategies and initiatives has been undertaken in line with SA guidance. This has built upon and updated the substantive review undertaken to support the preparation of the Core Strategy and Development Policies DPDs. While previous SAs provided a comprehensive list of documents for review as part of the SA process this context review does not duplicate previous SA work but focuses on the key issues of concern to be addressed by the focused review of the Local Plan.

Table 2 shows the key documents that will be used to underpin and support the development of the focused review and the accompanying SA. A review of these documents will be prepared for use in the next phase of the SA.

*Table 2 –Updated evidence studies*

### International

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

### National

National Planning Policy Framework (2012)

Retained Planning Policy Statements-

- Planning Policy Statement 1: Planning and Climate Change (2007);
- Planning Policy Statement S 25: Development and Flood Risk Practice Guide (2009)\*;
- Planning Policy Statement 25 Supplement: Development and Coastal Change Practice Guide (2010);
- Planning for Renewable Energy: A Companion Guide to PPS22 (2004).

DECC National Energy Policy Statement EN1 (2011)

DECC National Energy Policy Statement for Renewable Infrastructure EN3 (2011)

DCLG: An Introduction to Neighbourhood Planning (2011)

JNCC/Defra UK Post-2010 Biodiversity Framework (2012)

Securing the Future: Delivering the UK Sustainable Development Strategy

(2005)

Mainstreaming Sustainable Development (2011)

The documents marked with an \* have been recommended for retention as part of the External Review of Government Planning Practice Guidance (the Taylor Review 2012) until new guidance is produced.

### **Sub-Regional**

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

Haven Gateway: Integrated Development Plan (2008)

### **County**

Essex Police Authority: Three Year Strategy 2008-2011

Essex County Council: Commissioning School Places in Essex 2012/17

Essex Rural Partnership: Essex Rural Strategy 2020 - Vision for Rural Essex 2010–2015 (2010)

Essex County Council: Local Transport Strategy 2011 (2011)

Essex County Council: Integrated County Strategy

Essex County Council: Essex Economic Growth Strategy (2012)

Essex Health and Wellbeing Board (ECC): Draft Joint Health & Wellbeing Strategy for Essex 2013-2016 (2012)

Essex and Southend Waste Local Plan (2001)

Essex County Council & Southend Borough Council emerging

Replacement Joint Waste Local Plan (adoption 2014)

Essex County Council: Minerals Local Plan (1997)

Essex County Council: Draft Minerals Local Plan (adoption 2014 )

Essex Biodiversity Partnership: Essex Biodiversity Action Plan (2011)

### **Local**

Strategic Housing Market Assessment (emerging 2013)

Colchester Economic Development Strategy 2010 – 2015 (2010)

Creative Colchester Strategy & Action Plan (2012)

Colchester Borough Council Strategic Plan 2012-2015 (2012)

Colchester Parks and Greenspace Strategy (2007)

PPG17 Open Space , Sport & Recreation (2008)

Sports and Recreation Strategy (2013)

Safer Colchester Partnership: Strategic Assessment of Crime and Annual Partnership Plan 2012-2013 (2012)

Retail Study (2013)

CBA Townscape Character Assessment (2006)

CBA Landscape Character Assessment (2006)

Colchester Borough Council Sports and Recreation Strategy (2013)

Scott Wilson Strategic Flood Risk Assessment (2008)

Affordable Housing SPD (2011)

Affordable Housing Viability Report (2012)

Communities Facilities SPD (updated 2012)

Better Town Centre SPD (2012)

Sustainable Design and Construction SPD (2011)

A summary of the documents most relevant to the focused review of the Local Plan is provided below.

### **National**

#### **National Planning Policy Framework**

National planning guidance is set out in the NPPF which was introduced and became effective in March 2012. There is strong emphasis on positive growth and development throughout the document with a presumption in favour of sustainable development. The NPPF identifies 3 elements to sustainable development that the planning system needs to consider-

- a) **Economic sustainability** – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- b) **Social sustainability** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- c) **Environmental sustainability** – contributing to protecting and enhancing our natural, built and historic environment; and as part of this helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

There are a number of key policy themes running through the NPPF which are summarised below-

**The presumption in favour of sustainable development** – promoting mixed use developments from land in urban and rural areas that deliver multiple benefits; contribute to the conservation and enhancement of the natural environment and a reduction in pollution; encourage the effective use of land with an emphasis on the re-use of previously developed land; conserve heritage assets in a manner appropriate to their significance; actively manage patterns of growth to make the fullest use of sustainable transport means (walking, cycling and public transport) and deliver sufficient facilities to improve the health, social and cultural well-being of local communities.

**Building a strong competitive economy** – securing economic growth in order to create jobs and prosperity by identifying priority areas for economic regeneration, infrastructure provision and environmental enhancement, and promoting sustainable economic development to deliver homes, businesses, industrial units, infrastructure and thriving local places.

**Supporting a prosperous rural economy** - supporting a wide range of sustainable economic growth of businesses and enterprises (agricultural diversification, land based businesses, leisure and tourism) in rural areas that

benefit local businesses in rural areas and promote the retention and development of local services and community facilities in villages supporting community needs.

**Promoting sustainable transport** - supporting the preparation of strategies through joint working with neighbouring authorities to plan for and deliver a range of viable infrastructure projects, including large transport initiatives as well as schemes promoting sustainable modes of transport.

**Supporting high quality communications infrastructure** - supporting the expansion of electronic communications networks including telecommunications and high speed broadband.

**Delivering a wide choice of high quality homes** – meet the local needs for market and affordable housing through the identification of a 5, 10 and 15 year supply of developable sites or broad locations for growth. LPAs should plan for the delivery of a range of housing of mixed size, type, and tenure based on current and future demographic trends, market trends and the needs of different groups in the community. LPAs should also work with neighbouring authorities through the duty to cooperate to plan for the delivery of housing, particularly affordable housing, through the identification of rural exception sites based on local circumstances and local need.

**Requiring good design** - plan positively for the achievement of high quality and inclusive design in all developments that respond to local character and history, establish a strong sense of place and help create streetscapes which are safe, attractive and comfortable places to live, work and visit.

**Promoting healthy communities** - plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments that are safe, attractive and sustainable. LPAs should guard against the unnecessary loss of valued facilities and services.

**Meeting the challenges of climate change** - LPAs should prepare a positive strategy to promote energy from renewable and low carbon sources, adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change, and water supply and demand considerations. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change.

**Conserving and enhancing the natural environment** – Local Development Documents should contribute to and enhance the natural and local environment; protect and enhance valued landscapes (e.g. AONBs), geological conservation interests and soils; and minimise impacts on biodiversity through the conservation, enhancement, restoration and re-creation of biodiversity and green infrastructure networks. Plans should encourage the effective use of land by re-using previously developed land where appropriate and minimise pollution, noise and other significant adverse impacts on health, quality of life and the environment arising as a result of new development.

**Conserving and enhancing the historic environment** – LPAs should plan positively for the conservation and enjoyment of the historic environment including designated and non-designated heritage assets most at risk through neglect, decay or other threats.

The recent External Review of Government Planning Practice Guidance in 2012 by Lord Taylor recommended the retention of a number of Planning Policy Statements (PPSs) either because they were the only source of national guidance on certain subjects or because they contained useful information not covered in detail in the NPPF. The report recommended retaining them for an interim period until new or improved guidance could be developed. The PPSs recommended for retention are identified in Table 2 in the document and will help inform the focused review of the Core Strategy and Development Policies.

### ***Sub-Regional***

#### **Haven Gateway Framework for Growth: Programme of Development**

Colchester forms part of the Haven Gateway sub-region, which is a recognised Growth Area. The framework for growth outlines how this special status will help deliver critical funding for vital infrastructure and development projects up to 2017 through a long-term partnership between CBC, the Haven Gateway Partnership and the Department for Communities and Local Government (DCLG).

#### **Local Transport Strategy: Local Transport Plan for Essex 2011 -**

The Local Transport Plan for Essex, produced by Essex County Council sets out a vision to deliver a transport system that supports sustainable economic growth and helps deliver the best quality of life for the residents of Essex over the next 15 years. The Plan sets out 5 key objectives to help achieve this-

- Provide connectivity for Essex communities and international gateways to support sustainable economic growth and regeneration.
- Reduce carbon dioxide emissions and improve air quality through lifestyle changes, innovation and technology.
- Improve safety on the transport network and enhance and promote a safe travelling environment.
- Secure and maintain all transport assets to an appropriate standard and ensure that the network is available for use.
- Provide sustainable access and travel choice for Essex residents to help create sustainable communities.

The Plan sets out a numbers of investment priorities for Essex including within the Haven Gateway and Colchester and identifies wide reaching schemes to improve the transport network for the whole of Essex.

### ***County***

#### **Essex Rural Strategy 2020: Vision for Rural Essex 2010 – 2015**

The Essex Rural Strategy has the following six key strategic themes:

- active and caring communities;
- improved access to services;

- greater availability of affordable housing;
- a thriving economy;
- a rich and varied environment;
- a responsive planning and policy framework.

To address affordable housing shortages in rural areas the strategy aims to encourage all levels of local authority (parish, district and county) to play a proactive role in identifying evidence of need and appropriate sites for rural affordable housing; to adopt a positive approach regarding planning applications for need-led affordable rural housing; and to secure the provision of affordable housing in rural communities of over 3,000 people with a percentage of these provided for local people.

To deliver a thriving rural economy the strategy expects planning authorities to set clear policies for rural regeneration in their Local Development Documents setting out the most appropriate type and size of business for their areas thereby allowing appropriate new business and diversification projects to go ahead.

### ***Local***

**The Community Infrastructure Levy (CIL): Draft Charging Schedule (2011)** - CIL is a new levy that local authorities can choose to charge on developments in their area. The levy is intended to provide infrastructure to support the development of an area and can supplement other public sector funding streams to ensure that new community infrastructure (such as schools) can be provided to keep pace with population growth. The system is intended to be very simple in that it applies to most new buildings and charges are based on the size and type of the new development. CIL will be set locally and will become a standard charge per square metre of development floor space. CIL will replace 'section 106' contributions for general types of community infrastructure, however 'section 106' will still be used for site specific measures that are required to make a development acceptable (such as open space) as well as for affordable housing provision.

CIL is to be paid according to a charging schedule prepared by the charging authority (in this case CBC) and once implemented CIL will provide a mechanism to help deliver facilities as part of sustainable developments in the area in the future.

**Affordable Housing Viability Study (2013)** – This study commissioned by CBC as part of the CIL development work considers the impact of CIL charging proposals on the future delivery of affordable housing in Colchester Borough.

**Strategic Housing Market Assessment (2013)**- Colchester Borough Council is in the process of commissioning a Strategic Housing Market Assessment (SHMA) which will objectively assess housing need and demand in the Borough. The 2013 SHMA will update the 2007 SHMA. In order to meet the requirements of the National Planning Policy Framework (NPPF) it is necessary to commission a new study to provide the requisite "adequate, up-

to-date and relevant evidence to ensure the Borough Council has a clear understanding of housing needs in its area. CBC will be working in partnership with the local authorities of Chelmsford, Braintree, Brentwood and Maldon which simultaneously satisfies the duty to co-operate as well as allowing for a more robust SHMA, taking into account the effects of migration across administrative areas. Following the completion of the SHMA CBC will have an evidence base capable of identifying the size, type, tenure and range of housing required to accommodate all sections of Colchester's population.

### **Policy areas to be reviewed**

As shown in Table 1 many of CBC's current Local Plan policies currently conform with the NPPF, are fit for purpose, and are not being revisited until the comprehensive review of the Local Plan is carried out. The policy areas which are being reviewed are summarised below-

- Sustainable development – policy change needed to recognise presumption in favour of sustainable development.
- Delivering facilities and infrastructure and community facility provision - to reflect changes to the system of planning obligations and the introduction of CIL.
- Affordable housing - provision in urban areas and in rural areas on rural exception sites.
- Rural communities - to reflect the introduction of neighbourhood planning.
- Planning obligations - to reflect changes to the system of planning obligations and the introduction of CIL.
- Employment uses in the countryside - to reflect increased emphasis on supporting rural enterprises.
- Dwelling alterations, extensions and replacement dwellings - to ensure policy covers the conversions of residential properties outside settlement boundaries amendment.
- Equestrian activities – to ensure rural worker policy conforms with the NPPF.

### **Evidence Base**

As part of the SA process it is necessary to collect relevant social, economic and environmental data in order to identify the key characteristics of the borough.

#### ***General characteristics of Colchester***

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.

The whole population of Colchester is expected to grow 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, albeit modestly, into the next decade. Currently in 2013 it is estimated that the over



60s account for 22.3% of the population and this is due to increase to 23.4% by 2021. Under fives 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 just over 71,600 households in Colchester. Of these, 66.3% were privately owned; 13.5% socially rented; 18.7% privately rented; 0.5% in shared ownership; and 1.0% living rent-free. Average household size was 2.3 people in 2011.

1,012 homes were built between April 2011 and March 2012 including 334 flats and 678 houses. Affordable housing accounted for 366 of the total units with 271 socially rented; 61 shared ownership; and 33 units built through the HomeBuy Direct scheme (which offers equity loans towards the purchase of a new build home on selected developments). Of these developments 88.0% were built on brownfield sites and 12.0% on greenfield sites.

Based on sales, Colchester's average house price in January 2013 was £216,840. Figures published in December 2012 indicated a semi-detached property sold on average for £195,328 and a flat/maisonette sold on average for £112,612.

### ***Economic characteristics of Colchester***

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. The borough also lies in close proximity to the major seaport 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. 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.

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; University of Essex with 2,000; Colchester Borough Council with 1,500; and Colchester

Institute with 900. The largest private sector employer is Mothkind Clean Ltd, an industrial cleaning company, which employs approximately 800 people.

Colchester has approximately 435,000m<sup>2</sup> of retail floorspace; 208,000m<sup>2</sup> of office floorspace; 644,000m<sup>2</sup> of industrial floorspace; and 110,000m<sup>2</sup> classed as 'other' floorspace. In order to fulfil Core Strategy 2021 targets, the borough will need to provide a further 48,259 sqm of retail floorspace in the town centre.

Approximately 77.0% 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.

On the average rank measure of deprivation, Colchester ranked 206 out of 326 authorities, placing it in the 40% least deprived in England, as was also the case in 2007 (rank 1 being the most deprived). Although median annual earnings are lower than those in Essex and the East of England (in Colchester median earnings were £27,106 in 2012, compared to £29,510 in Essex overall), there are variations in prosperity and there are pockets of deprivation in parts of both the towns and rural areas.

Tourism plays an important part in the local economy. Tourism was worth £231.6m, to the borough economy in 2011, which is a rise of approximately 3% from £224.8m in 2010, and 267% from 1993. In total, it is estimated that 4,071 full time equivalent jobs are supported by tourism, equating to 5,529 actual jobs. 1,799 actual jobs are supported by staying visitors and 3,729 by day trips.

Colchester attracted just under 5.0m visitor trips in 2011. This is approximately 6% higher than in 2010 (4.7m) and 79% higher than the 1993 figure of 2.8m visitor trips. This can be broken down as follows:

- 64,000 staying trips taken by overseas staying visitors;
- 222,000 staying trips taken by domestic staying visitors; and
- 4.7m day trippers.

The borough is carrying out an ambitious regeneration programme in four areas of Colchester; North Colchester, the garrison, St. Botolph's and East Colchester. The redevelopments will collectively provide new housing, employment, a university research park and community facilities. A number of new facilities have already been delivered as part of regeneration proposals including a new army garrison to the south east of Colchester; Firstsite, a major new visual arts facility; and the new football community stadium.

### ***Social characteristics of Colchester***

In 2007, none of the small areas in Colchester appeared in the top 10% most deprived in England. However, 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.

In relation to other Essex districts, Colchester as a whole had decreased in relative deprivation for average score, average rank and local concentration measures. The average rank and score measure place Colchester among the 40% least deprived districts 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.

Life expectancy in the borough has been estimated as nearly 80 years for men and over 83 years for women. There are two hospitals, 32 doctors and 27 dental surgeries within the borough. In addition, there are three clinics, 16 opticians and 28 pharmacies.

There are 79 maintained schools: 64 primaries, 11 secondaries and four special schools. There are two 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.

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 23.0%.

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 Highwoods in Colchester, a leisure centre including swimming pools and four multi-activity centres. A 10,000 seat capacity football stadium opened in north Colchester in 2008.

### ***Environmental characteristics***

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 area boasts 22 conservation areas, some 2,560 listed buildings and 52 Scheduled Monuments. Additionally there are four parks within Colchester on

the National Register of Special Historic Interest including Castle Park, Severalls Hospital, Layer Marney Tower gardens and Wivenhoe Park. CBC has also recently updated its Local List which includes 741 buildings or assets that are of historical or architectural interest.

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 designations, including the coastal and estuary areas in the south east and the Dedham Vale Area of Outstanding Natural Beauty in the north of the borough.

Colchester has a rich biodiversity with many sites designated for their nature conservation interest. Much of the coastline is designated under international and European designations 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 Areas of Conservation and Special Protection Areas are designated under the Habitats Directive and Birds Directive respectively. Some are also Ramsar sites designated under international conventions e.g. the Ramsar Convention. There are also ten Sites of Special Scientific Interest (SSSIs) designated 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 ten 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.

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.

In 2011/12 40.2% of all household waste collected was recycled, reused or composted. This exceeds the annual target of 40% and but lower than last year's figure of 40.24%. During this time a total of 23,757 tonnes of waste within the borough was recycled, reused or composted.

The average residual waste per household was 467.9kg in 2011/12, which is slightly lower than last years figure of 479.1kg. The reduction in average waste per household is thought to be a result of the economic climate forcing a reduction in food thrown away, increased waste awareness through education and a reduction in food packaging produced by the industry.

During 2011/12 CBC's Annual Monitoring Report reported that no planning applications had been approved contrary to the advice of the Environment Agency.

In 2004, the average domestic consumption of gas stood at 20,336 kWh; by 2011 this had decreased 16,500 kWh. In contrast average domestic consumption of electricity which was recorded at 3,300 kWh remained unchanged in 2011.

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, this combined with the Code for Sustainable Homes will help to improve water efficiency in new dwellings

Colchester is committed to delivering more sustainable buildings in accordance with the Local Plan and the Sustainable Design and Construction SPD. It is also committed to reducing Climate Change both within the borough and through its in-house operations. The Council signed up to the Local Authority Carbon Management Scheme (LACM) in 2007 and with guidance from the Carbon Trust have seen substantial energy savings in our day-to-day operations. Between April 2011 and March 2012 there was a reduction in CO<sub>2</sub> emissions from CBC operations and buildings of 6%, which is just under 540 tonnes of CO<sub>2</sub>. Per capita CO<sub>2</sub> emissions have reduced by a total of 16.2% between the baseline of 2005 and 2010. Per capita emissions for Colchester residents are now 5.7 tonnes having fallen from a baseline of 6.8 tonnes per capita.

### **Key Sustainability Issues**

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

#### ***General issues***

Matching population growth with housing provision, particularly affordable housing, in both urban and rural areas, remains an important issue for the borough.

As the population of the borough continues to grow, demand for access to key services and facilities such as health services, education and public transport is likely to increase. It could also increase demand for other key services such

as local economy, retail, leisure and tourism. It is likely that many of these impacts can be positive if planned for and managed correctly. The main urban areas of Colchester are likely to remain the focus for the delivery of the majority of key facilities, services and activities. There are five major regeneration sites in the borough, each of which should provide new opportunities to deliver housing, employment, key services and new community facilities at the most sustainable locations. The focused review of the Local Plan will therefore have to provide the appropriate planning policy framework to continue to promote the delivery of essential infrastructure (affordable housing, transport, flood defence, education, open space etc) through the effective implementation of the Community Infrastructure Levy.

### ***Social issues***

The provision of housing, particularly affordable housing in both urban and rural areas, remains a major issue for Colchester. Meeting the demand for affordable housing is a challenge considering the large discrepancy between average house prices and average wages as well as the current difficulties obtaining mortgages without a sizeable deposit. The issue could also be compounded once CIL becomes effective because if it is not carefully managed it could impact on the viability of delivering affordable housing as well as other key infrastructure needed to ensure that new development is sustainable and meets community needs.

Rural housing provision could be enhanced through the production of neighbourhood plans. Boxted Parish Council and Myland Community Council are currently preparing neighbourhood plans for their respective parish areas. An interest has been expressed by four other parish and town councils to produce a neighbourhood plan in the near future. If adopted these could help deliver rural housing and rural employment opportunities and also any community facilities needed to address local needs.

For a number of reasons access to a variety of services and facilities can be an issue for Colchester's residents. The Index of Multiple Deprivation measures 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 low however it will remain important to continue to encourage social inclusion through the design and build of new communities and to ensure adequate community infrastructure and services are available.

There is a large rural hinterland beyond the main settlements of Colchester, Tiptree, West Mersea, Wivenhoe and Rowhedge and rural isolation can be an issue. Rural areas often have limited facilities, and this coupled with poor public transport links can prevent those without access to a car accessing the facilities they need. It is important for villages to retain a sense of community and to avoid the creation of 'commuter villages'.

In promoting healthy lifestyles access to recreation, leisure and open space is as important as access to formal health facilities like hospitals, doctors and dentists. As population projections indicate an aging population, pressure on

health and social care services, particularly the need for residential nursing care is likely to increase. It will also impact upon other sectors of the borough such as the local economy, the increased housing demand and an increase on public transport and other key services. A general increase in population figures will also impact upon the current number of schools and other educational establishments required.

### ***Economic issues***

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

Considering the fact that a significant part of the borough is rural, reviving the rural economy which has been affected in recent years by falling incomes from farming will be an important issue for the focused review of the Local Plan to consider. Improving access in rural areas to jobs and services will significantly contribute to this aim. Improved access to the internet through the provision of better cable and broadband networks will become increasingly important for rural business and rural communities in general.

### ***Environmental issues***

Climate Change remains a key issue for the focused review of the Local Plan to address. It is predicted that through climate change the summers in England will become longer, drier and hotter whilst the winters will be stormier and wetter. This could have adverse impacts not only on the environment, but also on economic and social aspects of life in Colchester.

The focused review will have to encourage planning that reduces the emissions of greenhouse gases and considers how to plan for dealing with the effects of climate change, for example by managing increased flooding incidents through the promotion of Sustainable Drainage Systems (SuDS) and managing increased summer droughts through the promotion of water efficiency techniques. New development will also need to consistently achieve best practice in sustainable construction and design. The development of renewable sources of energy will also need to be encouraged throughout development, local businesses and local communities. In a similar vein the amount of waste produced in Colchester is increasing and at the same time the land available to dispose of this waste (landfill sites) is reducing.

Given the potential for additional rural housing and employment growth to be delivered a key consideration will be the protection and conservation of important nature conservation areas and open coast and countryside along with strategic green gaps between settlements.

The natural environment of the borough has been shaped by land management and as a result there is a variety of good quality landscapes and habitats, supporting a diverse range of species including internationally significant areas of salt marsh, oyster fishery and coastline all of which are within the Special Area of Conservation (SAC). New development has the potential to lead to the loss of habitat and species so this must be prevented

where possible and mitigated in all other circumstances. CBC's focused review of the Local Plan should promote the reuse of land (i.e. development on brownfield sites) where possible to make the most efficient use of land. However brownfield land is a dwindling resource and pressure to develop on greenfield sites will probably increase. It should be noted that some brownfield sites have a high conservation value and provide important refuge for some species therefore it will be important to assess their biodiversity value if they are considered for redevelopment.

Maintaining and enhancing the natural and built environment of the borough (including the historic and built heritage) are very important to the residents and communities of Colchester. All future developments will need to take account of cultural and heritage assets and continue to protect and enhance them wherever possible.

### **Areas experiencing change during the plan period**

Colchester's town centre and regeneration areas are expected to change the most during the plan period. The focused review will direct development towards the most accessible and sustainable locations, and plans for the provision of transport, employment and community facilities to support the following growth areas-

Town Centre – this area will be the focus of regeneration activity to deliver 2000 new homes, 67,000sqm of retail floorspace and 40,000sqm of office floorspace. The regeneration of St Botolph's will deliver a new cultural quarter using the recently opened Firstsite as a catalyst to stimulate further growth. Furthermore the creation of the North Station gateway will improve access to Colchester town centre.

North Growth Area – the Core Strategy included a target of up to 6,200 homes for this area, including a sustainable urban extension and the regeneration of the former Severalls Hospital. The community stadium has already been delivered as well as the new A12 junction whilst the northern Approach Road, Park and Ride and transit corridor are likely to be delivered within the period covered by this focused review.

East Growth Area – this area will regenerate the former harbour to accommodate 2,600 new homes, 36,000sqm of new office space, the east transit corridor as well as a new hotel. The regeneration of this part of Colchester is well under way through the delivery of a university research park, the expansion of the university itself and improvements at Hythe rail station.

South Growth Area – this area has already seen the construction of a new army garrison with plans to regenerate the former garrison through the delivery of 3,000 homes within an urban village complete with good links to the town centre.

Stanway Growth Area – this area will be subject to significant development, including the delivery of 1,800 homes, employment development (36,500sqm of office and industrial floorspace) and the south-west distributor road which is scheduled to open in the spring of 2014.

Tiptree, Wivenhoe and West Mersea – these are the main district settlements outside of Colchester town. They will accommodate about 1,600 homes and



provide shops and services to their surrounding rural hinterland. The distinct local character of other villages will be protected by the focused review and local housing and employment development will be supported to meet community needs.

**Rural Areas** - under the current Core Strategy small rural villages are only expected to deliver 435 (2%) out of the borough's 19,100 full housing allocation by 2023. Policy changes being proposed through the focused review of the Local Plan and through the introduction of neighbourhood plans may increase the number of houses and employment opportunities delivered in rural areas.

### **Likely evolution without the Local Plan based on existing plans, trends and practices.**

Baseline assessment has included an evaluation of how current policies, practices and trends might change in the future in the absence of any active intervention through the focused review of the Local Plan.

Failure to review and update Local Plan policies would mean that Colchester's current planning documents are not fully in accordance with the NPPF. Whilst this is not an immediate issue, failure to bring the two sets of planning documents into conformity would leave the borough open to the risk of planning by appeal. The lack of an up to date Local Plan could also lead to unsustainable sporadic development in areas not earmarked for growth, undermining CBC's ability to deliver local objectives and to deliver growth at the most sustainable locations.

A failure to undertake a Focused Review of the Local Plan could undermine the delivery of housing and employment schemes particularly in rural areas. The Focused Review is not seeking to allocate more housing and employment land but it is aiming to ensure that the correct planning policies are in place to encourage the delivery of housing and jobs in the Borough. It is important that the Local Plan is reviewed to reflect the introduction of the CIL and neighbourhood planning. By not updating the Local Plan to reflect CIL requirements there is a high risk that new developments will not be supported by the necessary infrastructure and therefore not be sustainable. Failure to plan for development and change beyond the scope of the existing Local Plan would have implications in the following policy areas-

- **Provision of key infrastructure, sustainable community facilities infrastructure and accessible services** - CIL studies have demonstrated the high cost of providing comprehensive infrastructure. Without updating policies to incorporate changes about planning obligations and the introduction of CIL would mean that CBC would be unable to secure financial contributions from new development for infrastructure and community facilities to ensure that developments are sustainable and meet community needs.
- **Housing affordability** - In 2011 and 2012 the overall percentage of affordable housing completions was 35.3% of all units meaning that the 35% affordable target for housing was delivered. This is unusual and it

is expected that the achievement of the 35% affordable housing target in the future is likely to be constrained by the fact that the increased rental income stream resulting from the new affordable rent tenure is seen by government as a replacement for grant. The implementation of CIL could also potentially affect the CBC's ability to reach the 35% affordable housing target once it is adopted and operational.

- **Rural employment** - in the absence of up to date planning policies to support rural employment initiatives including farm diversification, the economy of such areas are rural areas are likely to continue to decline with negative impacts on rural settlements and rural communities.

### **Difficulties encountered during the development of the SA**

The general difficulties encountered during the preparation of the LDF and the associated SAs have relevance to the production of the SA to accompany the focused review of the Local Plan. These include:

- Changes to national planning guidance with the introduction of the NPPF, the abolition of the Regional Spatial Strategy for the East of England, changes to the planning obligations system as a result of the introduction of CIL and the introduction of neighbourhood plans.
- Incomplete data/evidence and quality of existing data.

Baseline information collection is an ongoing process. National planning guidance is also regularly evolving as is guidance on CIL and neighbourhood planning. As a consequence of these factors the plan making and SA processes will have to be flexible and responsive to these changes to ensure they remain up to date and in conformity. While a lot of the evidence gathered to support the development of the LDF is still valid, some of it is already out of date leading to data gaps. Work has started on updating key pieces of evidence to ensure that the focused review of the Local Plan is underpinned by the most current information available. CBC has commissioned a number of new studies which are listed below to provide a more robust evidence base for decision making-

- Strategic Housing Market Assessment (October 2013);
- Draft Sports and Recreation Strategy (December 2013);
- Retail Study (April 2013);
- Affordable Housing Viability Study (April 2013); and
- CIL Draft Charging Schedule (2011).

The information contained in these reports along with the studies listed in Table 2 and valid LDF evidence documents will be used to provide the general direction for planning policies in Colchester up to 2014/2015 when a full review of the Local Plan is likely to commence. The various pieces of data will be used as part of future assessments and justifications to support the progression of the focused review to preferred options and submission stage. Difficulties encountered will be recorded as the SA progresses.

As CBC's resources are limited it is not appropriate to commission a study in relation to every issue. The local evidence base has therefore been supplemented by research undertaken at the national, regional and county

level, and interpreted in light of the knowledge and experience of local residents and professionals.

Collecting baseline data at a borough level can be problematic. For example, in several instances environmental data is only collected at a county or regional level, which consequently limits local data analysis and impact assessment. The recent 2011 Census however has and will provide some useful up to date statistics for the borough although it must be acknowledged that not all census data has been released yet. Care must also be taken when interpreting census information. Local data will also be accessed from 'Flare', CBC's planning data management system, which makes monitoring more efficient and accurate.

## Section 4.

### SA/SEA Framework

This section incorporates the following formal stages of the SA process-

- 1d. Sustainability Appraisal Framework

#### Links between the SA objectives and the SEA objectives

Understanding the social, economic and baseline conditions in the borough enables a number of SA objectives to be developed against which the focused review policy options and the draft and final Local Plan policy choices can be tested. The links between the Sustainability Objectives and the SEA Directive objectives are set out in Table 3 below. The SA objectives being proposed for use in the SA for the focused review are similar to those used to assess the sustainability of the LDF documents however it is necessary to amend them slightly to reflect the different objectives of the focused review. This is also necessary to enable a comparison to be made between the performance of the adopted policies and any proposed changes which may arise as a result of the focused review.

*Table 3: Links between SA objectives and SEA objectives.*

| SA Objectives |  | Issues   | SEA Objectives        |
|---------------|--|--|-----------------------|
| 1             | To ensure that everyone has the opportunity to live in a decent and affordable home.     | <ul style="list-style-type: none"> <li>- provision of a range of housing type &amp; tenure to meet local need;</li> <li>- provision of affordable housing.</li> </ul>  | Population and Health |
| 2             | To ensure that development is located sustainably and makes efficient use of land.       | <ul style="list-style-type: none"> <li>- regeneration potential;</li> <li>- housing density;</li> <li>- brownfield versus greenfield development;</li> <li>- access to services &amp; facilities;</li> <li>- flood risk.</li> </ul>                                  |                       |
| 3             | To achieve a prosperous and sustainable economy and improve the vitality of town centres | <ul style="list-style-type: none"> <li>- facilitating job creation and economic growth in urban areas;</li> <li>- supporting rural employment and rural diversification opportunities.</li> </ul>  | Population and Health |
| 4             | To achieve more sustainable travel behaviour and reduce the need to travel.              | <ul style="list-style-type: none"> <li>- improving air quality;</li> <li>- reducing greenhouse gases;</li> <li>- reducing car dependency;</li> <li>- improving transport infrastructure &amp; linkages;</li> <li>- increasing sustainable travel options.</li> </ul> |                       |
| 5             | To improve the education, skills and health of the borough's population.                 | <ul style="list-style-type: none"> <li>- reducing poverty levels;</li> <li>- tackling deprivation and social exclusion;</li> </ul>   | Population and Health |

|   |   |  |   |
|---|---|--|---|
|   |   | <ul style="list-style-type: none"> <li>- access to services, facilities and open spaces to improve health;</li> <li>- increasing education attainment and skills base.</li> </ul>  |   |
| 6 | To create safe and attractive public spaces and reduce crime.   | <ul style="list-style-type: none"> <li>- provision of high public realm;</li> <li>- enhancing quality of the built environment;</li> <li>- urban design;</li> <li>- designing out crime.</li> </ul>  | Population and Health   |
| 7 | To conserve and enhance the townscape character, historic and cultural assets of the borough.           | <ul style="list-style-type: none"> <li>- conservation of the historic core of Colchester;</li> <li>- conservation of local distinctiveness and townscape character</li> <li>- protection of cultural heritage assets.</li> </ul>   | Cultural heritage<br>Material assets<br>Landscape             |
| 8 | To conserve and enhance the natural environment, natural resources and the biodiversity of the borough. | <ul style="list-style-type: none"> <li>- conservation of statutory and non statutory designated nature conservation sites;</li> <li>- conservation of biodiversity resource in borough;</li> <li>- protection of high quality landscape character across the borough;</li> <li>- protection of strategic green links;</li> <li>- flood risk;</li> <li>- air, soil and water quality improvements.</li> </ul> | Biodiversity<br>Fauna and flora<br>Water<br>Soil<br>Landscape |
| 9 | To make efficient use of energy and resources, and reduce waste and greenhouse emissions.               | <ul style="list-style-type: none"> <li>- tackling climate change;</li> <li>- sustainable waste management;</li> <li>- reducing greenhouse gas emissions;</li> <li>- renewable energy;</li> <li>- air, soil and water quality improvements.</li> </ul>  | Climatic Factors<br>Water<br>Air                              |

Each policy option and final policies will be assessed against the objectives. The resulting document including both changed and retained Local Plan policies will be assessed in its entirety.

#### **i) A4. Developing the Sustainability Appraisal Framework**

Through understanding the social, economic and baseline conditions in the borough a number of SA objectives can be developed. Development of

SA/SEA objectives is a recognised way in which environmental and sustainability effects can be described, analysed and compared.

The SA objectives being proposed are similar to those used to assess the sustainability of the Core Strategy and Development Policies Documents in the past. The SA objectives have been revised from the previous SA reports to reflect the objectives of the focused review of the Local Plan.

Table 4 below outlines the sustainability objectives and assessment criteria (sub-objectives) against which draft and preferred policy options will be appraised in the next stage (stage C) of the SA process. The table also identifies the indicators and evidence that relates to each sustainability objective. These indicators along with the evidence will provide a basis for appraising and scoring how well each proposed policy option performs against the various objectives.

*Table 4: Sustainability objectives and assessment criteria.*

| SA Objectives  | Assessment Criteria  | Indicators  |
|--|--|---|
| To ensure that everyone has the opportunity to live in a decent and affordable home. | <ul style="list-style-type: none"> <li>- Will the delivery of affordable housing increase?</li> <li>- Will it deliver the number of houses needed to support the growing population?</li> <li>- Will it deliver a range of housing to meet the diverse needs of the borough?</li> <li>- Will it provide good quality and sustainable housing?</li> <li>- Will it increase rural housing exception</li> </ul> | <ul style="list-style-type: none"> <li>- Number &amp; mix of affordable homes delivered</li> <li>- Total number of dwellings completed</li> <li>- Number of dwellings built to code for sustainable homes level 4 and above</li> <li>- Number of rural exceptions sites delivered</li> <li>- Number of Neighbourhood Plans adopted</li> </ul> |
| To ensure that development is located sustainably and makes efficient use of land    | <ul style="list-style-type: none"> <li>- Will it reduce the need for development on greenfield land?</li> <li>- Will it deliver a range of community facilities to meet community the needs</li> <li>- Will it reduce the risk of flooding?</li> </ul>   | <ul style="list-style-type: none"> <li>- % of development on brownfield sites</li> <li>- % of development land on greenfield sites</li> <li>- New indicator needed based on Community Facilities Audit</li> <li>- Number of SUDS applications approved</li> <li>- Number of applications approved against EA advice</li> </ul>                |
| To achieve a prosperous and sustainable economy                                      | <ul style="list-style-type: none"> <li>- Will it help sustain the rural economy?</li> <li>- Will it increase the provision of rural jobs?</li> </ul>   | <ul style="list-style-type: none"> <li>- Number of new jobs in rural areas</li> </ul>   |
| To achieve more  | <ul style="list-style-type: none"> <li>- Will it reduce the</li> </ul>   | <ul style="list-style-type: none"> <li>- Amount of investment</li> </ul>  |

|   |   |  |
|---|---|--|
| sustainable travel behaviour and reduce the need to travel.   | <ul style="list-style-type: none"> <li>- need to travel?</li> <li>- Will the levels of sustainable travel increase?</li> <li>- Will it improve sustainable transport infrastructure and linkages?</li> <li>- Will it reduce dependence on car travel?</li> </ul>  | in sustainable transport provision such as public transport facilities, cycleways, traffic calming measures and bus shelters   |
| To improve the education, skills and health of the borough's population.                                | <ul style="list-style-type: none"> <li>- Will it provide equitable access to education, health, recreation and community facilities?</li> </ul>   | <ul style="list-style-type: none"> <li>- Number of new community facilities delivered</li> </ul>   |
| To create safe and attractive public spaces   | <ul style="list-style-type: none"> <li>- Will attractive and public spaces be created?</li> </ul>   | <ul style="list-style-type: none"> <li>- Amount of new public open space delivered</li> </ul>  |
| To conserve and enhance the townscape character, historic and cultural assets of the borough.           | <ul style="list-style-type: none"> <li>- Will it enhance the historic and cultural assets of the borough?</li> <li>- Will it enhance the character and attractiveness of the borough's settlements?</li> </ul>  | <ul style="list-style-type: none"> <li>- Changes to the number of buildings /assets on Colchester's Local List</li> <li>- Changes to the number of buildings on the At Risk Register</li> </ul>  |
| To conserve and enhance the natural environment, natural resources and the biodiversity of the borough. | <ul style="list-style-type: none"> <li>- Will it enhance the landscape character of the borough?</li> <li>- Will it enhance designated areas of the countryside and coastal environment?</li> <li>- Will it protect and improve biodiversity?</li> <li>- Will it improve environmental quality in terms of water air and soil quality?</li> </ul> | <ul style="list-style-type: none"> <li>- Number of Neighbourhood Plans approved</li> <li>- Number of LWS lost to development</li> <li>- Number of developments in designated sites</li> </ul>  |
| To make efficient use of energy and resources, and reduce waste and greenhouse emissions.               | <ul style="list-style-type: none"> <li>- Will it reduce pollution and greenhouse gas emissions?</li> <li>- Will it increase the use of renewable energy and reduce the use of fossil fuels?</li> <li>- Will it help to reduce, reuse and recycle resources and minimise waste?</li> </ul>   | <ul style="list-style-type: none"> <li>- Number of buildings built to a minimum of BREEAM 'very good' or a minimum of level 4 of the code for sustainable homes</li> <li>- % of domestic waste recycled</li> <li>- % of domestic waste composted</li> <li>- % renewable energy schemes approved</li> </ul> |

**SA Question 4: Are the sustainability objectives and assessment criteria identified appropriate to the Focused Review of the Local Plan?**

### SA scoring system

The scoring system set out below in Table 5 will be used to assess the social, economic and environmental sustainability of the preferred development policy in the next stage of the SA process. One score will be allocated to each objective, taking each of the criteria into account. Commentary will then be provided to explain the reasoning for the scores given.

*Table 5: Scoring matrix for SA.*

| Score | Definition  |
|-------|---|
| ++    | Clear and substantive positive effect in response to criteria |
| +     | Some positive effect in response to criteria                  |
| --    | Clear and substantive negative effect in response to criteria |
| -     | Some negative effect in response to criteria                  |
| +/-   | Mixed effect in response to criteria                          |
| .     | No effect in response to criteria                             |
| ?     | Effects impossible to determine from information in Strategy  |



## **Section 5.**

### **Subsequent stages and tasks of the SA/SEA process**

This section incorporates the following formal stages of the SA process-

- 1e. Consultation in accordance with Regulation 18 of the Town & Country Planning Regulations 2012.

#### ***i) Stage B: Developing and refining options***

Alternative policy options for the focused review will be prepared by CBC reflecting feedback received during the issues and options consultation. Alternative policy options will need to be appraised through SA to assess the sustainability effects of the emerging options. The alternative options and the accompanying SA report will be published for consultation with stakeholders at the same time. The appraisal will take account of alternatives considered and recommend improvements where necessary as to how options could be made more sustainable. The level of detail of the appraisal will depend on the level of detail of the issues and options paper.

#### ***ii) Stage C: Appraising the effects of preferred options***

Preferred policy options for the focused review will be prepared by CBC taking into account stakeholder comments on alternative options and the accompanying SA. A detailed appraisal of the preferred options will then be undertaken, using the framework of objectives and the scoring system set out in section four of this report. In order to do this the effects of the focused review will need to be predicted and assessed, using baseline data to qualify and quantify effects wherever possible.

Consideration will be given to measures that could be introduced to mitigate any adverse effects on sustainability objectives and maximise benefits. A final SA report will be produced which will detail the process undertaken and results of the appraisal.

#### ***iii) Stage D: consultation on preferred options and final SA***

The final SA report will be consulted on along with the pre-submission focused review document for the statutory six week consultation period. Consultation will need to comply with the SCI and the requirements of the SEA Directive. Should any significant changes be made to the document as a result of public consultation, additional appraisal work will need to be carried out and the final SA report amended to reflect the results.

#### ***iv) Stage E: Monitoring and implementation of the Development Plan DPD***

The final SA Report will set out recommendations for monitoring the sustainability effects of the focused review. The focused review will be monitored using an appropriate mix of the following types of indicators-

- a) Contextual indicators for monitoring the wider background against which the plan operates. The range of contextual indicators to be measured are set out in Table 5 and Appendix B.
- b) Output indicators to monitor the direct effect of plan policies and progress towards policy targets. (see Table 6).
- c) Significant effects indicators.

New indicators may have to be prepared to measure performance of the focused review of the Local Plan as the process develops. At this stage of the SA process it is not possible to identify significant effect indicators. Indicators established under this category will link to any significant effects identified in the following stages of the SA. Recommendations for a process for dealing with adverse or unexpected effects will also be included in the later stages of the SA process.

### **Consultation on scope of the SA**

The SA scoping report prepared to accompany the focused review has been sent to all the statutory consultees on the Local Plan consultee list, as detailed in CBC's Statement of Community Involvement (SCI). The documents are also available at CBC offices, public libraries, the CBC website and issued to any consultees requesting hard copies. The list of consultees is included in Appendix D.

Representations made during this consultation will be recorded and made available on CBC's website. Consultation responses will be used to amend and refine policies at the preferred policy and submission stages of the focused review as well as changes needed to accompanying SAs.

This is necessary to ensure that the SA is comprehensive and robust enough to support the focused review at examination stage.

The SA scoping report prepared to accompany the focused review (issues and options stage) will be issued for a six week consultation period starting on the 18 March 2013.

**SA Question 5: Are there any other organisations that should be consulted at this stage?**

## **Section 6.**

### **Habitat Regulations Assessment Screening**

The Habitats Regulations Assessment of land use plans relates to Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites.

SPAs are sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (79/409/EEC), more commonly known as the 'Birds Directive'. They are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species.

SACs are classified in accordance with EC Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Article 3 of this Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive. These sites are known as the Natura 2000 network and are commonly referred to as European sites.

Ramsar sites are designated under the International Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention, Iran 1971 and amended by the Paris Protocol 1992).

Although Ramsar sites are not protected in law by the Birds and Habitats Directives as a matter of policy government has decreed that unless otherwise specified procedures relating to SPAs and SACs will also apply to Ramsar sites. Therefore the term 'international sites' is used to refer to all three of these designated sites.

English Nature (now Natural England) has produced a number of Habitat Regulations guidance notes to help ensure consistency in applying the Habitat Regulations. Habitat Regulations Guidance Note 3 includes a list of examples of types of effects which are likely to be significant (although this list is not exhaustive it has been used in this screening opinion)-

1. Causing change to the coherence of the site or to the Natura 2000 series (e.g. presenting a barrier between isolated fragments, or reducing the ability of the site to act as a source of new colonisers).
2. Causing reduction in the area of habitat or of the site.
3. Causing direct or indirect change to the physical quality of the environment (including the hydrology) or habitat within the site.
4. Causing ongoing disturbance to species or habitats for which the site is notified.
5. Altering community structure (species composition).
6. Causing direct or indirect damage to the size, characteristics or reproductive ability of populations on the site.
7. Altering the vulnerability of populations, etc to other impacts.
8. Causing a reduction in the resilience of the feature against external change (for example its ability to respond to extremes of

environment).

9. Affecting restoration of a feature where this is a conservation objective.

*Table 6: CBC's formal screening opinion under the Habitat Regulations*

| Question  | Answer (with brief justification)  |
|---|--|
| Which sites may be affected?  | <p><b>Sites Designated under the Birds Directive:</b></p> <ul style="list-style-type: none"> <li>- The Colne Estuary SPA (Mid-Essex Coast Phase 2);</li> <li>- Abberton Reservoir SPA; and</li> <li>- Blackwater Estuary SPA (Mid-Essex Coast Phase 4).</li> </ul>   |
|   | <p><b>Sites designated under the Habitats Directive:</b></p> <ul style="list-style-type: none"> <li>- The Essex Estuaries Marine SAC.</li> </ul>   |
|   | <p><b>Sites designated under the Ramsar Convention:</b></p> <ul style="list-style-type: none"> <li>- Colne Estuary;</li> <li>- Abberton Reservoir; and</li> <li>- Blackwater Estuary.</li> </ul> <p>No.</p>  |
| <p>Is the focused review directly connected with or necessary to the management of a site?</p> <p>What other plans and programmes that in combination may have the potential to have significant effects?</p> | <p>The scoping report lists the key messages from the relevant policies, plans and programmes and sustainability objectives. It is not considered that the focused review in combination with other plans and programmes will result in significant effects to the international sites.</p>  |
| <p>What are the potential effects on sites?</p>   | <p>There are unlikely to be any direct effects on international sites as a result of this focused review. In terms of indirect effects, whilst the focused review is not proposing a review of the housing or employment numbers, it is proposing changes to policies to increase rural housing and rural employment provision (this includes policy changes regarding neighbourhood planning. Changes to rural housing and employment policies could result in a change in the size and population of some villages and indirectly increase the</p> |

What is the significance of any potential effects on sites?

number of visitors at Natura 2000 in the borough.  
Not significant.

## Appendix A

### Glossary

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should include provisions to remain at an affordable price for future eligible households

Social rented housing is owned by local authorities, private registered providers or other private persons and target rents are determined through the national rent regime or under equivalent rental arrangements agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Low cost market housing is not considered as affordable housing for planning purposes.

**Community facilities** – These are buildings, which enable a variety of local activity to take place including, but not limited to, the following:

- schools, Universities and other educational facilities;
- libraries and community centres;
- doctors surgeries, medical centres and hospitals;
- museums and art galleries;
- child care centres;
- sport and recreational facilities;
- youth clubs;
- playgrounds;
- places of worship;
- emergency services.

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

**Community Infrastructure Levy (CIL)** – CIL is a charge set at a standard rate which will allow the CBC to raise funds from new development. The money collected will be used to support locally agreed infrastructure projects such as transport improvements, schools, leisure facilities, green links, and/or flood defences.

**Local Development Framework (LDF) (now Local Plan)** – this was the term given to the portfolio of planning policy documents which as a group

provided the framework for delivering the spatial planning strategy for the area during the period 2004-2012. The publication of the NPPF in March 2012 means that the term has been superseded by Local Plan.

**Development Policies** – this document will guide future development in the borough and will be used to determine planning applications in the future on a range of issues such as housing, employment, transport, infrastructure, economic development, environment, waste, recycling and energy.

**Evidence base, baseline evidence** – an up to date information base on key aspects of the social, economic and environmental characteristics of the area to enable the preparation of a sound spatial plan that meets the objectives of sustainable development.

**Green links** – areas of land which are a vital part of the public realm. Green links provide attractive, safe and accessible spaces which contribute to positive social, economic and environmental benefits, improving public health, well-being and quality of life. Green links also provide the opportunity for sustainable travel between areas and are also rich in biodiversity. Strategic green links provide a buffer between urban areas and ensure these areas do not become one. Strategic green links are shown on the Core Strategy key diagrams.

**Greenfield site** – land which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

**Growth area** – an area broadly identified for future housing and employment growth. A growth area may include both regeneration areas with potential for brownfield site redevelopment or the use of greenfield sites as indicated on the key diagram (KD2 Colchester Town).

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

**Local Plan (previously Local Development Framework)** – the adopted planning policies setting out the strategic policy, detailed development management policies and site allocations for a local authority area.

**National Planning Policy Framework (NPPF)** – the NPPF sets out the Government's national planning requirements, policies and objectives. It replaces much of the national advice previously contained within Planning Policy Statements, Planning Policy Guidance and Circulars. It is a material consideration in the preparation of Local Plan documents and when considering planning applications.

**Natura 2000 network** - the European network of protected sites established under the Birds Directive and Habitats Directive (includes SPA, SAC and Ramsar sites).

**Neighbourhood planning** – a new system of community-led planning introduced through the Localism Act 2011 and the NPPF. The Localism Act 2011 gave new rights to local communities to produce neighbourhood plans to plan for development in their local areas. Neighbourhood plans must conform with national and local planning policies and are subject to an examination and referendum. On successful completion they form part of wider Development Plans.

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

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

**Proposals map** – the adopted proposals map illustrates, on an Ordinance Survey base map, all the relevant policies from Local Plan documents. It must be revised as new Local Plan documents are adopted, and it should always reflect the up to date planning strategy for the area. Proposals for changes to the adopted proposals map will accompany submitted Development Plan Documents in the form of a submission proposals map.

**Ramsar site** – an area identified by international agreement on endangered habitats.

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

**Retail frontages** – a term given to areas in the town centre where shopping is the primary function carried out. The front of the shop facing the street is used to calculate the retail frontages within the Development Policies DPD.

**Rural Diversification (also known as Farm Diversification)** – the alternative use of land or buildings which were once used for farming purposes or rural activity such as grain store, stables or poultry sheds. The Local Plan definition is “alternative use of land or buildings that remains within



the farming unit in the ownership of the farmer and run from the existing house.”

**Site Specific Allocations** - land allocated for specific uses will be identified in specific development plan documents. Specific policies that relate to these designations will be set out in a development plan document and will cover principles such as design or specific requirements for implementation. Policies relating to the delivery of the site specific allocations, such as any critical access requirements, any broad design principles or any planning obligations, which may be sought, must be set out in a development plan document.

**Spatial planning** – “Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.” (PPS 1 ODPM, 2004, p3).

**Special Area of Conservation (SAC)** - a site of European Community importance designated by the member states, where necessary conservation measures are applied for the maintenance or restoration, at favourable conservation status, of the habitats and/or species for which the site is designated.

**Special Protection Area (SPA)** – a site designated under the Birds Directive by the member states where appropriate steps are taken to protect the bird species for which the site is designated.

**Statement of Community Involvement (SCI)** – this will set out the standards that CBC intend to achieve in relation to involving the community and all stakeholders in the preparation, alteration and continuing review of all Local Plan documents and in significant planning applications, and also how CBC intends to achieve those standards. A consultation statement showing how the council has complied with its SCI should accompany all Local Plan documents.

**Supplementary Planning Document (SPD)** – a document produced by CBC to add further detailed guidance and information on a particular subject such as sustainable construction or open space, sport and recreational facilities. An SPD is subject to a formal consultation period and then is used as a material consideration when determining planning applications.

**Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)** – an appraisal of the economic, social and environmental effects of a plan from the outset of the preparation process, so that decisions can be made that accord with sustainable development. The sustainability

appraisal process incorporates requirements of the European Directive on Strategic Environmental Assessments.

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

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

**Sustainable development** – development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

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

**Town centre** – the town centre is the cultural and commercial heart of the borough. Colchester's town centre includes the historic core of Colchester, as well as the surrounding fringe areas that are characterised by a mix of retail, residential, office, community facilities and other uses often found in other centres. North Station and Hythe rail stations will be major gateways to Colchester and are therefore considered to be another important element of the town centre.

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

## Appendix B

### Evidence base tables

|   | Colchester | Essex      | East of England | England    | Source  |
|---|------------|------------|-----------------|------------|---|
| <b>Population</b>   |            |            |                 |            |   |
| Population of area  | 173,600    | 1,396,600  | 5,862,400       | 53,107,200 | Regional & Country Profiles: Population and Migration, ONS 2013   |
| Population projection in 2021   | 200,000    | 1,542,000  | 6,458,000       | 57,688,00  | Regional & Country Profiles: Population and Migration, ONS 2013   |
| % of males  | 49.3%      | 48.8%      | 49.2%           | 49.2%      | 2011 Census, ONS 2012   |
| % of females  | 50.7%      | 51.2%      | 50.8%           | 50.8%      | 2011 Census, ONS 2012   |
| Life expectancy males   | 79.6 years | 79.7 years | 79.6 years      | 78.6 years | Life expectancy at birth by health and local authority, ONS, 2011 |
| Life expectancy females   | 83.5 years | 83.3 years | 83.2 years      | 85.6 years | Life expectancy at birth by health and local authority, ONS, 2011 |
| Population density (people per sq km)                                 | 528        | 403        | 307             | 408        | Regional & Country Profiles: Population and Migration, ONS 2013   |
| % of population over the age of 65                                    | 15.9%      | 18.5%      | 17.6%           | 16.4%      | Regional & Country Profiles: Population and Migration, ONS 2013   |
| % of population over the age of 65 in 2021                            | 18.3%      | 21.4%      | 20.3%           | 18.7%      | Regional & Country Profiles: Population and Migration, ONS 2013   |
| % of population in an ethnic minority group (excluding 'other white') | 12.5%      | 9.2%       | 14.7%           | 20.2%      | 2011 Census, ONS 2012   |
| Inflow migration  | 8,900      |            |                 |            | Internal migration by local authority, mid-2011, ONS 2012         |
| Outflow migration   | 8,400      |            |                 |            | Internal migration by local authority, mid-2011, ONS 2012         |

|   | Colchester | Essex   | East of England | England    | Source   |
|---|------------|---------|-----------------|------------|--|
| <b>Housing</b>  |            |         |                 |            |  |
| Number of households                                      | 71,600     | 581,600 | 2,423,000       | 22,063,000 | Census 2011, ONS 2012  |
| % privately owned houses*                                 | 66.3%      | 71.4%   | 67.6%           | 63.4%      | * Does not include shared equity households.<br>Census 2011, ONS 2012                                |
| % rented accommodation*                                   | 32.2%      | 26.9%   | 30.4%           | 34.5%      | * Does not include shared equity households or households living rent-free.<br>Census 2011, ONS 2012 |
| Average household size                                    | 2.3        | 2.4     | 2.4             | 2.4        | Census 2011, ONS 2012  |
| Average number of rooms                                   | 5.5        | 5.6     | 5.6             | 5.4        | Census 2011, ONS 2012  |
| % of households with an occupancy rating of -1 or less    | 3.1%       | 3.1%    | 3.6%            | 4.8%       | Census 2011, ONS 2012  |
| Housing completions per annum (net)                       | 1,012      |         |                 |            | Annual Monitoring Report 2012, Colchester Borough Council 2012                                       |
| Annual completion of flats.                               | 334        |         |                 |            | Annual Monitoring Report 2012, Colchester Borough Council 2012/3                                     |
| Annual completion of houses.                              | 678        |         |                 |            | Annual Monitoring Report 2012, Colchester Borough Council 2012/3                                     |
| % of residential completions of previously developed land | 88.0%      |         |                 |            | Annual Monitoring Report 2012, Colchester Borough Council 2012                                       |

|   |           |            |            |             |  |
|---|-----------|------------|------------|-------------|--|
| Affordable housing completions              | 366       |            |            |             | Annual Monitoring Report 2012, Colchester Borough Council 2012           |
| Average house prices                        | £216,840* | £187,767** | £175,187** | £162,441**§ | * Average house price by sales, Hometrack 2013                           |
| % of households with one or more car or van | 79.4%     | 82.0%      | 81.5%      | 74.2%       | ** House Prices Index, Land Registry 2013                                |
| Average gross household income (£)          | £27,592   | £30,193    | £27,980    | £27,302     | § Average for England & Wales  |
|   |           |            |            |             | Census 2011, ONS 2012  |
|   |           |            |            |             | Annual Survey of Hours and Earnings (2012 provisional results), ONS 2012 |

|   | Colchester | Essex | East of England | England | Source   |
|---|------------|-------|-----------------|---------|--|
| <b>Employment</b> (percentages relate to people aged 16-64 years old) |            |       |                 |         |  |
| % economically active   | 77.4%      |       | 79.9%           | 76.6%*  | Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013 |
| % in employment   | 70.5%      |       | 74.3%           | 70.5%*  | Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013 |
| % classed as employees  | 60.3%      |       | 63.3%           | 60.5%*  | Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013 |
| % classed as self-employed  | 9.8%       |       | 10.5%           | 9.6%*   | Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013 |
| % claiming Jobseekers Allowance                                       | 2.8%       |       | 3.1%            | 3.1%    | Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013 |
| % economically active but unemployed                                  | 7.1%       |       | 6.9%            | 7.9%    | Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013 |
| % economically inactive   | 22.6%      |       | 20.1%           | 23.3%   | Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013 |

|   |        |  |        |        |  |
|---|--------|--|--------|--------|--|
| % of economically inactive people classified as 'wanting a job'     | 25.2%  |  | 26.0%  | 24.4%  | Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013 |
| % of economically inactive people classified as 'not wanting a job' | 74.8%  |  | 74.0%  | 75.6%  | Nomis Official Labour Market Statistics, Annual Population Survey, Oct 2011 to Sept 2012, ONS 2013 |
| Gross average weekly income   | £524.9 |  | £531.0 | £508.0 | Nomis Official Labour Market Statistics, Annual Survey of Hours and Earnings, ONS 2012             |
| Job Density (jobs per person)                                       | 0.72   |  | 0.75   | 0.77   | Nomis Official Labour Market Statistics, ONS 2010  |
| Number of VAT registered businesses                                 | 5,895  |  |        |        | Annual Monitoring Report 2012, Colchester Borough Council 2012                                     |

|                              | Colchester | Essex | East of England | England | Source                     |
|------------------------------|------------|-------|-----------------|---------|----------------------------|
| <b>Health</b>                |            |       |                 |         |                            |
| Number of doctors' surgeries | 32         |       |                 |         | nhs.uk (last updated 2010) |
| Number of clinics            | 3          |       |                 |         | nhs.uk (last updated 2010) |
| Number of dentists           | 27         |       |                 |         | nhs.uk (last updated 2010) |
| Number of opticians          | 16         |       |                 |         | nhs.uk (last updated 2010) |
| Number of pharmacies         | 28         |       |                 |         | nhs.uk (last updated 2010) |
| Number of hospitals          | 2          |       |                 |         | nhs.uk (last updated 2010) |

| <b>Crime</b>   | <b>Colchester</b> | <b>Essex</b> | <b>East of England</b> | <b>England</b> | <b>Source</b>   |
|--|-------------------|--------------|------------------------|----------------|---|
| Number of recorded offences                                  | 11,190*           | 101,889 **   |                        |                | *Recorded crime at local authority level, Sept 2009, Home Office 2009. **Crime in England and Wales, year ending Sept 2012, ONS 2013. |
| Number of crimes per 1,000 residents per annum               | 64.5*             | 73.1**       |                        |                | *Recorded crime at local authority level, Sept 2009, Home Office 2009. **Crime in England and Wales, year ending Sept 2012, ONS 2013. |
| Number of dwelling burglaries per 1,000 households per annum | 2.6*              | 4.3**        |                        |                | *Recorded crime at local authority level, Sept 2009, Home Office 2009. **Crime in England and Wales, year ending Sept 2012, ONS 2013. |
| Criminal damage per 1,000 people per annum                   | 14.7*             | 8.9**        |                        |                | *Recorded crime at local authority level, Sept 2009, Home Office 2009. **Crime in England and Wales, year ending Sept 2012, ONS 2013. |
| <b>Floorspace</b>  | <b>Colchester</b> | <b>Essex</b> | <b>East of England</b> | <b>England</b> | <b>Source</b>   |
| Retail (count)   | 1,380             | 10,840       | 48,560                 | 527,860        | Business floorspace statistics, Valuation Office Agency May 2012  |
| Office (count)   | 1,120             | 7,260        | 33,060                 | 340,890        | Business floorspace statistics, Valuation Office Agency May 2012  |
| Industrial (count)   | 1,160             | 12,280       | 48,600                 | 424,910        | Business floorspace statistics, Valuation Office Agency May 2012  |
| Other bulk premises (count)                                  | 420               | 3,760        | 16,640                 | 136,110        | Business floorspace statistics, Valuation Office Agency May 2012  |
| Retail sqm (000s)  | 435               | 2,571        | 11,661                 | 111,198        | Business floorspace statistics, Valuation Office Agency May 2012  |



|                                |     |       |        |         |   |
|--------------------------------|-----|-------|--------|---------|---|
| Office sqm (000s)              | 208 | 1,452 | 7,805  | 89,250  | 2012<br>Business floorspace statistics, Valuation Office Agency May |
| Industrial sqm (000s)          | 644 | 6,682 | 33,299 | 304,853 | 2012<br>Business floorspace statistics, Valuation Office Agency May |
| Other bulk premises sqm (000s) | 110 | 904   | 4,147  | 39,114  | 2012<br>Business floorspace statistics, Valuation Office Agency May |

|  | Colchester | Essex | East of England | England | Source |
|--|------------|-------|-----------------|---------|--------|
| <b>Cultural Heritage &amp; Material Assets</b> |            |       |                 |         |        |

|   |       |  |  |  |  |
|---|-------|--|--|--|--|
| Number of listed buildings  | 2,560 |  |  |  | Annual Monitoring Report 2012, Colchester Borough Council 2012 |
| Number of conservation areas  | 22    |  |  |  | Annual Monitoring Report 2012, Colchester Borough Council 2012 |
| Number of Scheduled Ancient Monuments                                 | 42    |  |  |  | Annual Monitoring Report 2012, Colchester Borough Council 2012 |
| Number of parks on the National Register of Special Historic Interest | 4     |  |  |  | Annual Monitoring Report 2012, Colchester Borough Council 2012 |

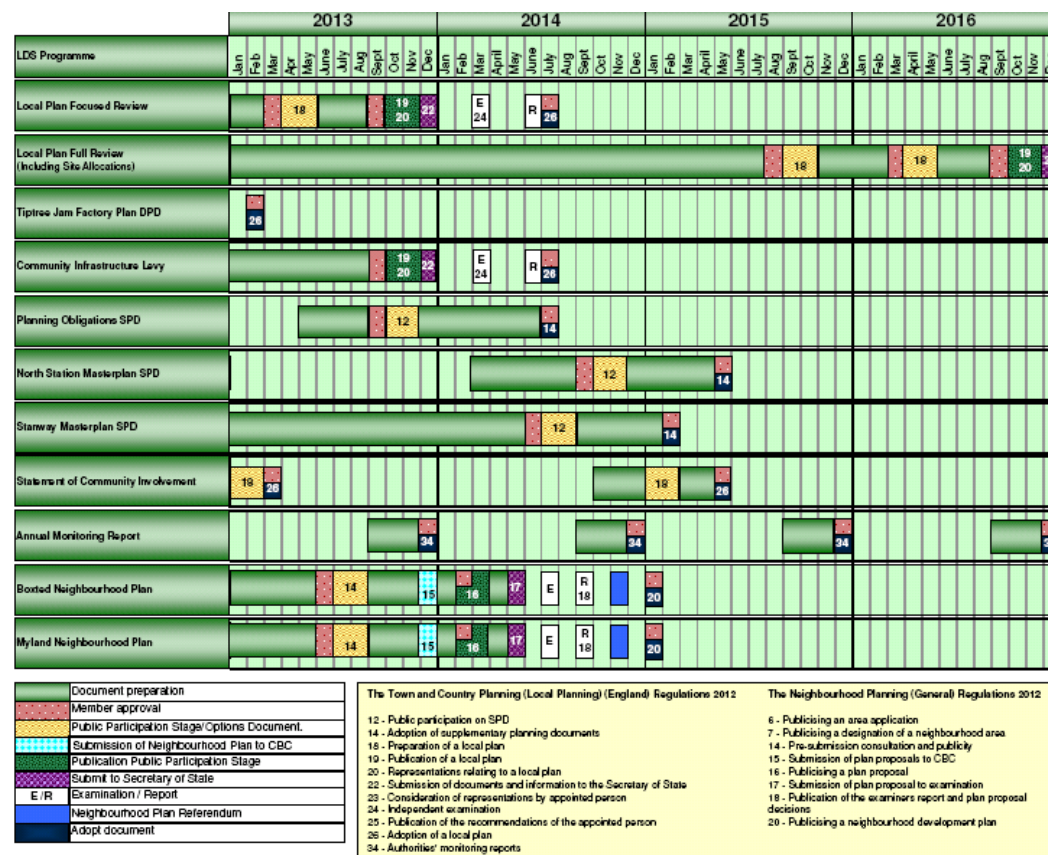
|                     | Colchester | Essex | East of England | England | Source |
|---------------------|------------|-------|-----------------|---------|--------|
| <b>Biodiversity</b> |            |       |                 |         |        |

|                           |            |  |  |  |  |
|---------------------------|------------|--|--|--|--|
| Areas of ancient woodland | 70 (568Ha) |  |  |  | Annual Monitoring Report 2012, Colchester Borough Council 2012 |
|---------------------------|------------|--|--|--|--|

|  |                                 |           |           |  |  |
|--|---------------------------------|-----------|-----------|--|--|
| % of residential development on greenfield land        | 12.0%                           |           |           |  | Annual Monitoring Report 2012, Colchester Borough Council 2012                           |
| Amount of development in designated areas              | 122 applications, 102 approved. |           |           |  | Annual Monitoring Report 2012, Colchester Borough Council 2012                           |
| Number of new Tree Preservation Orders (TPOs) approved | 41                              |           |           |  | Annual Monitoring Report 2012, Colchester Borough Council 2012                           |
| Number of Air Quality Management Areas                 | 4                               |           |           |  | Annual Monitoring Report 2012, Colchester Borough Council 2012                           |
| % of domestic waste that has been recycled             | 40.16%                          |           |           |  | Annual Monitoring Report 2012, Colchester Borough Council 2012                           |
| Average residual waste per household                   | 467.6kg                         |           |           |  | Annual Monitoring Report 2012, Colchester Borough Council 2012                           |
| Annual average domestic consumption of gas             | 14,932kWh                       | 15,434kWh | 15,311kWh |  | Sub-national energy consumption statistics, Department of Energy and Climate Change 2009 |
| Annual average domestic consumption of electricity     | 4,512 kWh                       | 4,663kWh  | 4,553kWh  |  | Sub-national energy consumption statistics, Department of Energy and Climate Change 2009 |

## Appendix C

### Local Development Scheme Project Chart 2013-2016



## Appendix D

### Consultation organisations

The Focused Review of the Local Plan and accompanying SA will be sent to the organisation listed below in accordance with the 2013 Statement of Community Involvement (SCI)

The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the consultation bodies who must be consulted in the preparation of Local Plans. The regulations also specify the bodies that are covered by the duty to co-operate.

#### **Duty to co-operate**

There is a duty to co-operate on any strategic matter relating to a Development Plan Document or Local Development Document. A strategic matter is defined as an issue that would have significant impact on at least two planning areas or a county matter in a two tier area. CBC is required to co-operate with appropriate authorities as listed below to maximise the effectiveness of activities related to the preparation of the Local Plan.

The duty to co-operate applies to the organisations below:

|                              |                                |
|------------------------------|--------------------------------|
| English Heritage             | Transport for London           |
| Natural England              | Integrated Transport Authority |
| Mayor of London              | Highway Authority              |
| Civil Aviation Authority     | Highways Agency                |
| Homes and Communities Agency | Marine Management Organisation |
| Primary Care Trust           | Local Enterprise Partnership   |
| Office of Rail Regulation    | Essex County Council           |

The duty to co-operate is most likely to apply to authorities that adjoin the borough, although there may be some strategic matters where co-operation with authorities in the wider area may also be necessary. Adjoining authorities are:

- Suffolk County Council
- Tendring District Council
- Babergh District Council
- Braintree District Council
- Maldon District Council

### **SA consultation organisations**

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

- Natural England
- The Environment Agency
- English Heritage

### **Specific consultation bodies**

When preparing plans CBC is required to consult each of the specific consultation bodies that it considers may have an interest in the subject of the proposed Local Plan. The specific consultation bodies are set out in the Regulations as:

- Environment Agency
- English Heritage
- Marine Management Organisation
- Natural England
- Network Rail
- Highways Agency
- Telecommunications operators
- Primary Care Trust
- Electricity and gas companies
- Sewerage and water companies
- The Homes and Community Agency
- The Coal Authority

| <b>Parish Councils</b>                 | <b>Adjoining Parish Councils</b>       |
|--|--|
| Abberton & Langenhoe Parish Council    | Alresford Parish Council               |
| Birch Parish Council                   | Ardleigh Parish Council                |
| Boxted Parish Council                  | Brightlingsea Town Council             |
| Chappel Parish Council                 | Bures St Mary Parish                   |
| Little Horkesley Parish Council        | Feering Parish Council                 |
| Copford with Eastthorpe Parish Council | Great Braxted Parish Council           |
| East Donyland Parish Council           | Kelvedon Parish Council                |
|  | Nayland with Wissington Parish Council |
| East Mersea Parish Council             | Stoke By Nayland Parish Council        |
| Eight Ash Green Parish Council         | Stratford St Mary Parish Council       |
| Fingringhoe Parish Council             | Tollesbury Parish Council              |
| Fordham Parish Council                 | Tolleshunt D'Arcy Parish Council       |
| Great Horkesley Parish Council         | Tolleshunt Major Parish Council        |
| Great Tey Parish Council               | Tolleshunt Nights Parish Council       |
| Langham Parish Council                 |  |
| Layer de la Haye Parish Council        |  |
| Layer Marney Parish Meeting            |  |
| Marks Tey Parish Council               |  |
| Messing cum Inworth Parish Council     |  |
| Myland Community Council               |  |

Stanway Parish Council  
Tiptree Parish Council  
Wakes Colne Parish Council  
West Bergholt Parish Council  
West Mersea Town Council  
Winstred Hundred Parish Council  
Wivenhoe Town Council  
Wormingford Parish Council  
Mount Bures Parish Council  
Aldham Parish Council  
Dedham Parish Council  
Layer Breton Parish Council

County council and adjoining county council-

- Essex County Council
- Suffolk County Council

Policing body and adjoining policing body-

- Essex Police
- Suffolk Constabulary

### **General consultation bodies**

When preparing plans CBC is required to consult such of the general consultation bodies as it considers appropriate. The general consultation bodies are set out in the regulations as:

- voluntary bodies some or all of whose activities benefit any part of the local planning authority's area;
- bodies which represent the interests of different racial, ethnic or national groups in the local planning authority's area;
- bodies which represent the interests of different religious groups in the local planning authority's area;
- bodies which represent the interests of disabled persons in the local planning authority's area;
- bodies which represent the interests of persons carrying on business in the local planning authority's area.

CBC maintains a consultation database that includes all of these types of general consultation bodies.

The database also includes landowners, developers, businesses, residents, and any other organisations or individuals who have requested to be kept informed of planning policy matters.

### **Neighbourhood Plans**

The Neighbourhood Planning (General) Regulations 2012 set out the consultation bodies for neighbourhood development plans. This is listed separately in the regulations but includes the same specific and general consultation bodies as those which are required to be consulted in the preparation of local plans.

In the case of neighbourhood development orders and community right to build orders the consultation bodies depend on the type of development proposed. Schedule 1 of the Neighbourhood Planning Regulations provides more information.